

December 30, 2025



City of Pompano Beach
Attn: Development Review Committee
Deputy Anthony Russo – BSO Deputy

BROWARD SHERIF OFFICE (BSO) - CPTED NARRATIVE

Project Name: 324 Haus

Project Address: 324 NW 6th St. Pompano Beach, FL 33060 Process No. 22-12000032

Application # PZ22-12000032

CPTED PRINCIPALS:

CPTED Principle #1 – Natural Surveillance

“See and be seen” is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in “Crime Prevention Through Environmental Design.” The building design takes into consideration this rule. Vegetation has been selected and distributed to allow surveillance. Lighting will also be located to improve visibility during dark hours. Overall building design in common areas and corridors improves the visibility from several angles thanks to large storefront windows during the day and enhanced lights during the night.

CPTED Principle #2 – Natural Access Control

“Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.” The building is enclosed by a combination of fences and landscape around the perimeter, and clearly just three points of access from the exterior, two pedestrian and one vehicular; and front entrances directly into the retail spaces. This amount of access points are easy to control.

CPTED Principle #3 – Territorial Reinforcement

“Creating or extending a sphere of influence” by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.”

Prominent signage will be included. The design of the building, point of access, publicly and private areas in the first floors potentiates the sense of proprietorship allowing visitors and residents to clearly understand which space is public and which private.

CPTED Principle #4 – Maintenance

“CPTED and the Broken Window Theory” suggests that one “broken window” or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place. The management is trained to inspect the building in a regular manner, checking for any maintenance issue that need attention, within the interior and exterior areas adjacent to the main building, as well as the exterior landscaping areas, that contracted lawn keepers will maintain the landscaping regularly and make sure that the premises are well maintained.

CPTED Principle #5 – Activity Support

“Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.” The building will have installed technology for access control to the main lobby, parking lobby and vehicular access just for residents. The building also

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counts with strategically installed surveillance cameras that will record all the movements within the premises, especially the point of access.

CPTED GENERAL SPECIFICATIONS

A. CPTED / SECURITY CONSULTANT

The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant will be engaged to achieve & maintain objective credible security review integrity.

B. SITE PLAN REVIEW STANDARDS

Complies with crime prevention security strengthening & CPTED standards this requires both CPTED & security strengthening to be addressed for planning & zoning review & approval.

C. 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.

D. 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.

E. LATE-NIGHT BUSINESS NOW OR LATER? 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 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.

F. BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM

Note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

CPTED SECURITY STRENGTHENING CONDITIONS

A. Natural Surveillance (Landscaping)

- 1.) Maintain 2-to-2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.
- 2.) Maintain an 8- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8 feet that would in the present or future obstruct Natural & / or Electronic Surveillance. (Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

A1. Natural Surveillance (Lighting)

- 1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc.
- 2.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.
- 3.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secure motion sensor lighting system that will provide immediate illumination upon entry.

A2. Natural Surveillance Security Strengthening

- 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.

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- 2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel (impact rated) opposite the front the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).
- 3.) Exterior design elements and/ or features, whether elevated or not, such as walkways, stairwells, promenades, ramps, whether ADA compliant or not, must not have solid walls obstructing & or preventing Natural Surveillance.
- 4.) All metal interior emergency stairwell doors must have a security window / vision panel to facilitate Natural Surveillance.

A3. Electronic Surveillance Security Strengthening

Proposed camera and monitoring locations will be coordinated with a security and access control consultant and the Broward sheriff's office CPTED reviewer prior to permitting. Planning and installation of the surveillance monitoring system must include field input from experienced CPTED/ security strengthening law enforcement to ensure optimal results.

- 1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- 2.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- 3.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- 4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.
- 5.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employees' breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- 6.) Any internal & or external U.S. Mail Kiosks / Post Office Box Stations / Secured Mailrooms for various size packages, etc. must be captured by video surveillance.
- 7.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B. Access Control Security Strengthening

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.
- 2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.
- 3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).
- 4.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and 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 and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Receptionists / Hosts (if any): 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.

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6.) For Residential, 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. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.

7.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

B1. Access Control Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designate pedestrian entry passageway, must include all the following for both the swing and pedestrian gates.

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

3.) Bottom gate clearances must be 8" (inches) above the ground.

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

6.) Dumpster areas must be secured with Access Control and video surveillance.

7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B2. Access Control Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

3.) A surveillance camera must monitor the office key storage area.

4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking

1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

2.) Post signage in parking areas forbidding vehicles other than owner & authorized guests to park and loiter in private parking lot.

3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

4.) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.

5.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

6.) (For Enclosed Parking Garages) Any ground & second level window openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

7.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

8.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

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9.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

10.) If the parking garage is shared between the public & private residents, a vehicle access control gate must be installed within the garage to secure the dedicated private parking section of the garage that is reserved for owners / tenants. These entrances must be under video surveillance.

D. Maintenance & Management Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND provide a portable activator 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 or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

3.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

4.) Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.

5.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

6.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

7.) Roof top access door(s) must be equipped with emergency door position device & signage for authorized access only.

E. Activity Support Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

4.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building. ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Very truly yours,

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Principal

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