

****CONFIDENTIALITY STATEMENT****

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011.

Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access.

Signature: Rahil Sanghvi

Print Full Name: Rahil Sanghvi

*** ATTENTION ***

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. *** CPTED / SECURITY CONSULTANT ***

The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

Initials RS

B. *** DISCLAIMER ***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials RS

C. *** CPTED & SECURITY STRENGTHENING ***

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

Initials RS

D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."
THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials RS

F. ***PLEASE NOTE***

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Initials RS

G. *** PRELIMINARY APPLICATION REVIEWS (PAM) ***

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials RS

H. *** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING ***

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans.

As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Initials RS

I. * CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *****

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

Initials RS

J. * LATE-NIGHT BUSINESS NOW OR LATER? YES X OR NO _____**

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials RS

K. * ATTENTION VERY IMPORTANT *****

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

Initials RS

CPTED (Crime Prevention Through Environmental Design) Authorized Practitioner Plan Preparer:

PRINT FULL NAME: Christine Hixson

SIGN FULL NAME: Christine Hixson

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

PRINT FULL NAME: Rahil Sanghvi

SIGN FULL NAME: Rahil Sanghvi

+++++ ATTENTION: APPLICANT MUST INCORPORATE THE BELOW ADDITIONAL REQUIRED CONDITIONS ONTO THE EXISTING SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE*****

1. For COMMERCIAL - RESIDENTIAL INCLUDING CONDO + HOTEL DEVELOPMENTS: Physical & Mechanical Security Strengthening & Access Control - Burglar Security Alarms/ Safes

a. Install hard-wired burglar security alarms & safes at any commercial residential property, retail businesses & residential management offices, &/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, & any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries & robberies. Alarms must be monitored & activated whenever businesses are closed, or all personnel are out of the building offices.

Initials RS

P&Z

Install hard-wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc.

c. For any development with Front Desk Receptionists / Hosts: Install a fixed concealed silent panic duress alarm at main entrance & a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer, robbery, car-jacking, or other emergency.

Initials RS

d. For any development with Front Desk Receptionists / Hosts: Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

2. COMMERCIAL - RESIDENTIAL INCLUDING CONDO + HOTEL DEVELOPMENTS: Parking Lot &/ or Garage, & Adjacent Access Control: Egress & Perimeters:

a. Parking garages & lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged & addressed so that business operators are fully aware of the security risks & train operators & staff regarding best safety & security practices.

Initials RS

b. For COMMERCIAL - RESIDENTIAL INCLUDING CONDO + HOTEL DEVELOPMENTS: Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users & dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials RS

3. Parking Lot &/ or Garage, & Adjacent Access Egress & Perimeters:

a. Parking garages & lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged & addressed so that business operators are fully aware of the security risks & train operators & staff regarding best safety & security practices.

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Initials RS

c. Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users & dangerous trespassers from breaching inside private property to commit serious crimes including burglary, auto theft, robbery, sexual assaults & batteries, etc., therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials RS

d. Vehicles have been burglarized in garages & parking lots leading to significant property loss, including weapons, & the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials RS

P&Z Violent Robbery incidents, primarily in garages & parking lots, have resulted in serious personal injuries & death to customers & employees, therefore no security surveillance camera coverage gaps can exist.

Initials RS

f. Ensure comprehensive garage & parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

Initials RS

g. An Access Control vehicular gate entrance into the parking garage will deter & help prevent trespass opportunities. These entrances must be under video surveillance.

Initials RS

h. In order to prevent unauthorized access trespassing, install a robust security gates that can be operated in times of need to close & secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials RS

i. Parking spaces should be clearly & individually marked & assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Initials RS

h. Parking spaces should be clearly & individually marked & assigned for owners/ authorized guests use only. For security purposes, use a confidential parking space marking system that does not correlate & identify the individual residential unit number other than to authorized persons such as management.

Initials RS

i. COMMERCIAL - RESIDENTIAL INCLUDING CONDO + HOTEL DEVELOPMENTS: Parking spaces should be clearly & individually marked & assigned for owners, employees, or authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, but recommended to avoid conflicts arising from unauthorized parking, & also helps authorized persons recognize a vehicle that is parked out of place that may be suspicious.)

Initials RS

j. Post signage in parking areas prohibiting vehicles other than owner"s/ authorized guests to park & loiter in private parking lot.

Initials RS

k. (Multi-residential or commercial only) Post towing sign & enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials RS

l. (If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, & from having to risk walking dangerously in conflict with the car travel lanes.

Initials RS

l. Install an Anti-Tailgating Intrusion System to prevent unauthorized trespassers, criminals from tailgating into restricted parking areas as this is a common method criminal use to overcome security measures. Vehicles make it easy to quickly enter into a property, commit a crime & then quickly depart. They also make it easy to transport larger or larger amounts of stolen property that without a vehicle would not be as easy.

Initials RS

m. Convex mirrors, rumble strips, warning signage and crosswalk markings will be implemented at garage entrance and pedestrian routes as necessary to increase visibility around corners, exits, and any point requiring pedestrian safety measures.

Initials RS

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4. Access Control

a. The building garage opening on the southside of the building needs to include access controls such as gates to deter/ prevent unauthorized entry into the building parking area to prevent loitering, trespassing, theft, burglary, robbery, etc.

CPTED Security Plan Narrative Response

BSO Comments	Narrative Response	Markup	Keynote
1. Hotel Development: Burglary alarms/safes	a. Door contacts and motion sensor will be installed in the property manager's office and audio room that house key control, alarm control panel, and video recording.	Yes	No
	b. Hotel rooms will be pre-wired for future owner's installation of alarm system and alarm monitoring company of choice.	Yes	No
	c. The duress panic buttons for property manager and front desk were addressed and added to markup on the 9/6/24 submittal.	N/A	N/A
	d. Front receptionist desk will have a swing door installed between the desk and wall.	Yes	No
2. Hotel Development: Parking access and egress controls	a. Property management company contract will include contractor requirement to train staff on safety and security procedures in accordance with hospitality industry standards.	No	No
	b. On December 11, 2024, Lauren Gratzner stated security arm gates cannot be installed at driveway entrance.	No	No
3. Parking lot	a. Repeat of item 2a	N/A	N/A
	b. Repeat of item 2b	N/A	N/A
	c. Additional surveillance cameras added to cover the parking lot entrance.	Yes	No
	d. Mark-up includes surveillance cone.	Yes	No
	e. Same as 3d	Yes	No
	f. Same as 3d	Yes	No
	g. Addressed in 2b and 3c.	N/A	N/A
	h. West side garage driveway, from the hotel interior parking lot, will have a roll-down gate installed to prevent unauthorized access during a hurricane or emergency.	Yes	No
	i. Parking spaces will not be assigned to units or employees as parking will be on a first-come first-serve basis. (see 3j for restricted parking signs)	No	No
	h. Same as 3i above	N/A	N/A
	i. Same as 3i & 3h above	N/A	N/A
	j. Signage will be placed at driveway entrance "Hotel parking only, all others will be towed away at car owner's expense and risk"	N/A	N/A
	k. Towing sign was added to main entrance driveway, one in parking lot, and one inside covered parking. No sign posted at east roll gate restricted for Fire Department egress only.	Yes	No
	l. Sidewalk safety aisles were added to the markup with the 9/6/24 submittal for ADA parking and the eastside lot parking has direct access to building sidewalk. It is not possible to add safety aisles due to limited surface parking space at the west end parking lot. Additional pedestrian crosswalk and corresponding signage have been added to provide safe pedestrian passage from west side parking to building sidewalk.	Yes	No
	l. It is not possible to install anti-tailgating due to limited surface driveway space. An anti-tailgating entry would create traffic back up especially during school hours traffic hours. See 2b.	No	No
	m. Convex mirrors were added to the mark-up, on or next to, pedestrian crosswalk signs for pedestrian visibility.	Yes	No
4. Access Control	a. Southside garage opening will have a roll-down security gate installed to prevent unauthorized access during a hurricane or emergency.	Yes	No

P&Z Christine Hixson
Christine Hixson

December 11, 2024
Date

CONFIDENTIAL

RE: File LN-624: October 3, 2024

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Initials _____

d. Vehicles have been burglarized in garages & parking lots leading to significant property loss, including weapons, & the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

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e. Violent Robbery incidents, primarily in garages & parking lots, have resulted in serious personal injuries & death to customers & employees, therefore no security surveillance camera coverage gaps can exist.

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f. Ensure comprehensive garage & parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

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Initials _____

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k. (Multi-residential or commercial only) Post towing sign & enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials _____

l. (If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, & from having to risk walking dangerously in conflict with the car travel lanes.

Initials _____

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Initials _____

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Initials _____

4. Access Control

a. The building garage opening on the southside of the building needs to include access controls such as gates to deter/ prevent unauthorized entry into the building parking area to prevent loitering, trespassing, theft, burglary, robbery, etc.

CPTED Security Plan Narrative Response			
BSO Comments	Narrative Response	Markup	Keynote
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	b. Hotel rooms will be pre-wired for future owner's installation of alarm system and alarm monitoring company of choice.	Yes	No
	c. The duress panic buttons for property manager and front desk were addressed and added to markup on the 9/6/24 submittal.	N/A	N/A
	d. Front receptionist desk will have a swing door installed between the desk and wall.	Yes	No
2. Hotel Development: Parking access and egress controls	a. Property management company contract will include contractor requirement to train staff on safety and security procedures in accordance with hospitality industry standards.	No	No
	b. On December 11, 2024, Lauren Gratzter stated security arm gates cannot be installed at driveway entrance.	No	No
3. Parking lot	a. Repeat of item 2a	N/A	N/A
	b. Repeat of item 2b	N/A	N/A
	c. Additional surveillance cameras added to cover the parking lot entrance.	Yes	No
	d. Mark-up includes surveillance cone.	Yes	No
	e. Same as 3d	Yes	No
	f. Same as 3d	Yes	No
	g. Addressed in 2b and 3c.	N/A	N/A
	h. West side garage driveway, from the hotel interior parking lot, will have a roll-down gate installed to prevent unauthorized access during a hurricane or emergency.	Yes	No
	i. Parking spaces will not be assigned to units or employees as parking will be on a first-come first-serve basis. (see 3j for restricted parking signs)	No	No
	h. Same as 3i above	N/A	N/A
	i. Same as 3i & 3h above	N/A	N/A
	j. Signage will be placed at driveway entrance "Hotel parking only, all others will be towed away at car owner's expense and risk"	N/A	N/A
	k. Towing sign was added to main entrance driveway, one in parking lot, and one inside covered parking. No sign posted at east roll gate restricted for Fire Department egress only.	Yes	No
4. Access Control	l. Sidewalk safety aisles were added to the markup with the 9/6/24 submittal for ADA parking and the eastside lot parking has direct access to building sidewalk. It is not possible to add safety aisles due to limited surface parking space at the west end parking lot. Additional pedestrian crosswalk and corresponding signage have been added to provide safe pedestrian passage from west side parking to building sidewalk.	Yes	No
	l. It is not possible to install anti-tailgating due to limited surface driveway space. An anti-tailgating entry would create traffic back up especially during school hours traffic hours. See 2b.	No	No
	m. Convex mirrors were added to the mark-up, on or next to, pedestrian crosswalk signs for pedestrian visibility.	Yes	No
	a. Southside garage opening will have a 6-feet high fence made of see through material installed to prevent unauthorized access during a hurricane or emergency.	Yes	Yes

Christine Hixson

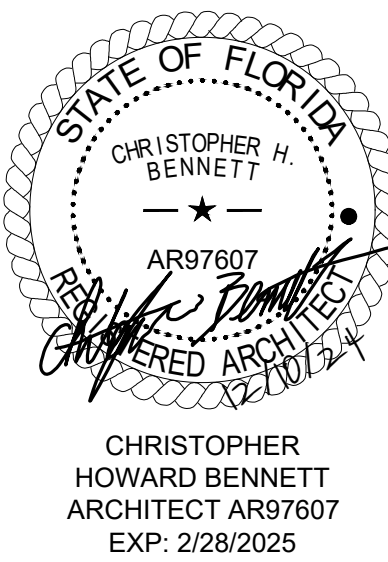
Christine Hixson

January 15, 2025

Date

JOB NUMBER
22031
ISSUE DATE
12-10-24
REVISIONS

CDG II, L.L.C. © 2024



CONDO HOTEL

872 E MCNAB ROAD

POMPANO BEACH, FLORIDA 33060

ARCHITECTURE | PLANNING | INTERIOR DESIGN | PROCUREMENT
CENTRAL DESIGN GROUP II • 3200 PENN TERRACE, SUITE 100 • COLUMBIA, MISSOURI, 65202 • TEL: 573.441.9391



centraldesign
group II

CPTED NARRATIVE

A14.2

SEE 8 1/2" X 11" COPY EXECUTED BY OWNER WITH INITIALS AND SIGNATURE.

CONFIDENTIAL

P&Z

PZ23-12000045

3/26/2025