



January 26, 2021

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

RE: Vista BMW Service Garage
744 N. Federal Highway
Pompano Beach, FL

PZ20-12000036

BSO - Patrick Noble, Patrick.Noble@sheriff.org

Development Review Committee

Reviewed: November 30, 2020

Subject: CPTED and Security Strengthening Report: PZ-20-12000036

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday – Thursday; 8 AM – 4 PM

Attention:

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.

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.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Page 1 of 19

888 S. Andrews Ave. ■ Suite 300 ■ Ft. Lauderdale, FL 33306 ■ TEL: (954) 764-6575 ■ FAX: (954) 764-8622

E-mail: info@fsm4arch.com ■ CA #: AAC000447

DRC

PZ20-12000036

3/3/21

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

DRC submissions require:

1. CPTED/ Security Strengthening Narrative Plan.

Initials 

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:

- a. Landscaping type, placement & dimensions,

Initials 

Response: Landscape plans are attached and are now shown on the security plan. Additionally, the trees mature height has been noted on the security plan on AS-102.

- b. Lighting types such as pole, motion-sensor, etc.,

Initials 

Response: Photometrics with light information has been provided, see sheets AS-801 – AS-803.

- c. Fencing type, placements & dimensions,

Initials 

Response: Types are shown on security plan on sheet AS-102.

- d. Signage type & placement,

Initials 

Response: No building signs are proposed for this development. An site specific signs are shown on AS-102 at access points on each side of lot.

- e. Camera type, location & scope of cameras,

Initials 

Response: Cameras and cones shown on security plans on sheets AS-102 & AS-103.

- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems,

Initials 

Response: Access control will be provided at main entry doors into the facility.

g. Pedestrian & vehicle circulation patterns,

Initials 

Response: The site area is Back of House (BOH)

h. Dumpster/ enclosure type & design,

Initials 

Response: There is no dumpster modification on this permit set, it is existing, and no modifications are planned. Note the dumpster is secured within the BOH area and not accessible to the public.

i. Alarm types, locations, etc.

Initials 

Response: The client will rely on door access control and security cameras in lieu of an alarm.

j. Parking garage & lot types – include all security features & measures,

Initials 

Response: The vehicular lot and rooftop parking access are limited to employee access only and are not accessible by the public. All areas are gated to prevent access.

k. Any other special considerations relevant to the specific type of development, etc.

Initials 

Response: Items listed for compliance are noted herein.

3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans.

Initials 

Response: Items listed for compliance are noted herein.

4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus.

Initials



Response: Understood, items listed to be completed are intended to be completed to the best of my knowledge.

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Many of the recommendations are also only procedural that can be achieved at little or no cost.

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

Page 4 of 19

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control Initials 


Response: Will show signs on security plan on sheet AS-102.

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


Response: Owner to provide

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


Response: Owner to provide. Locations noted on security plan on sheet AS-102.

- 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. Initials 

Response: Locations noted on security plan on sheet AS-102.

- d. Property rules signage language must be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property. Initials 

Response: Owner to provide language for signage

- e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas. Initials 

Response: No wayfinding signage is being proposed for this facility. This facility is only to be accessed by employees, no public access.

2. CPTED Landscaping Standards
2A: Natural Surveillance

Initials 

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Initials 

Response: Surveillance cameras mounted on the buildings are clear of landscape, see sheets AS-102 & AS-103.

- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Initials 

Response: There are no concealed areas and the proposed area is all back of house (BOH) which is not accessible to the public.

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

Initials 


Response: So noted. Will comply.

- d. Maintain an 8' clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

Initials 

Response: So noted. Will comply.

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

Initials 

Response: So noted. Will comply.

2B: Territorial Reinforcement

Initials 

- 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.

Initials 

Response: The site has an existing solid concrete wall which is intended to keep people out, no thorny bushes are intended to be provided or needed.

2. CPTED Lighting Standards

Initials 

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials 

Response: The site is for BOH inventory and is not accessible to the public. There is sufficient lighting for surveillance by the use of light poles between parking spaces and wall mounted lights.

- b. 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."

Initials 

Response: The lighting design shown on sheets AS-801 – AS-803 meet the Cities standards for lighting for facilities of this type.

- c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.

Initials 


Response: Wall mounted fixtures have been provided over all exterior doors. Refer to photometric plans on AS-801 – AS-803.

- d. 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,

Page 7 of 19

ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc. Initials 

Response: The area is for BOH inventory and is not accessible to the public. Motion sensors are not being installed as the area is lit during evening hours.

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

Response: So noted. Refer to photometric plans on AS-801 – AS-803.

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

Response: All light fixtures around the perimeter of the site will be fitted with a back shield to ensure that there will be no light spillage on neighboring properties. Refer to Sheet AS-803 for more information.

g. Adequate soft 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. Initials 

Response: Refer to photometrics plans on AS-801 – AS-803.

h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance. Initials 

Response: The location of the lights and landscaping should avoid any conflict.

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

Response: Cameras are installed on the building in locations that they will avoid conflict with landscaping.

j. 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.

Initials 

Response: Lighting and cameras as placed should not conflict with one another.

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

Initials 

a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid 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.

Initials 

Response: This facility will only be accessible by employees. Access control will be installed at all main entry doors. This facility will operate from 7:30AM – 6:00 PM, there will be no night time access.

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance.

Initials 

Response: The perimeter of the East side of the site is secured by an existing 6'-0" concrete wall. The wall does have multiple openings with aluminum picket fencing to allow for visibility into the lot that allows natural surveillance.

c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

Initials 

Response: All fencing on the site is existing and is a chain link type, no horizontal bars are used.

d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed 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'

Page 9 of 19

feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials 

Response: All fencing on the site is existing and is not being replaced.

e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/or address any emergency accordingly.

Initials 

Response: Noted. Will comply.

5. Burglar Alarms/ Security Alarms/ Safes – Mechanical Security Strengthening

Initials 

a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

Initials 

Response: No security alarm is being proposed for this facility and no new safe is being proposed.

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

Initials 

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 of the following on both the swing and pedestrian gates:

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit. The dumpster is located within the BOH area behind secured fencing where

only employees can access it on the adjacent property to the South at 700 North federal highway.

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

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit.

- c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit.

- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit.

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

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit.

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

Initials 

Response: The dumpster enclosure is existing and is not being modified under this permit.

7. Key Security: Access Control and Security Strengthening (For businesses with

Page 11 of 19

numerous keys on site such as residential or commercial management offices, realtors, car dealerships, etc.)

Initials 

Response: Access control will be installed at all main entry doors.

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

Initials 

Response: All main entry doors will be equipped with card readers for access control.

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

Initials 

Response: Key room is located within the existing facility and will not be modified under this new application.

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

Initials 

Response: The key storage room is located in the existing showroom building. No keys will be stored in the new facility.

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

Initials 

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

Initials 

Response: Understood however this is not an open parking lot, it is used for car inventory and only utilized by staff

b. Explain how this development will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, or possibly even commit robberies, sexual assaults & batteries, etc.

Initials 

Response: The back of house car inventory area is secured by sliding access gates which are opened by remote access.

c. 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, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials 

Response: Understood. See security plans on AS-102 & AS-103 for camera locations.

d. 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.

Initials 

Response: Understood. See security plans on AS-102 & AS-103 for camera locations.

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

Initials 

Response: Will show items on CPTED plan

f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials 

Response: An access control gate is planned at all access points into the BOH vehicular inventory area.

g. In order to prevent unauthorized access trespassing, install a robust security roll down gates or similar gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials 

Page 13 of 19

Response: Not applicable

h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.

Initials 

Response: Not applicable

i. (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.

Initials 

Response: Not applicable to BOH area

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

Initials 

Response: Not applicable to BOH area

k. Install sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Initials 

Response: Not applicable to BOH are

11. Electronic Surveillance – Security Strengthening

Initials 

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."

Initials 

Response: This code section does not apply. The business is not open from 11pm to 5am.

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Initials 

Response: Will show items on security plans, see sheets AS-102 & AS-103

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials 

Response: Landscaping will not interfere with the cameras.

d. 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.

Initials 

Response: Lighting should not interfere with the cameras and are placed at a distance to enhance the camera recording.

e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

Initials 

Response: Cameras with cone views are shown on the security plan.

f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials 

Response: All openings into the building are covered and based on camera placement there are no additional vulnerable areas which need additional surveillance.

g. Ensure video surveillance at all exterior building entrances.

Initials 

Response: All openings into the building are covered, refer to camera locations on plan.

- h. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Initials 

Response: Will show items on security plans on sheets AS-102 & AS-103.

- i. Install video surveillance along the exterior of the property perimeters facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc., that may affect the business employees and visitors.

Initials 

Response: Cameras will not be installed outside of our property.

- j. Install video surveillance of any vulnerable rooftop areas, etc.

Initials 

Response: Will show items on CPTED plans

12. Miscellaneous: CPTED & Security Strengthening

Initials 

- a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile phones, etc.

Initials 

Response: The area is BOH and not accessible to the public, and the electrical items will not have locked access.

- b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials 

Response: The area is BOH and not accessible to the public, and the water spigots will not have locked access.

- c. Any blind areas not covered by security cameras must install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials 

Response: The shape of the building does not create blind spots and the area and no additional cameras are needed.

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

Initials 

Response: Not applicable, units are located on the roof.

- e. Address requirements and plans for mass notification/ alarm system related to any serious or life-threatening emergencies such as fire, environmental, or criminal such as an active killer, etc.

Initials 

Response: The building is not open to the public and is not intended to have any public address system. The interior of the space is a large open space and will allow visual inspection of everything happening within the space and no system would be needed.

- f. Provide an Emergency Access Method/ System to Law Enforcement, as we do not have access to a Fire Rescue Knox Box in the event of a serious emergency 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. Initials 

Response: Nothing is planned to be installed at this time, emergency access system will match system on existing showroom, which was recently expanded.

g. 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. Initials 

Response: The area is BOH and not accessible to the public, however there are two separate wifi systems installed. A private and a public system. The public will be open to users who access the existing public showroom will be provided with a password.

END OF REVIEW

Prepared By: Broward Sheriff's Deputy Patrick Noble #9436

Signature: Patrick Noble _____

Date: November 30th, 2020 _____

CPTED/ Security Plan Preparer agrees to compliance of all listed conditions.

Applicants Signature:  _____

Date: __01.29.2021_____

Should you require any further information or clarification please do not hesitate to contact our office. Thank you very much.



W. Douglas Snyder, NCARB
AR 9127
President