



## **9413-Coastal Waste Pompano Comment Responses**

### **BSO**

\*\*\* ATTENTION IMPORTANT\*\*\*

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

**Response:** [Acknowledged](#)

\*\*\* DISCLAIMER\*\*\*

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**Response:** [Acknowledged](#)

\*\*\* ATTENTION IMPORTANT\*\*\*

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

**Response:** [Acknowledged](#)

\*\*\*ATTENTION IMPORTANT\*\*\*

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.

**Response:** [Acknowledged](#)

\*\*\*ATTENTION IMPORTANT\*\*\*

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention \*\*Security Strengthening and CPTED Standards\*\*, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

**Response:** [Acknowledged](#)

Regarding your responses, please place the following CONDITIONS on the ACTUAL

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SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

**Response:** The items have been added

\*\*\*The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. \*\*\*

**Response:** Acknowledged

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

**Response:** A No Trespass Affidavit will be submitted

b. Post sufficient "Broward Sheriffs Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

**Response:** Signs will be posted as required.

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

**Response:** Signs will be posted as required.

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

**Response:** Signs will be posted as required.

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

**Response:** Signs will be posted as required.

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## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance - Landscaping

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

**Response:** Landscaping and lighting has been designed to meet criteria.

- b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

**Response:** Landscaping has been designed to meet criteria.

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

**Response:** Landscaping has been designed to meet criteria.

- d. 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.

**Response:** Landscaping has been designed to meet criteria.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

**Response:** Landscaping has been designed to meet criteria.

### 2B: Territorial Reinforcement - Landscaping

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

**Response:** Landscaping has been designed to meet criteria.

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### 3. CPTED Lighting Standards

- a. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

**Response:** Lighting will be designed and installed to meet criteria.

- b. 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. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

**Response:** Lighting will be designed and installed to meet criteria.

- c. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

**Response:** Lighting will be designed and installed to meet criteria.

- d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

**Response:** Lighting will be designed and installed to meet criteria.

- e. Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

**Response:** Lighting will be designed and installed to meet criteria.

- f. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

**Response:** Landscape and lighting will be designed and installed to meet criteria.

- g. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

**Response:** Landscape and lighting will be designed and installed to meet criteria.

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- h. Ensure 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.

**Response:** Lighting will be designed and installed to meet criteria.

4. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

**Response:** Landscaping has been designed to meet criteria.

- b. 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.

**Response:** Doors will be installed to meet criteria.

5. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

- a. 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.

**Response:** Security systems will be installed to meet criteria.

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b. For Commercial and Industrial: Burglary/ Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

**Response:** Security systems will be operated to meet criteria.

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

**Response:** Waste management areas will be designed and maintained to meet criteria.

b. 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.

**Response:** Waste management areas will be designed and maintained to meet criteria.

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

**Response:** Waste management areas will be designed and maintained to meet criteria.

d. 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.

**Response:** Waste management areas will be designed and maintained to meet criteria.

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

**Response:** Waste management areas will be designed and maintained to meet criteria.

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

**Response:** Waste management areas will be designed and maintained to meet criteria.

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7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.)

a. Describe access key control security system - general description only, avoid specific location of key storage safe.

**Response:** *"To be provided by owner"*

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

**Response:** Security systems will be operated to meet criteria.

c. A surveillance camera must monitor the office key storage area.

**Response:** Security systems will be operated to meet criteria.

d. Management office door must have a security viewer (peephole) or reinforced security window.

**Response:** Security systems will be operated to meet criteria.

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

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

**Response:** Acknowledged

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

**Response:** Security systems will be operated to meet criteria.

c. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

**Response:** Parking areas will be managed and signed to meet criteria.

d. (Multi-residential or commercial only) Post towing sign and enforce tow away policy

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consistently concerning illegally parked or abandoned vehicles.

**Response:** Parking areas will be managed and signed to meet criteria.

#### 9. Electronic Surveillance - Security Strengthening

\*\*\* ATTENTION \*\*\* 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.

**Response:** Acknowledged

a. Required to meet§ 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

**Response:** Security systems will be operated to meet criteria.

#### 10. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

**Response:** Outlets will be maintained to meet criteria.

b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

**Response:** Outlets will be maintained to meet criteria.

c. 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 stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track

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and recover the stolen items. The equipment must be secured robustly to deter/prevent theft.

**Response:** Equipment will be documented to meet criteria.

d. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

**Response:** Systems will be secured to meet criteria.

e. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems/ mechanisms.

**Response:** Storage areas will be secured to meet criteria.

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