



ATLAS SAFETY & SECURITY DESIGN, INC.

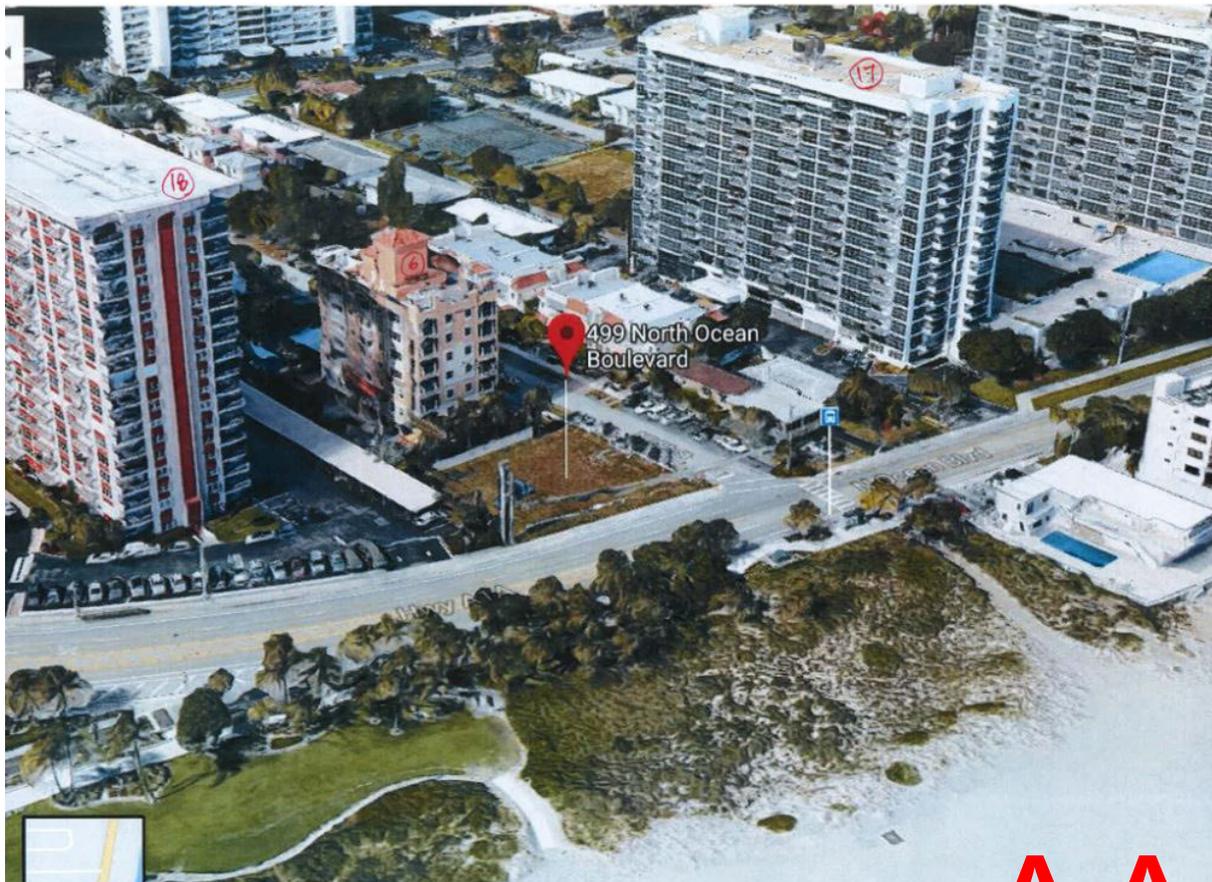
February 8, 2022

Mr. Ari Sklar, AIA, NCARB  
SKLARchitecture  
2310 Hollywood Blvd.  
Hollywood, Fl. 33020

**RE:** 499 North Ocean Boulevard Townhouses, Pompano Beach, FL. CPTED/Public Safety Security Plan – Preliminary Submittal

Dear Mr. Sklar:

I have been contracted to review the preliminary development drawings for security and Crime Prevention Through Environmental Design (CPTED) features in the proposed 499 North Ocean Boulevard Townhouse project that is being considered for permitting by the City of Pompano Beach.



The 499 North Ocean Boulevard Townhouse development, Pompano Beach, is being placed on a vacant piece of real estate in a multi-family residential zoned area.

CPTED is part of the City of Pompano Beach Zoning Code Section 155.2415.D, which requires that new infrastructure be designed with security features that lower the risk and probability of crime and loss. The facility design elements should take into consideration and be consistent with the CPTED standards of care for natural surveillance, natural access control, territorial reinforcement, maintenance and management, and legitimate activity support.

The following review is part of the required submission to have CPTED security drawing plan, and a security narrative, explaining the specifications and locations of any specific security features, or recommendations.

In review of this location for a residential apartment facility, a Crime Area Profile Risk Analysis (CAP Risk) Crime Cast Map has been pulled for the one-mile geographical area where project is being undertaken. The CAP Index score for 499 North Ocean Boulevard is 99, which translates that the risk of crime in the mile radius around the property is at par (100). A 99 score is considered a national average rate of risk for crime. The CAP Risk CrimeCast report is designed to identify the risk of personal and property crimes at any location in the United States, derived from national and local police data, client loss reports, offender and victim surveys, economic data, housing and population data, and population mobility patterns. While, any location in South Florida is considered a higher risk than most of the United States and the State of Florida, the number does suggest that the threat and vulnerability of the risk of theft, car theft, robbery, assault, is not high enough to warrant extraordinary security features, but should plan for normal industry standard security and CPTED features. Nevertheless, beach side apartment buildings are a high-asset target facility, and should incorporate industry standard security features. The area around the site is commercial and residential property, and not in a distressed neighborhood.

# 1-Mile Methodology: Tract Map

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This site's 2018 National CAP Index Score:

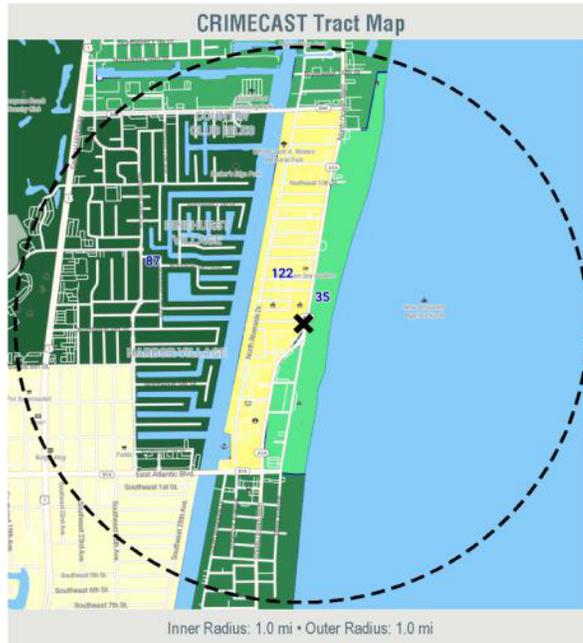
# 99

CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 99 is below the national average.

Within this map, individual census tracts are color-coded to depict the level of risk within the tract and identify the potential origin of crime or criminal behavior.

499 North Ocean Dr.  
Pompano Beach, FL 33062  
Latitude: 26.23939  
Longitude: -80.08875

CRIMECAST CATEGORY	SCORE
CAP Index	99
Homicide	101
Rape	144
Robbery	102
Aggravated Assault	70
Crimes Against Persons	75
Burglary	63
Larceny	90
Motor Vehicle Theft	61
Crimes Against Property	68
CAP INDEX SCORE	
Past - 2010	103
Current - 2018	99
Projected - 2023	90



Creation Date: October 02, 2018

# 1-Mile Methodology: Scores

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This site's 2018 National CAP Index Score:

# 99

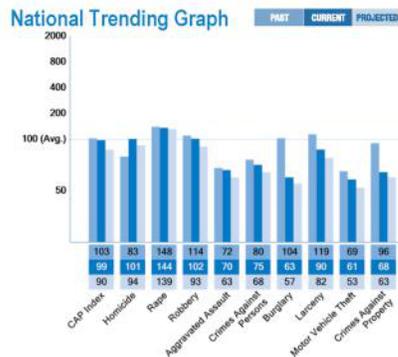
499 North Ocean Dr.  
Pompano Beach, FL 33062

Latitude: 26.23939  
Longitude: -80.08875

CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 99 is below the national average.

CRIMECAST CATEGORY	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CAP Index	103	99	90
Homicide	83	101	94
Rape	148	144	139
Robbery	114	102	93
Aggravated Assault	72	70	63
Crimes Against Persons	80	75	68
Burglary	104	63	57
Larceny	119	90	82
Motor Vehicle Theft	69	61	53
Crimes Against Property	96	68	63

CRIMECAST CATEGORY	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CAP Index	83	77	69
Homicide	59	71	66
Rape	112	102	95
Robbery	93	82	74
Aggravated Assault	45	42	37
Crimes Against Persons	54	49	43
Burglary	59	34	30
Larceny	97	67	60
Motor Vehicle Theft	64	50	42
Crimes Against Property	72	46	42



CRIMECAST CATEGORY	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CAP Index	62	60	55
Homicide	50	60	56
Rape	94	91	85
Robbery	69	62	58
Aggravated Assault	37	36	33
Crimes Against Persons	43	41	37
Burglary	65	39	36
Larceny	92	73	70
Motor Vehicle Theft	40	33	28
Crimes Against Property	68	49	47

\*Broward County, FL



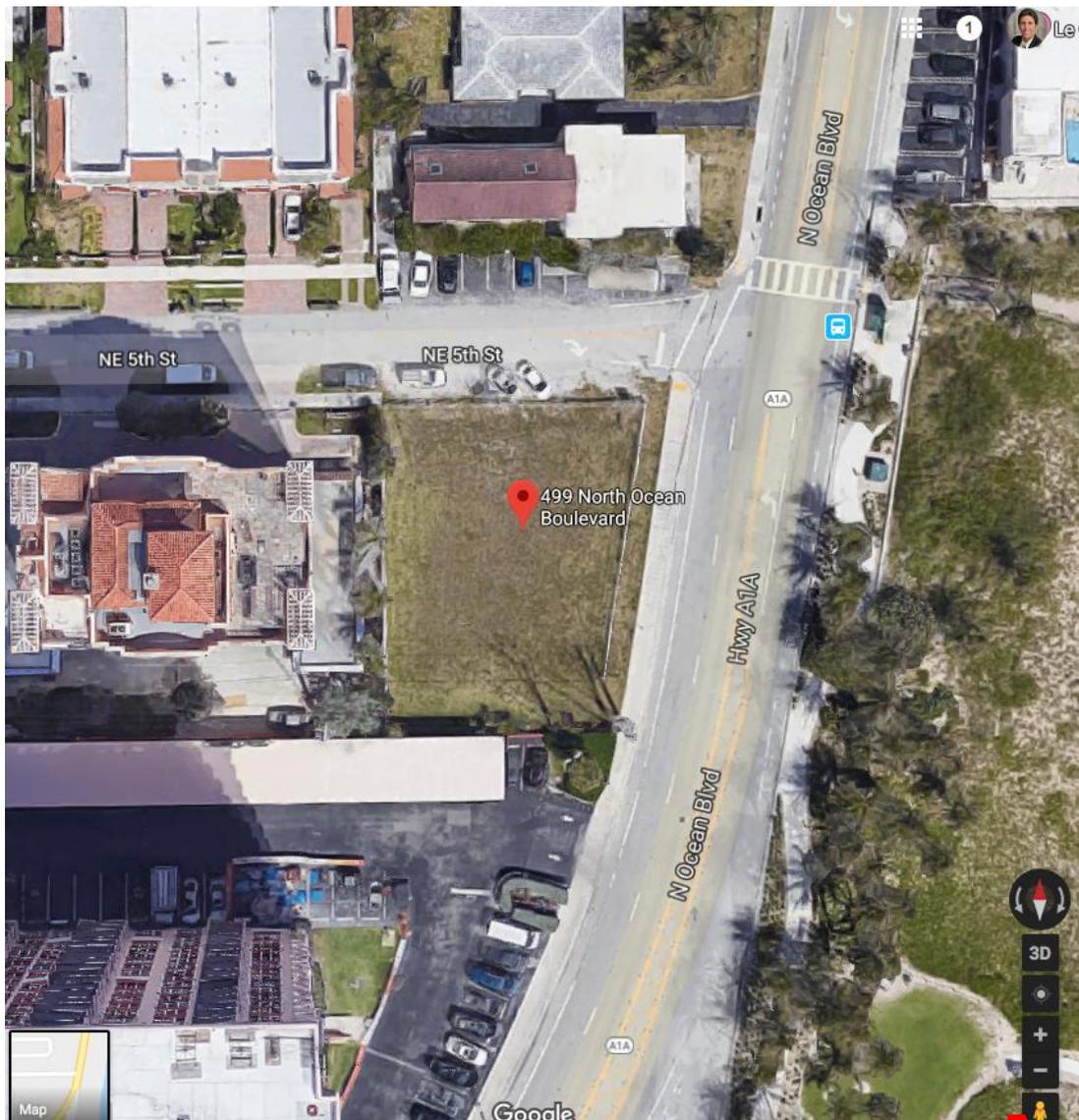
Creation Date: October 02, 2018

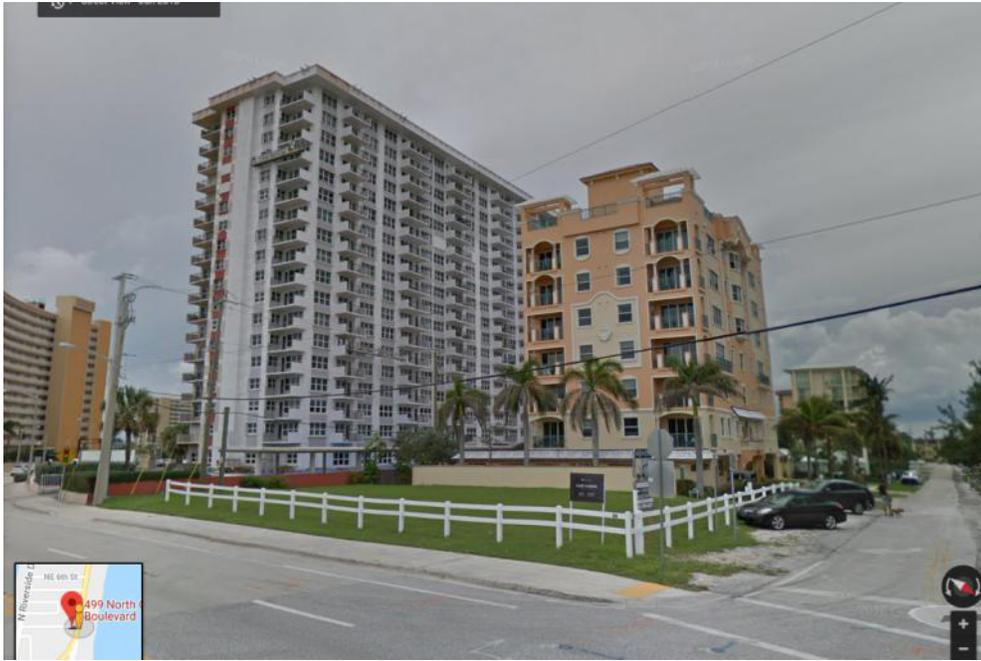
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## Existing Site Conditions:

The typical threats that apartment/townhouse residential facilities face are robbery, vehicle burglary and auto theft, loitering in and around the site, burglary to the apartments, theft from the common area spaces, assault on residents by outsiders or their domestic partners, fire, and vandalism. The close proximity to the beach allows for persons to access the site from the street, and the beach. Being that the CrimeCast CAP Risk number is par or 100, the risk factor reflects a stable neighborhood, and not much of an immediate threat by surrounding neighborhood crime sources. But, as with all high-end apartment buildings, the facility perimeter is open to anyone who desires to come onto the property. Therefore, to limit the exposure and minimize the risk, basic CPTED concepts and strategies of access control, surveillance, territoriality, maintenance and management, and legitimate activity support will be employed to deflect and deter those individuals that come onto the property with criminal intentions.



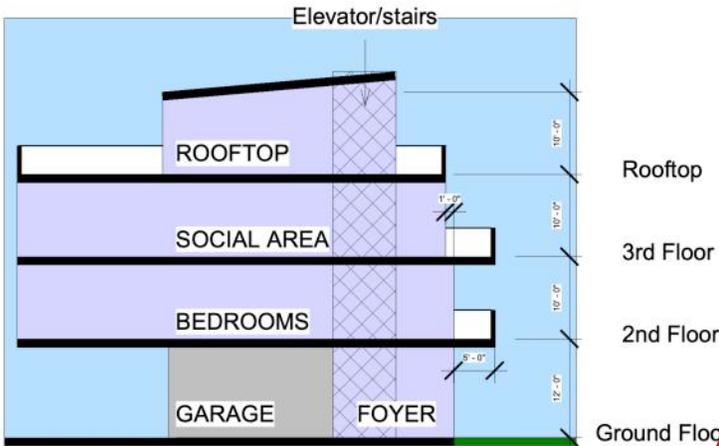


In summary, the existing site is a clean piece of real estate ready for a new development, with all new plantings and landscaping design, as well as new parking areas, exterior lighting, perimeter boundary definition, and utilities connections.

**Proposed Security and CPTED Considerations and Improvements:**

The 499 North Ocean Boulevard Townhouse project is a 4-story apartment building, with 4 townhouse multi-level apartments. There are 8 proposed parking spaces for residents, and 1 guest parking space in the parking driveway. The first floor of the townhouses includes parking for two cars each, an elevator, mechanical spaces, foyer and private pool area. The second floor contains the common area spaces, kitchen, living room, and terrace. The third floor contains the bedrooms and bathrooms. The fourth floor has a rooftop terrace and elevator.

**SECTION**



The site plan is proposing a vehicular parking garage with roll down gates, pedestrian access control into the townhouses, warning and groundrule signage, site video surveillance, LED site and garage lighting, all of which will provide for a safe and secure living environment for the 499 East Ocean Blvd. property.

### Site CPTED and Building Security considerations:

The site plan shows the primary entrance being on the north boundary of the property. Entrance signage will be placed there, and funnel the traffic to parking areas underneath the townhouses, and the guest parking space, that is in the parking driveway on the west side.



### CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

There are windows in the apartment building on all four sides. Residents can observe visitors entering from the street into their street entrance or parking driveway garage entrance. Security Cameras are recommended to fully view all parking areas, building entrances, and pedestrian paths of travel.





East view showing glazing, and views onto the street and ocean.



An east view showing the perimeter walls and gates controlling access to the property and pools.

Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. The proposed submission has all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. All exterior building entrances, exits including service doors must have surveillance camera coverage. Strategically plan the monitoring system to avoid obstructing the clear surveillance sight lines of front desk employees passively monitoring or security personnel operating the surveillance cameras. Place the monitors in the most advantageous location for maximum viewing such as in the front desk area, the other

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locked away in an office where they are not usually viewable or of any help in an immediate emergency. Any potentially vulnerable areas that cannot be covered by electronic monitoring should be either viewable via natural surveillance or checked frequently by employees.



Northwest view of the property showing the entrance to the parking garages and perimeter definition walls.



The west view demonstrating the perimeter definition walls and secured garage entrances.



The southeast elevation shows the glazing facing the pools, the street and the ocean. The perimeter walls are shown with gates to control access to the resident private pools.



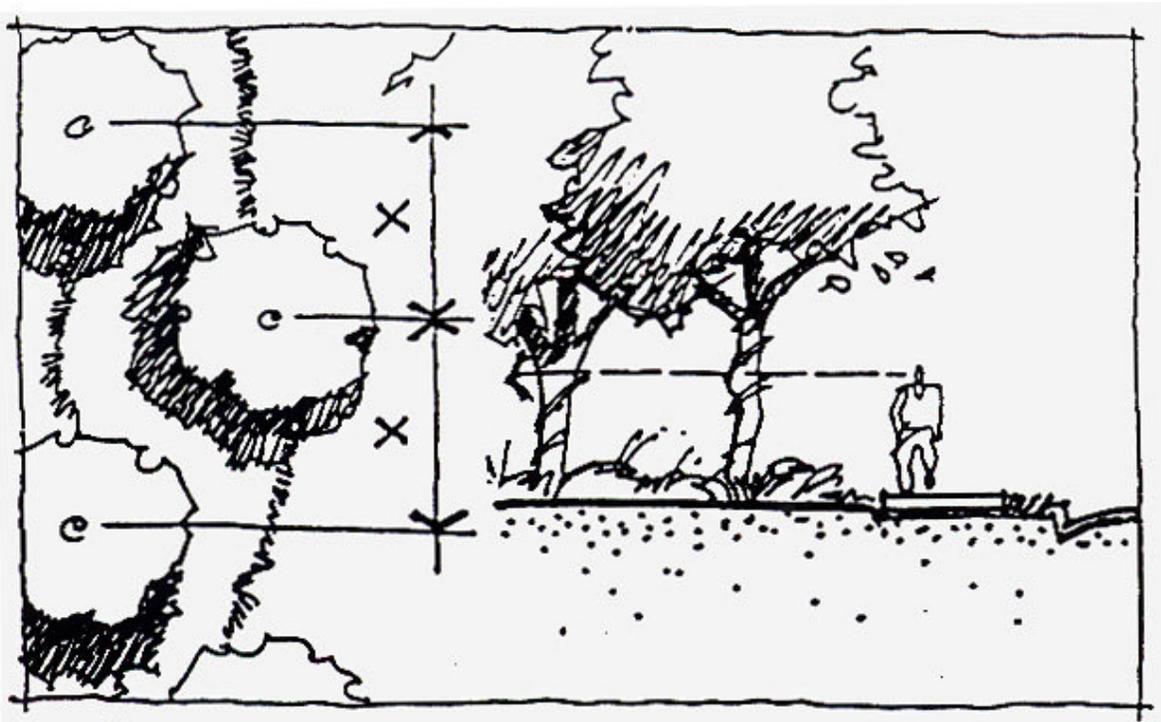
The northeast view demonstrated the glazing on all sides of the building and perimeter walls defining the boundaries, and controlling access to the resident spaces.

Video surveillance is important in monitoring areas where supervision is needed, or being able to detect persons or activity, when or where it should not be occurring. There will be video surveillance at the driveway entrance, the parking garages, and building perimeter.

Mechanical surveillance will use state of the art video surveillance systems, with smart analytics to recognize motion in the parking driveway, the entrance foyer and building perimeter. Video will be recorded and stored for at least 30 days of records, and be downloadable to law enforcement for forensic evidence, if ever the needs arise, and the video surveillance system should have off-site video recording, and storage of data. There will be warning signage stating that the property is under video surveillance.

Natural surveillance is supported on the building perimeter with groundcover plantings and hedges less than 32 inches in height, and tree canopies no lower than 8 feet to prevent obstructive limbs or foliage blocking visibility.

These parameters will allow a clear zone of natural surveillance for police, and residents, to be able to see clearly around the perimeter, and into the property.



The proposed plan designs out landscaping and lighting conflicts, in order to avoid existing or future obstructions, to the Natural or Electronic Mechanical Surveillance systems.

## CPTED PRINCIPLE #2 NATURAL / MECHANICAL ACCESS CONTROL

The design goal is to limit property and building access points and entrances. Public access points should channel guests through the fewest entry points possible. For required fire exits, make them emergency 'exit-only' alarmed doors whenever possible.

The site is accessed through one vehicle entrance located on the north boundary of the property. There are four apartments planned, on floors 1- 4. There are 8 resident parking spaces planned, with 1 of them being a guest parking spaces. Once residents are parked, they can walk into the garages through an enclosed secured foyer.

Pedestrian access will be on the east and north sides, as the other two boundaries will have low walls that deter and deflect foot traffic around the property. The individual unit parking garages will use roll down gates for access control, allowing access by going in and out of their personal garage to their townhouse. Residents will have RFID devices to engage the gates, and ground loops will open and close the roll down gates when the vehicle has passed. The roll down gates will reduce the opportunity for piggybacking and trespass.



The first-floor plan shows the resident's private garage parking for two cars, the foyer, mechanical spaces, and private pool and patio, with gate access to the street and beach.



The second floor shows the common area spaces of kitchen living and dining room, and terrace.



The third floor shows the three bedrooms, elevator, and bath rooms and closet space.



The fourth floor serves as a rooftop terrace, bathroom and elevator space.

Access control will be accomplished with attractive fencing gates, and low concrete walls on the North, South, and East boundaries. The West boundary will have a decorative perimeter wall. A roll down gate into the parking garages, will create access control for the residents, and be including polycarbonate break resistant vision panels, that allows visibility for the residents.

The development will install either a reinforced security window or a 180-degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon

exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.



The west elevation shows the perimeter wall and roll down garage gates for the residents.



The north elevation shows the perimeter wall and gates to control access to resident private spaces.

Any existing or future fencing should be CPTED oriented such as metal railing ‘see-through’ to maintain critical Natural Surveillance. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing to prevent footholds. Do not block the Natural Surveillance benefit of ‘see-through’ fencing by placing high hedges in front of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2’ to 2.5’ feet.



3 South  
1/8" = 1'-0"

The South elevation shows the perimeter wall to deflect public access to the property.

All exterior doors will be alarmed and monitored by a professional security company. The doors will have door position switches (DPS) to create an alarm condition when opened, and create an event record of who opened the door and when, based on the access card used. Exterior door hinges will be the non-removable type.

There will be video surveillance observing the townhouse entrances. The front doors will be electronically locked, and functionally integrated with the alarm system. Residents will have electronic access control to the front doors, the beachfront gates, the garage entrance doors, the stairwells, and the trash/ garbage room.



A ring door digital lock system with built in surveillance camera system. Motion activated sensors and surveillance cameras may be used on the perimeter boundaries, and the parking areas, and activity areas, to detect movement and record any activity, in what should otherwise quiet, except for building residents, and their guests.

The apartment building will have a card reader access control system, which is programmed by the owner/management designated person, for the residents. All exterior doors will be alarmed with door position switches (DPS) to alert the alarm monitoring station of doors being opened. The intrusion detection system will keep a data log of what doors are opened, by which resident's key. Integration of the camera system with the access control system can determine which resident entered into the building, and if there was a duress situation, or someone piggy-backed behind the guest. Both the data log and the video surveillance will be retrievable in case of an incident for law enforcement investigation. The roof access door should also have a contact switch on it to create an alarm condition if it is being used other than through authorized maintenance personnel.

The exterior windows and doors are comprised of South Florida Hurricane rated laminated glazing, which besides offering protection from wind borne debris, also offers forced entry protection on the ground floor from potential burglaries or break-ins.

Access control into the property will be through the north side parking driveway, and through the individual owner's garage, and there will be controlled entry with a card reader and RFID decals on the vehicle. Egress will be unrestricted as per NFPA Life Safety Code 101, and Florida Building Code Fire Egress requirements.

### **CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION**

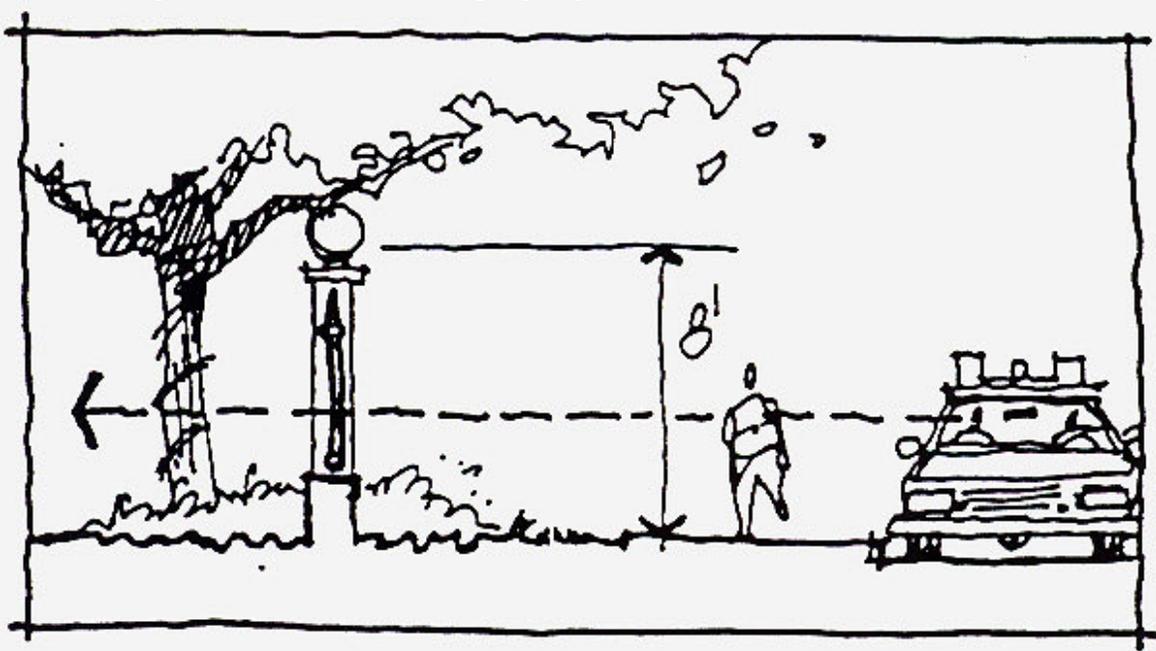
The site is proposing a landscape buffer of indigenous plantings that are dense enough to deter cutting through, and a screened patio area in front of each townhouse, that may serve as a nice sitting area, along with a small pool.

The goal of the landscape buffer is to deflect persons on the sidewalk to walk around until they access a concrete sidewalk pathway into the property. Pavers, varying in color

and texture, will be utilized and identify the private pathways of the building, versus the public sidewalk, further reinforcing the sense of proprietorship and ownership.

The proposed development is planning on having a three-foot precast concrete wall with a decorative topping on the boundaries, which will separate the 499 Property from the adjacent properties.

As required by the City and Urban Forestry Department of Pompano Beach, a new planting buffer will be required along the perimeter setbacks. New landscaping will be indigenous and native, not to exceed 32 inches off the ground. Tree canopies should be maintained clear under 8 feet, with a tree trunk six inches in diameter or greater. If new saplings are planted, they do not need to comply with the canopy requirement, until they are mature trees, and the canopies are blocking the field of vision. The goal is to make this a clean and clear easement that any intrusion would be obvious and noticeable from the surveillance on the sides of the property. The landscaping and planting goal is to allow a clear zone of natural surveillance for police to be able to have unobstructed sight around the perimeter, and into the property.



Adding attractive low walls and picket fencing can be used to close the gap between the building exterior, and the adjacent property, which will reinforce territoriality and boundary definition. The enclosed front courtyards will be using Defensible Space principles of security layering, territoriality and boundary definition, and use by the legitimate users of the property. The small personal courtyards will be secured with access controlled attractive picket fencing gates, to prevent unauthorized access into the private amenity spaces by trespassers. The exterior boundary walls will be tied into the exterior of the building, thus preventing hiding of persons at night.

No Trespassing signs are to be posted along the perimeter boundaries, using proper State Statute references, and enforced by the appropriate law enforcement agency BSC.

The exterior front Eastern boundary wall will have turtle compliant pedestrian safety lighting to improve natural surveillance, and visibility on the designated path of travel in front of the property. The walls will be treated with graffiti resistant resin to resist potential vandalism attacks, that are known to occur in Eastern Pompano Beach.

The proposed landscape design will likely use dense, low-profile and/or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) plantings in any vulnerable areas, such as under windows, around fencing or walls, remote property lines, as a deterrent to loitering, trespassing, burglary, vandalism, and to deny any concealed staging and ambush opportunity for potential criminal activity.



The landscape plan shows the plantings that borders the boundaries of the property.

The developer will submit a Broward Sheriff's Office, No Trespass Program Affidavit, with the development application. The developer will post sufficient BSO No Trespass Signage, so that it is readily observed at the main vehicle entrance, and all sides of the

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property. The project will prominently post the no trespass signs securely using robust fasteners at all corners.

#### **CPTED PRINCIPLE #4 MAINTENANCE**

Tree canopies of mature trees should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater. The exterior border walls along the building perimeter and public paths of travel should be treated with a graffiti resistant resin, to prevent vandalism. Lighting luminaires will be energy efficient LED fixtures that require little or no maintenance.

Costly equipment such as ground floor exterior air conditioning units must be clearly and permanently marked and serial numbers and photos stored for criminal investigation. This identification information must be readily available in the event of a theft or burglary to help law enforcement try to quickly track and recover the stolen items.

#### **CPTED PRINCIPLE #5 ACTIVITY SUPPORT**

This townhouse development will be operating 24 hours a day, and have residents using the building on a continual basis, and subsequently provide eyes on the street. The residents serve as capable guardians of the property, and can challenge trespassers, and call police for quick response.

Groundrules will be clear, and visible, and spell out the rules of legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass.

The activity support, from having a number of residents living on the site around the clock, is the strongest deterrent to crime on and around the property.

Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.

Any publicly accessible seating benches or platforms should be designed to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti- loitering/ sleeping design feature.

#### **GENERAL PROPERTY NOTES:**

**Parking** - All parking spaces shall be assigned and marked for authorized resident and or their guests. User's (Resident/ Guests/ Employee') personal vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera

coverage gaps can exist. Comprehensive parking lot area surveillance camera coverage/ capture. Show sight “cones”. Post signage in parking areas forbidding vehicles other than owner's / authorized guests/ employees to park and loiter in private parking lot. Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

**Wi-Fi Systems** - If the building 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.

**Water Spickits** -All exterior water spickits should have a locking device on it, in order to prevent unauthorized users from using the water, and or hoses for inappropriate or illegitimate uses. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.



**Exterior Electrical Outlets** - All exterior electrical sockets should have a locking device placed on a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

Zoom



**Waste Management / Garbage** - The disposal of waste material is still being determined. There is no exterior dumpster for this project, trash removal is still being designed. If there is a dumpster, it will be screened on three sides by walls, and the front gates will be lockable. The dumpster area, or garbage room, should be illuminated at night to increase natural surveillance, and deter trespass and unauthorized access to the dumpster. Signage will be posted about no illegal dumping of waste.

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 of the following on both the swing and pedestrian gates:

- A robust locking mechanism such as a throw bolt with a padlock for example rather than only a vulnerable chain and padlock.
- Bottom gate clearances must be 8” above the ground for viewing underneath.
- If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.



Demonstration of good examples of CPTED dumpster design. The dumpster should be enclosed, and provide visual screening. The gates doors should be closable and lockable, to prevent dumpster diving and trespass, or illegal dumping. Bollards should be placed to protect the enclosure walls. The tops of the enclosure walls should be beveled, or terraced to prevent climbing, sitting or walking on top of. The dumpster area should have a concrete pad to support the dumpster and allow washing down if there is spillage. The gates of the dumpster should be raised off the ground 8 inches to allow visibility by others, if there is unauthorized persons in the dumpster area.

**Emergency responder access** – Fire trucks will be able to access the north entrance and the east boundary. A Knox box will be provided to allow access to first responders for after-hours access, in the event of a call for service.

Provide an Emergency Access Method/ System to Law Enforcement as they do not have access to a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility. To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk, or drive up, medical emergency event just outside the door.

**Perimeter Lighting** – The photometric lighting plan will show that there is adequate security for the site and parking areas, without the effects of light trespass or light pollution. On the north vehicle entrance light levels are 1 footcandle (FC) or greater. The parking lot has lighting levels from 1 FC. Existing Street lightpoles, using an LED light source are on the street sidewalks. The LED light source will provide a uniform quantity and quality of energy efficient lighting. The color index in LED exterior lights is high, and will support excellent color rendition, and support camera surveillance and human visibility sightlines, and be shielded for turtle compliance with Florida Fresh Water Game and Wildlife Commission.

(Photometric Plan is Coming)

The photometric light plan will show a uniform level of lighting that supports natural and video surveillance. The cutoffs stop light trespass and light pollution, and state turtle lighting compliance.

The lighting plan will be providing excellent illumination to the exterior of the buildings, the under-building garage, the exterior walkways and public spaces, and vehicular entrance for good visibility and accountability. The lighting will support video surveillance, and smart video analytics will be placed around the entranceways into the garage, stairwells, and lobby foyer. The video surveillance system will be recorded, and announced with warning signage that the property is under video surveillance. The video

surveillance system should be using cameras with fixed lens, weather proof, and vandal resistant covers, and not use pan tilt and zoom to make them maintenance free.

The proposed development will install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, sheds, 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc.

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

To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Adequate soft LED lighting is preferable to 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.

**Signage** – Proposed signage includes posted warning signage, trespass signage, and groundrules signage. Groundrules signage is critical for achieving compliant behavior by employees and visitors. Unwanted non-guest parking and vehicles should be discouraged, and no parking tow away signs, will be posted on the north, east boundaries. Guests may be asked what their vehicle license plate number is, to have accountability of the cars in the parking lot that are belonging to guests. In addition, no trespass signs citing local ordinance statute reference, and who is enforcing the trespass (BSO), and no trespass will be posted on the site perimeters, every 100 feet on the perimeter, and within the parking lots. Trespassers cannot be successfully arrested, and prosecuted, if the notice is not properly worded and posted. There should also be signage that the facility is under video surveillance that serves as a notice to trespassers and criminals. Signage should be placed on the visitor parking areas and any limitations involved.



Examples of groundrule signage appropriate for the hotel entrance and parking lot.



Video surveillance signage should be displayed to create notice to the users.



Parking lot signage should give notice to the users of expected behaviors and consequences.

### **Interior Plant Considerations:**

Policy and procedures for all threats, and risks, manmade and natural disasters should be developed, and readily available to the managers and key staff. Employees should receive training on robbery prevention and response, and what to do in the event of a natural disaster, medical emergency, or critical security event. As part of the prevention to workplace violence, a duress alarm button should be located at the front desk, and the manager's office. Monitors for all of the video surveillance cameras should be located at the property manager's office, and at the alarm monitoring company. Video storage should be located off site on a network video system (the cloud).

### **Critical Infrastructure Considerations:**

All utilities that come into the property, and that tie into the building exterior, should be considered vulnerable from an attack by weather or persons, and should be reasonably secured. Power boxes should have locks on them. Water valves should be chained and not be easily accessible. Power lines should be inaccessible to any person, other than a FPL lineman. Mechanical and electrical rooms should be secured, and only accessible to building maintenance personnel. A Knox lockbox should be provided on the primary entrance, to facilitate after hour access by emergency personnel responding to a fire alarm. The development will comply with the Emergency Radio Signal Ordinance to

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ensure Law Enforcement can operate unimpeded within the structure. Exterior A/C condenser equipment must have enhanced security strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection.

**Conclusion:**

I am very pleased to have had the opportunity to conduct a security and CPTED review of the 499 North Ocean Boulevard Townhouse project. It is my belief that the recommendations made will be adopted with a minimum of expense or disruption, to the operations. Having a safe living environment is to the benefit of the owners, visitors, and community. The 499 North Ocean Boulevard Townhouse project, complies with the standards and practices of CPTED review process, and will be a valuable contribution to the City of Pompano Beach.

Respectfully yours,



Randy Atlas Ph.D., FAIA, CPP  
CPTED Certified Practitioner and Instructor