

Security Plan Narrative Response

BSO Comments	Narrative Response	Markup
A1. Natural Surveillance (Lighting)	Lighting will comply with IES G-1-2022 Guide for lighting for People, Property, and Critical Infrastructure. Security lighting will be concentrated at parking lots, gateways, doorways and windows that do not over illuminate or create shadows. Focused LED soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass is used to enhance security. Pedestrian scale lighting placed on the building pedestrian sidewalk wall packs, and landscaping uplighting will remedy eye level facial recognition between the parking lot and building entrances. Storage rooms and attic spaces where the hallway or common area illumination is insufficient, will have a secure motion sensor lighting system that will provide immediate illumination upon entry. Lighting uniformity will be a 4:1 ratio at the horizontal and vertical plane 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 includes light fixture type, mounting types, heights, light activation system, and proposed back up lighting in the event of power failure. Note: Trees shall be planted at least 15 feet from any light fixtures mounted on a pole. Identify the 15-foot radius around each proposed light pole on the landscape plan. Trees or palms will be at least 14 feet in height. Down hanging foliage will not have obstructive limbs below 8 feet from the ground. Per Florida Crime Prevention Training Institute (FCPTI) standards, bushes will not exceed 2 feet high from the ground.	E-1 through E-5 Electrical Plans Cp-2 &cp-3 LP-3 & LP-4 Landscaping Plans cp-1
A2. Natural Surveillance – Security Strengthening	All solid exterior doors will have see-through reinforced security windows. Windows directly adjacent to entry doors are impact rated.	A-601 Door & Window Schedule cp-4

The depicted electronic surveillance system is a visual rendition to address general areas of overlapping coverage strategically located for active and passive observation, 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, and digital recording with a minimum 30-day archive that provides a clear image during the day and hours of darkness.

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.

Cameras will be strategically placed so they are not obstructed by the growth of existing or future installed landscaping.

G-4 & LV-1
cp-1,cp-2

B. Access Control
Security
Strengthening

All exterior doors will have non-removable door hinge pins and have the capacity for electronic door position switches to accommodate intrusion detection alarm system. There are no ground level sliding doors needing anti pry robust security bars.

The depicted Intrusion Detection System (IDS) is a visual rendition to address early notification of perimeter and restricted access area security breach.

A-601
Door &
Window
Schedule
CP-4

LV-1

cp-2

Equipment may include but is not limited to motion sensors, door contacts, alarm keypad, alarm panel, audible alarm and alarm monitoring company. The proposed burglar security system will be coordinated with a security and access control consultant and the Broward Sheriff's Office CPTED review prior to permitting, planning, and installation.

Fences will not have easily accessible horizontal bars that could facilitate climbing over and/or breaching security fencing or narrow spacing between vertical bars to prevent providing footholds.

A-305
Fence Details
CP-4

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

Dumpster enclosure will be equipped with rolling swing gate secured with bunker style lock/padlock, and an 8-inch clearance above the ground. There are no enclosed trash rooms and no pedestrian passageway to the dumpster requiring an additional gate.

The dumpster area will be equipped with a vandal resistant security light with occupancy sensor illumination located next to the access

A-305
Fence Details
CP-4

LV-2
CP-3

	door exit and surveillance system.	
B2. Access Control Security Strengthening for Key Control & Management Offices	The studio will house the key management system, camera system alarm panel, and intrusion detection alarm system panel. This room will be equipped with a surveillance camera, door contact, motion sensor, and a one-inch deadbolt lock with a Medico type key. Mezzanine office, attic doors, and studio doors will be equipped with security viewer (door scope/peephole).	LV-1 & LV-2 CP-2 & CP-3 A-601 Door & Window Schedule CP-4
C. Territorial Reinforcement – Security Strengthening	A No Trespass Affidavit application will be submitted to the Broward Sheriffs Office simultaneously with the application for permanent No Trespassing signage. The BSO CPTED reviewer will determine the sign's placement for optimal results; at all vehicle/pedestrian entrances and at the north, south, east, and west sides of the property fenceline. Signage will be prominently posted with bottom edge of sign at approximately 6 feet to 7 feet in height from ground level for clear unobstructed viewing throughout the property secured robustly with sturdy fasteners at all corners.	N/A

C1. Security Strengthening – Parking lot	Vehicle roll gates at main driveway entrance will be under recorded video surveillance and equipped with a lockable hasp and bunker style pad locking with a key in the Knox Box accessible to property personnel and first responders. 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 routes, rules and regulations do not enter, room numbers, AV, storage, and restrooms. Parking spaces will be visibly marked to include but not limited to pedestrian sidewalk safety aisles, ADA, Guest, and Employee parking. Vehicular traffic will have posted Stop signs and Yield to Pedestrians at both parking entrance/exits. Towing signs will be posted and enforced by a tow away policy for illegally parked and abandoned vehicles. Traffic calming devices will include but not be limited to speed humps to prevent excessive speed in parking lot and anti-vehicle impact safety bollards	A-305 Fence Details CP-4 & G-4 Site Plan CP-1
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	spaced no more than 4-foot intervals and do not block ADA sidewalk access at building sidewalk of the drop off driveway.	
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	Fixed concealed silent panic duress alarms will be installed at manager's office, stage podium, and fellowship hall. A silent panic duress alarm is built into the alarm keypad. The determination for issuing portable duress activators is subject to management administrative protocols. The system will be part of the IDS system. All publicly accessible exterior electrical power outlets will have a lockable metal cover and easily accessible internal cutoff switch. All publicly accessible water outlets-spigot will have a nearby easily accessible secure locking cap.	LV-1 & LV-2 CP-2 & CP-3 G-4 Site Plan CP-1
E. Activity Support – Security Strengthening	There will be no bike storage racks or exterior bench seating on the property. IT systems will be developed by IT consultants in accordance with Cybersecurity standards, such as VPN, firewall, multifactor authentication, and additional security software. System will need private (secured) connections for manager/personnel and options for public (unsecured) connections. Public and common use restrooms, amenities, and offices will be equipped with constant lighting and/or secure motion sensor lighting system that will provide immediate illumination upon entry. The single-use public restroom door at the mezzanine will be equipped with locking hardware that displays to a potential user if the restroom is vacant or in use.	N/A N/A E-2 Eléctrica Plan CP-3 A-601 Door & CP-4

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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."

Christine Hixson

June 24, 2026

Christine C. Hixson, FCP Date