

A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

Initials FA

B. \*\*\* DISCLAIMER \*\*\*

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\*

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

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D. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

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E. \*\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\*\*

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

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F. \*\*\* ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING \*\*\*

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then this must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder.

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G. \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\*

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED." Clearly stating "WILL COMPLY, " with a detailed description of HOW it will comply is required.

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H. \*\*\* ATTENTION VERY IMPORTANT \*\*\*

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

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OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE:

SIGN FULL NAME:

PRINT FULL NAME: Fernando Argiro

CPTED (Crime Prevention Through Environmental Design) & Security Strengthening - Practitioner - Author preparing & submitting plans:

PRINT FULL NAME:

SIGN FULL NAME:

CONDITIONS REQUIRED FOR SECURITY STRENGTHENING & CPTED SAFETY & SECURITY PLAN

OUTSTANDING ADDITIONAL CONDITIONS / CLARIFICATION DETAILS REQUIRED FOR SECURITY STRENGTHENING & CPTED SAFETY & SECURITY PLAN APPROVAL:

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

a. Submit to Broward Sheriff's Office No Trespass Program Affidavit

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PZ24- 12000008  
12/17/2025

simultaneously with the application.

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

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c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property & from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

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d. Property Rule signage language must be clear & prominently posted in appropriate areas listing clear policies & regulations regarding authorized legitimate activities &/ or unauthorized prohibited activities on the property. This helps to prevent, deter &/ or reduce disturbances &/ or violations that would otherwise occur & lead to avoidable & unnecessary calls for police response.

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e. Way-Finding signage must be clear & prominently posted in appropriate areas indicating safe directional travel routes to warn & avoid users from getting confused & wandering into potentially unsafe & dangerous areas that might expose them to increased safety & security risks.

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## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping & 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 & design experience in this specialized field.

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b. Ensure to design out existing or potential concealment & ambush points to deter/ prevent criminal activity. Again, planning & design experience in this area is vital.

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

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d. Maintain an 8'- foot clear tree trunk for canopy trees & tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

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

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### 2B: Territorial Reinforcement - Landscaping

a. Design in dense, low-profile &/ 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 & to deny any concealed staging & ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance & results in providing concealment/ ambush opportunities.

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## 3. CPTED Lighting Standards

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

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b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, & Critical Infrastructure when applicable."

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c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors & overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion & 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,

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PZ24- 12000008  
12/17/2025



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.

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d. Install motion sensor security alert lights over the garage doors that are

strategically focused on vehicles parked in driveways as an effective burglary, auto-theft, & robbery crime prevention/ deterrent.

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e. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway & out of sight of many of the neighboring residents & police patrols.

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

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

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h. Adequate soft lighting is preferable to high intensity "spotlights" so as not to "blind" desirable users & make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

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i. Design out any potential landscaping & lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting & surveillance.

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

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k. 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.

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l. Option to consider: install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.

4. Security Strengthening, Natural Surveillance & Access Control - Doors, Windows, Overhangs, Perimeter Fences & Walls, Etc.

a. For DOORS: RESIDENTIAL APARTMENT/ CONDO UNIT/ TOWNHOME/ HOTEL & MOTEL, ETC. All solid exterior doors, including each individual residential unit entry and garage 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 & surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify & screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, fake employee, food delivery, etc. Criminal incidents of theft, burglaries & robberies can have very deadly consequences, so strategically planning & designing defenses ahead of time to prevent or deter these incidents is vital for safety & security.

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b. (if any) 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 & is easily bent/ pried to facilitate climbing through so steel is much preferred.

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PZ24- 12000008  
12/17/2025

c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

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

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f. In additions to door security locks and pins, include a secondary anti-pry robust security system such as a bar lock device on any ground or, if any, second level sliding glass doors (if any).

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a. For RESIDENTIAL: Install hardwired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended, especially because of the frequency of firearms that are left in residences & vehicles that are stolen & later involved in incidents such as accidental shootings or domestic violence incidents in the home, &/ or in serious & violent criminal incidents such as robbery, rape, etc.

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

a. To deter loitering by trespassers, illegal dumping &/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment &/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing & pedestrian gates:

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

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

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d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed & locked except when in active use by authorized persons. Ensure this passageway is ADA compliant.

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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 & sunrise.

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

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8. Parking Lot &/ or Garage, & Adjacent Access Egress & Perimeters:

a. Residential: single family/ townhome. Ensure there is a motion-sensor light over the garage door and parking space in front of the garage.

11. Electronic Surveillance – Security Strengthening required to protect residents, guests, employees & the general public from theft, robbery, burglary, sexual battery, & other serious & violent crimes.

\*\*\*ATTENTION IMPORTANT\*\*\*

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA & MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY & ACCESS CONTROL CONSULTANT & THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING & INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS & FINAL

APPROVAL

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a. M.O. 155.2407.E & M.O. 115.26 Site Plan Review Standards: Development complies with Crime Prevention CPTED Standards AND \*\*\*Security Strengthening - includes Mechanical & Electronic Security\*\*\* & CPTED standards, this requires BOTH to be addressed including Electronic

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PZ24- 12000008  
12/17/2025