

RE: File LN-624: July 3, 2024

CPTED Security Plan Narrative Response			
BSO Comments	Narrative Response	Markup	Keynote
<b>A. Natural Surveillance (Landscaping)</b>	Trees or palms will be at least 14 feet in height (per Landscape Review comment #15, v.). Down hanging foliage will not have obstructive limbs below 8 feet height from the ground. Per Florida Crime Prevention Training Institute (FCPTI) standards, bushes will not exceed 2 feet high from the ground.	No	No
<b>A1. Natural Surveillance (lighting)</b>	1) Lighting will comply with IES G-1-2022 Guide for Security Lighting for People, Property, and Critical Infrastructure.	No	Yes, #8
	2) Pedestrian scale lighting placed on the building pedestrian sidewalk, wall packs, and landscaping uplighting will remedy eye level facial recognition between the parking lot, bicycle parking, and jump lobby entrance.	No	Yes, #8
	Lighting uniformity will be a 4:1 ratio at the horizontal and vertical planes to maintain consistent overlapping illumination for facial and environmental recognition of 30 feet distance. The site lighting plans shall include a point-by-point photometric grid superimposed of the site plan to indicate the proposed site lighting levels are met. Site plan will include light fixture type, mounting types, heights, light activation system, and proposed back up lighting in the event of power failure.	No	Yes, #8
	Note: Zoning comment #27 "...trees shall be planted at least 15 feet from any light fixture mounted on a pole. Identify the 15' radius around each proposed light pole on the landscape plan."	No	No
<b>A2. Natural Surveillance (security strengthening)</b>	1) See A7.1 Exterior Elevation Key notes <ul style="list-style-type: none"><li>#7 and #11 (aluminum storefront doors, clear anodized color).</li><li>#13 Fire Department access gate (perforated stainless-steel panels).</li></ul>	No	No
	2) Hotel room doors will be equipped with wide angle view finder.	Yes	No
	3) The property does not have ramps or elevated obstructive design elements.	No	No
	4) First floor stairwell landing will not have open unsecured space.	No	Yes, #2.
<b>A3. Electronic Surveillance (security strengthening)</b>	The depicted electronic surveillance system is a visual rendition to address general areas of overlapping coverage that includes but will not be limited to: designated entry/exit points (parking and building), general perimeter grounds, common hallways, restricted offices, and amenities. Equipment will include but not be limited to surveillance cameras, monitors, digital recording with a minimum 30-day archive that provides a clear image during the day and hours of darkness.	Yes	No
	Proposed electronic equipment placement will be coordinated with a security and access control consultant and presented to the BSO CPTED reviewer prior to permitting, planning, and installation.	No	Yes, #5
<b>B. Access Control (security strengthening)</b>	1) Wayfinding signage will be prominently displayed and posted at corresponding entrances that will include, but are not limited to: Hours of operation, Main entrance, No Trespassing, Visitor/Guest Parking, Maximum Occupancy, Emergency Exits, Evacuation Route, Employees Only, Restricted Access, Private Property, No Admittance, Pedestrian Crossing, Rules & Regulations, Do Not Enter, Fitness Center/Gym, Laundry, GM, Sales, Unit/Room Numbers, Housekeeping, Engineer, AV, Mechanical, and Roof.	No	Yes, #6
	2) Emergency exit fire doors and lobby jump doors are equipped with non-removable door hinge pins per fire code. All hotel unit doors, office doors, and amenity doors are inward opening with unexposed door hinges. See, 4 below for open/breached doors.	No	Yes, #2
	3) There are no patio style sliding glass doors. The bike rack will be bolted to cement.	No	Yes, #3
	4) The depicted Intrusion Detection System (IDS) is a visual rendition to address door contacts for designated restricted access areas that include but are not limited to; Engineer office, roof, jump lobby doors, and ground level fire doors. Equipment may include but is not limited to motion sensors, alarm keypad, alarm panel, audible alarm, and alarm monitoring company.	Yes	No
	Proposed IDS placement will be coordinated with a security and access control consultant and presented to the BSO CPTED reviewer prior to permitting, planning, and installation.	Yes	Yes, #5
	5) A1.2 The reception desk is two tiered providing delineated workspace from semi-public space and has a clear line of sight to the elevator, lobby, and amenities.	Yes	No
	6) Not applicable, it is a repeat of #5 above	N/A	N/A
	7) Does not apply, hotel units are not residential units.	N/A	N/A
	8) A12.1 depicts a 6-foot-high semi-opaque screen fence on the south property border on the south.	Yes	No

	9) Adjacent FPL substation has an existing 6-foot-high chain link fence on the east side and the adjacent commercial property has an existing 6-foot-high cement wall and building façade on the west side.	Yes	No
<b>B1. Access Control (security strengthening for Dumpster Enclosure/Trash Rooms.</b>	1) Dumpster enclosures will be equipped with rolling swing gates.	Yes	No
	2) The gates will be secured with bunker style lock/padlock.	No	Yes, #1
	3) The swing gates will have an 8-inch clearance above the ground.	No	Yes, #1
	4) Not applicable, there is no pedestrian passageway into the dumpster enclosure.	N/A	N/A
	5) A12.1 Parking lot light fixtures overlap over and into dumpster enclosure that will be continuously lit during hours of darkness.	Yes	No
	6) Perimeter security cameras will overlap to dumpster enclosure.	Yes	No
	7) Not applicable, there is no trash room.	N/A	N/A
<b>B2. Access Control (security strengthening key control &amp; management office)</b>	1) The GM office will house the electronic key management system (secure-manage-key audit) that includes signal blocking locked safe for unit card keys.	Yes	No
	2) The GM office door will be equipped with a surveillance camera and a one-inch deadbolt lock with a Medico type key.	Yes	No
	3) A surveillance camera will overlap entrances to GM, AV, Mech/Elec, and Cupboard Storage.	Yes	No
	4) A1.2 depicts the GM office with 3 reinforced security windows facing Reception and Elevator lobby.	Yes	No
<b>C. Security Strengthening (parking lot &amp; garage)</b>	1) The north gates located at the covered parking below the main building structure is not vehicular thoroughfare and is restricted for fire department use. Surveillance cameras will monitor all building entry points.	Yes	No
	2) The north gate electronic vehicle access control gates are restricted use by the fire department. Fire department personnel will prohibit unauthorized users from accessing the facility from the north gate.	Yes	No
	3) The west covered entrance of the covered parking connects with the open parking spaces as an extension of guest and employee parking. The southside opening is an unobstructed access to the patio designated as a guest amenity for social activities.	Yes	No
	4) Parking spaces will be visibly marked to include but not limited to, ADA parking, guests, employees, and no parking zones.	No	Yes, #6
	5) The enclosed garage interior will be painted using a highly reflective light color paint.	No	Yes, #4
	6) A raised walkway/speed hump at the covered parking pedestrian crosswalk would impede fire trucks, garbage trucks, and large delivery vehicles clearance requirements.	No	No
	Additional signage for traffic calming will include but not be limited to; stop sign at west garage exit, and yield to pedestrians.	No	Yes, #6
	7) A12.1 Architectural Site plans show four (4) bollards at the garage south opening protecting against residential parking. Two anti-vehicle impact traffic safety bollards will be secured to the ground will be installed at the north pedestrian entrance to the jump lobby.	Yes	No
	8) The covered parking openings on the east side (non-active side) will be fitted with see-through barriers.	Yes	Yes, #10
	9) The communication system will include built in E911 feature that will include but not be limited to all landline telephones, cell phone app, and designated amenities. Note: Per fire code, elevators will be equipped with emergency call intercoms.	Yes	No
<b>D. Maintenance &amp; Management (security strengthening)</b>	7) Convex security mirrors have been added to blind corners and pedestrian/vehicle intersections.	No	Yes, #7
	8) The north gate is an aesthetic city requirement to hide garage activities from the main road. The Fire Department will use this gate as egress only (emergency response will be unobstructed access to the facility via the open lot entrance therefore a Click 2 Enter system is not required. The gate will be equipped with a lockable hasp and bunker style pad lock with a key accessible in the Knox box accessible to property personnel and first responders.	No	Yes, #2
	9) Stop signs will be installed at the parking lot exit, north garage exit, and west garage exit points.	No	Yes, #6
	1) Fixed concealed silent panic duress alarms will be installed at reception desks, sales office, and GM office. The determination for issuing portable duress activators is subject to the Property Management administrative protocols. The system will be a part of the IDS system.	Yes	Yes, #5

	2) A7.1 Exterior Elevation depicts anti-graffiti sealant-providing anti-graffiti coating on all cement stucco from bottom to first control joint (min. 10'-0"). See Key Notes #14.	No	Yes, #4
	3) The elevator will have a surveillance camera installed. The panic button will conform to the Fire Departments and chapter 18 of NFPA 1 as amended.	Yes	No
<b>E. Activity Support (security strengthening)</b>	1) Surveillance cameras for the parking lot and building entrances will overlap bicycle parking. The bike parking/storage rack is located approximately 25 feet from the jump lobby entrance.	Yes	No
	2) IT systems will be developed by IT consultants in accordance with Cybersecurity standards, such VPN, firewall, multi-factor authentication, and additional security software. System will need private for PM and option for public (unsecured) for guests.	No	Yes, #12
	3) The owner or their principal operator will incorporate HR administrative security procedures for employees and contractors.	No	No
	4) The exterior patio furniture will be permanently affixed, and the bike rack will be bolted into cement.	Yes	Yes, #3
<b>N/A</b>	Additional security hardware: jump lobby doors will be equipped with electronic/magnetic strike locks, and RFID chip "key" reader, and offices-storage rooms-amenities-hotel room doors will be equipped with 1 inch deadbolt Medico type locks with RFID chip "key" reader.	Yes	Yes, #9

THE INFORMATION, LANGUAGE, AND TERMINOLOGY RELATED TO THE REPORT CONTAINED HEREIN ARE BASED ON GUIDELINES SET BY THE NATIONAL INSTITUTE OF CRIME PREVENTION AND THE OBSERVATIONS OF THE FLORIDA CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRACTITIONER AND CITY OF POMPANO BEACH CPTED REVIEWER CONDUCTING THE CPTED SECURITY PLAN. THE PLAN IS INTENDED TO ASSIST THE CLIENT IN IMPROVING THE OVERALL LEVEL OF SAFETY AND SECURITY. IT IS NOT INTENDED TO IMPLY THE EXISTING SAFETY AND SECURITY MEASURES, OR THE PROPOSED MEASURES ARE ABSOLUTE OR PERFECT. ALL NEW CONSTRUCTION OR RETROFITS SHOULD COMPLY WITH EXISTING BUILDING CODES (INCLUDING ADA COMPLIANCE), ZONING LAWS, AND FIRE CODES. PRIOR TO INSTALLATION OR MODIFICATIONS, THE PROPER LICENSES AND VARIANCES SHOULD BE OBTAINED AND INSPECTIONS SHOULD BE CONDUCTED BY THE APPROPRIATE AGENCY.

This report is confidential pursuant to **Section 119.071(3)(a)2, Florida Statutes**, "(a)1. As used in this paragraph, the term "security or fire safety system plan" includes all: a. Records, information, photographs, audio and visual presentations, schematic diagrams, surveys, recommendations, or consultations or portions thereof relating directly to the physical security or fire safety of the facility or revealing security or fire safety systems; b. Threat assessments conducted by any agency or any private entity;."

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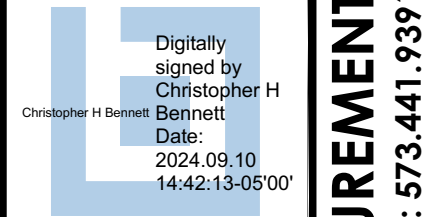
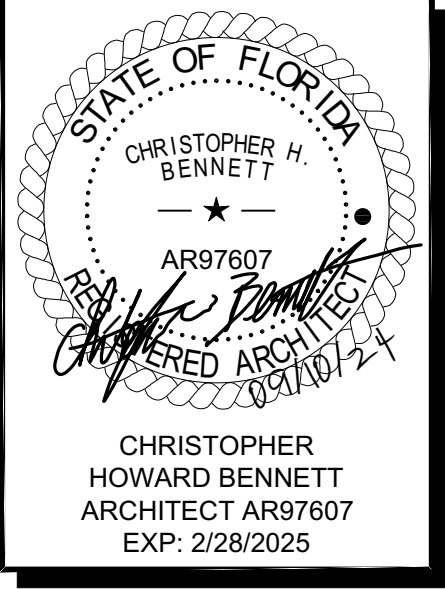
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