

BSO

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Status: Pending Submit

ATTENTION IMPORTANT \*

The services of an independent, and highly experienced, qualified and certified Security Crime

Prevention, CPICD

Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite

processing.

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.

CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

1. Trespass, Wayfinding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials   *He*  

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

Initials   *He*  

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   *He*  

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   *He*

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps

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to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and

unnecessary calls for police response.

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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 that might expose them to

increased safety and security risks. Initials ke

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance

Initials ke

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

Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design

experience in this specialized field.

Initials ke

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

planning and design experience in this area is vital.

Initials ke

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

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c. Maintain an 8'-foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging over the walkway.  
that would immediately or in the future obstruct Natural &/ or Electronic Surveillance.

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

Initials    

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. Do not place hedges or plants too close to fencing or walls so that it

obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Initials    

3. 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    

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



c. Structures: Install and proof/ resistant motion-sensor security alert lights over all exterior unit doors and windows including porches, patios, storage sheds (if any), 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 with regards to any building design feature area that has

an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use

these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery,

sexual battery, etc.

d. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over City of Pompano Beach Page 11 of 13 Printed on 3/1/2023

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illuminate or create shadows. Initials 

e. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable

light pollution trespass.

Initials 

f. 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 \_\_\_\_\_

g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or

mechanical lighting and surveillance.

Initials 

h. 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 

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insuring lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that  
concentrate light directly into a camera lens thereby causing interference in operational efficiency.

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

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a. All solid exterior doors, including each residential unit entry door, must have either a see-through reinforced security

window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole)

including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the

exterior prior to exiting 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 such as by a fake Delivery Driver, UPS/ FEDEX, Utility

Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents

is vital.

b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to

facilitate climbing through so steel is preferred.

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c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any

security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

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Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects in front of the fence. Landscaping should be 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' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence.

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perimeter Access Control barrier.  
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e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for

electronic door position switches to signal a security alarm system that a door, which should not have been opened, has

been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency

accordingly

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f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

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## 5. Burglar Security Alarms

a. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as

residential units are targets of thefts, frauds, burglaries, robberies, etc. Initials           

## 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

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swing and pedestrian gates: Initials



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

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c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the

enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a

violent robbery, sexual assault/ battery, etc.

Initials                     

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and

locked except when in active use by authorized persons.

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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                     

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

Initials                     

## 7. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior electrical power outlets have a lock or power nearby easily accessible secure

internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or

vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once

they're on site.

by ensuring all publicly accessible exterior water outlet spigots have a nearby easily accessible secure  
locking cover.  
Unauthorized use by tenants, etc., who may be attracted to the property's amenities and/or  
vulnerabilities, and those who

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frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing  
and lots of litter

behind or commit other crimes of opportunity once they're on site. Initials AC

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident  
housing for example,

must have corner security mirrors installed to assist in visibility around blind spot corners to deter/  
prevent concealment/

ambush opportunities.

Initials AC

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 AC

e. Place bike storage racks (if any) close to the mai

By: Irving Carpmán

IRVING CARPMAN

On Behalf of: Peri GILTOR 36 LLC

Date: 3/17/23