



## KallerArchitecture

City of Pompano Beach  
Community Development Services Department  
100 West Atlantic Blvd  
Pompano Beach, Florida 33060

RE:  
Pompano Warehouses  
Pompano Beach, Florida 33060  
CELU DEVELOPMENTS LLC

Incorporation of Principles of Crime Prevention Through environmental design:

### **CPTED & SECURITY STRENGTHENING**

#### **1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial**

- a. A Broward Sheriff's Office No Trespass Program Affidavit will be submitted with the application.
- b. Broward Sheriff's Office No Trespass Signage is being called out to be prominently displayed at main entry/exit points to the building at Lobby entrance, parking lot entry/exit areas and at west facing walls.
- c. The BSO No trespassing signage will be mounted at 6' above ground and anchored to walls at 4 corners.
- d. All signage will be clearly posted and free of obstructions.
- e. Way-finding signage is being provide only where required for egress and tenant locations.

#### **2A: Natural Surveillance**

- a. Landscape areas have been carefully planned to maintain 15' min. distance requirements from light poles in order to avoid obstruction of the lights.
- b. Existing building design and low planting material was specially selected to ensure no areas of concealment exist.
- c. Shrubs and hedges have been selected to maintain a 2 to 2.5' maximum height to avoid visual obstructions. Shrubs are dense in nature and are being provided around fencing and walls to further deter access to the site.
- d. Only a few palms provide a 8" diameter, all other trees specified have a 2" average DBH dimension and have been located in areas as to avoid visual obstructions.
- e. All trees provided in landscape design have been specified with a 2" DBH dimension.

#### **2B: Territorial enforcement**

- a. Low-profile dense shrubs are being used on site along perimeter walls. No immediate access to the building or interior building areas is available via windows, balconies, etc.

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### 3. CPTED Lighting Standards

- a. Lighting system design.
- b. Lighting system provides consistent lighting levels and soft lighting to allow extended field of vision for safety.
- c. Lighting system elements have been located to reduce glare and shadows.
- d. Lighting systems have been designed to avoid "blinding".
- e. General lighting maintains a 2-5 foot candle level, while avoiding light pollution to adjacent sites.
- f. The lighting selected for the project is LED, which provides longevity of the lighting system, efficiency, quick start up and color temperature control.
- g. Landscape and lighting were designed to avoid conflicts and obstructions.
- h. Lighting will comply with "IESNA" G-1 2016.
- i. All exterior doors are provided with vandal resistant downlights.
- j. Lighting has been carefully planned to avoid over-illuminating or creating shadows.
- k. No spot lighting is being provided, lighting has been designed using soft lighting to provide a general consistent lighting level to work with camera surveillance system and allow for easy identification of all areas.
- l. Soft lighting is being used to enhance field of vision of cameras and people at the parking level and to avoid blinding.
- m. Landscape, surveillance and lighting systems have been coordinated to ensure no obstructions are created between these systems.
- n. Landscape has been selected to be low-profile and located to comply with code requirement of spacing for light poles and trees to avoid obstruction of lighting elements and cameras.
- o. Camera placement was coordinated with lighting locations to avoid glares or shadows. The use of soft even lighting also enhances the efficiency of the surveillance system avoiding any interference in operational efficiency.

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

- a. All storefront doors are see-through hurricane resistant glass and solid exit rear doors are provided with a see-through security window for exterior surveillance. These points of egress have also been strategically located to exit directly to the outside of the building in view along the public right-of-way with pedestrian level lighting.
- b. Property line wall has been designed to be solid to work along with shrubs and landscape discourage climbing.
- c. Parking area Screen/Fence is visually open and is provided with low-ground cover at exterior of building to preserve Natural Surveillance at ground level.
- d. All exterior doors will have non-removable or concealed hinges to prevent any forcible entry into the building.

### 5. Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Tenant office areas shall be provided with security locks and all tenant bays shall be prewired for security alarm systems.
- b. Tenant spaces are being provided as vanilla spaces; tenants will be responsible for providing adequate security systems for their areas as part of their interior buildout.

### 6. Dumpster & Enclosure: CPTED, Natural Surveillance and Security Strengthening

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- a. Dumpster enclosure is in a centralized location in full view of various tenant storefronts.
- b. A cane bolt and a robust shielded padlock will be provided at the dumpster enclosure.
- c. Bottom gate will provide 8" clearance to allow for viewing underneath.
- d. Dumpster area will be provided with vandal resistant lighting to illuminate space between sunset and sunrise.
- e. Dumpster area will be secured with video surveillance being monitored through the building's video surveillance system.

7. Key Security: Access Control and Security Strengthening

- a. Keyed access keys, shall be provided to each tenants for access to the their individual units. Knox boxes will be provided on site for building access.
- b. Entry and exit doors will be provided with a robust mechanical lock .
- c. All tenant entry areas will be monitored with a surveillance camera.

8. Parking Lot and Adjacent Access Perimeters:

- a. Our parking has been designed after acknowledging and addressing all the security recommendations.
- b. The use of the parking lot will be limited to use by building tenants and guest only.
- c. The locations of the security cameras have been selected to provide full coverage and sight cone overlap at the parking level.
- d. System shall provide full coverage with no gaps.
- e. Surveillance system will ensure comprehensive parking lot area surveillance camera coverage and overlapping Sight cones are being shown in our camera layout design.
- f. Signage in parking areas forbidding vehicles other than those related to business tenants will be posted.
- g. Towing sign and enforce tow away policy concerning abandoned vehicles.

9. Parking Garage Emergency Blue Light Call System - Security Strengthening

- a. The site provides open on-grade parking.
- b. Full parking areas will be monitored by Building's Video Surveillance system with overlapping sight cones.

10. Graffiti Maintenance - CPTED

- a. Exterior walls shall be treated with graffiti resistant coating to a height of 8-feet.

11. Electronic Surveillance - Security Strengthening

- a. A security camera system design is being proposed showing full coverage and overlapping sight-cones at Parking level, storefronts and rear entrances.
- b. The location of security cameras was carefully selected to avoid any direct obstruction of the sight-cones, no trees fall directly in front of any camera and shrubs have been selected to be of low-profile to further prevent any obstructions of the surveillance systems.
- c. The camera placement has been selected to provide appropriate coverage, while not having a direct line of sight to lighting elements to avoid any glare effects and any interference in operational efficiency.
- d. Surveillance Cameras have been placed to provide full coverage at parking level and provide overlapping sight cones.

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- e. Building has an “open-design” at ground level which allows for both natural & electronic surveillance at ground level and provides overlapping sight cones.
- f. Security camera system is being provided to monitor parking areas, storefronts, loading areas, dumpster & rear exits.
- g. Additional security cameras will be installed at building exterior where necessary.
- h. Rooftop areas will have limited access as “service only” areas accessible by Building Management staff only.

12. Miscellaneous: CPTED & Security Strengthening

- a. All exterior electrical outlets, when provided will be provided with a lockable enclosure.
- b. All exterior hose bibs will be provided with a lock to prevent unauthorized use.
- c. Any blind corner areas will be provided with domed security mirrors to provide full view of these areas.
- d. All mechanical/electrical equipment shall be installed on roofs or maintenance areas with no access to the public.
- e. Each tenant bays shall be prewired for Security Alarm system installations.
- f. Bike rack areas have been designed to be concealed from street view at interior of parking lot in full view of various tenant storefronts and surveillance by security camera system.
- g. NFPA 72: The use of a BDA system shall be determined by a BDA consultant following building design.
- h. Mass notification system will be addressed.
- i. Law enforcement agency shall be provided with all keys and codes to allow for access to the building in an emergency scenario.
- j. Wi-fi system shall be secured to prevent any non-legitimate users to loiter.

**BUILDING SECURITY FEATURES:**

1. LIGHTING
  - Parking is being provided with even lighting levels averaging between 2.0 & 4.5 footcandle. Photometric plans are being provided.
  - Exterior of building is being provided with lighting at all doors, entrances and storefronts.
2. SIGHTLINES / VISUAL CONNECTIVITY
  - The use of large storefront windows at the office areas maintain a visual & audible connectivity between the interior and exterior of the building.
  - The location of office storefronts face the main entry drive or other office storefronts on the site maintaining sightline surveillance between tenants.
  - Bicycle storage and loading areas are also placed in locations where they are readily visible from the building interior.
3. SIGNAGE

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-The building is being provided with directional signage to discourage entry to private areas of the building in addition to the physical barriers put in place. "exit only", "no reentry", "do not enter", etc.

4. DESIGN

-The on-grade parking level as a single point of entry to the site are located along areas of activity for the tenant bays allowing for constant surveillance.

-Exterior rear exit doors at stairs are keyed to be exit only with no reentry into the building.

-The building features a flat design with a limited color and pattern set to allow easy recognition of movement at the pedestrian level along the building facades.

-A perimeter wall is being provided to discourage access to the site along the west portion of the property and the use of landscaping along these elements is being used to further deter access to these areas.