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ATLAS SAFETY & SECURITY DESIGN, INC.

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09/18/2024

July 18, 2018

Mr. Jim Bird, Project Manager  
Oldcastle Coastal  
4630 Woodland Corporate Blvd. Suite 200  
Tampa, FL 33614

RE: Oldcastle Coastal Facility – 1200 NW 18<sup>th</sup> St., Pompano Beach, CPTED/Security Public Safety Plan

Dear Mr. Bird:

I have been contracted to review the drawings for security and Crime Prevention Through Environmental Design (CPTED) features in the proposed Oldcastle Bonsal Facility site plan update that is being considered for permitting by the City of Pompano Beach.

The Oldcastle Bonsal dry mix concrete production facility is on an existing site located on Andrews Avenue near Copans Road in an industrial commercial warehouse district area.

CPTED is part of the City of Pompano Beach Zoning Code Section 155.2415 D, which requires that new infrastructure be designed with security features that lower the risk and probability of crime and loss. The facility design elements should take into consideration and be consistent with the CPTED standards of care for natural surveillance, natural access control, territorial reinforcement, maintenance and management, and legitimate activity support.

The following review is part of the required submission to have CPTED security drawing plan, and a security narrative explaining the specifications and locations of any specific security features or recommendations.

In review of the location for the Oldcastle Bonsal, which is a Sakrete brand concrete manufacturing center, the Crime Area Profile Risk Analysis (CAP Risk) has the geographical area where project is being undertaken as 540. That number translates that the risk of crime in the mile radius around the plant is 5 1/2 times greater than national crime rates, and in Broward County the CAP Risk number 329, or 3 times greater than compared to other sites in Broward County. While, any location in South Florida is considered a higher risk than most of the United States, and the State of Florida, the number does suggest that the threat and vulnerability of the risk of theft, car theft, robbery, assault, is high enough to warrant additional security features to be considered as part of the upgrading to the existing site. While the facility is located in a warehouse

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Industrial area of Pompano Beach, on the west side of Powerline Road is a high crime area that generates a considerable amount of crime and criminal elements that do pose a

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threat to the Oldcastle Bonsal facility. The only prior known crime on the property was minor acts of vandalism, some trespass, and small theft of items. The greatest threats to this property are illegal trespass, illegal dumping in their dumpster, malicious vandalism of the equipment, and the potential for workplace violence/domestic violence. The risk of theft is low because the finished product is so heavy, and bulky. But very expensive machinery and tools are present. The vulnerability of the property is fairly low from crime because there is a constant presence of employees working around the clock. Non-employees will be easily to identify and stand out.



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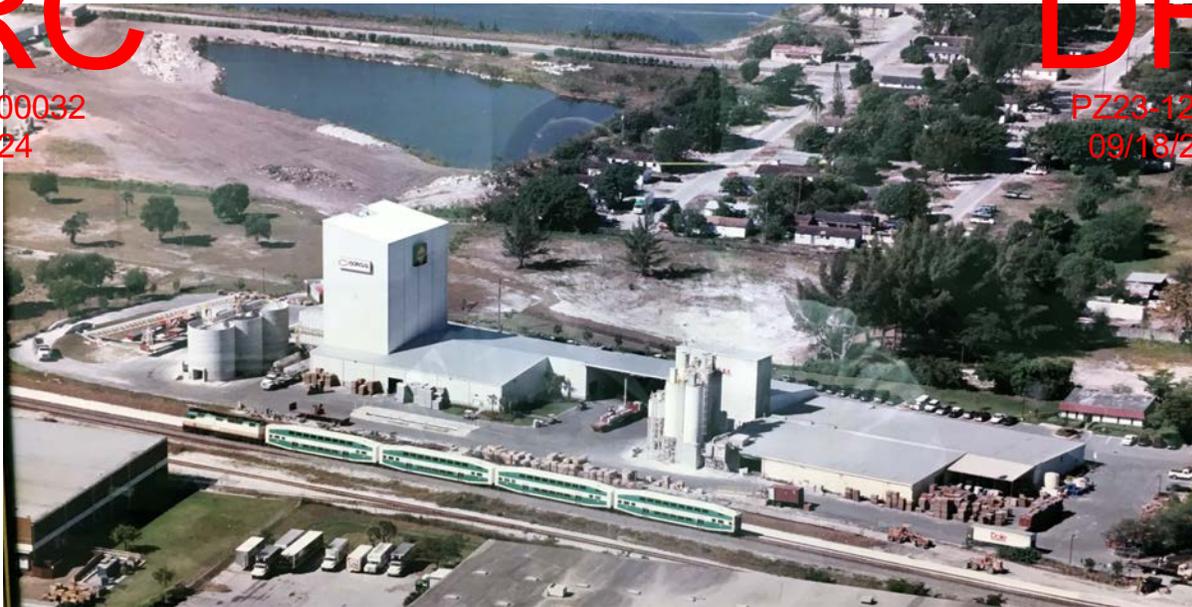
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The CAP Risk process establishes the level of risk for the site in question, and compares the level to national, state, and local levels of crime.

## 1-Mile Methodology: Tract Map

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This site's 2018 National CAP Index Score:  
**540**

### Oldcastle Bonsal

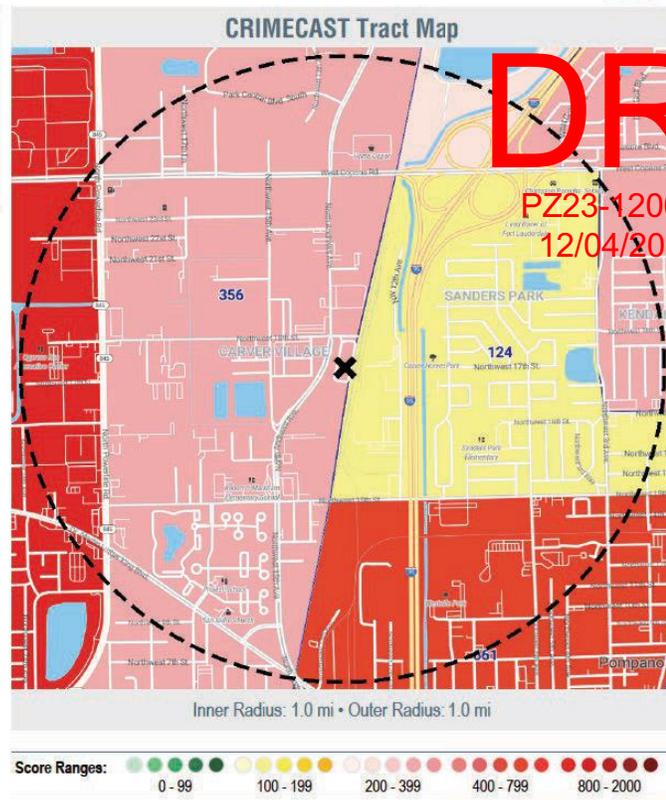
1200 NW 18t St.  
Pompano Beach, FL 33069

Latitude: 26.25161  
Longitude: -80.14002

CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 540 is 5.4 times higher than average.

Within this map, individual census tracts are color-coded to depict the level of risk within the tract and identify the potential origin of crime or criminal behavior.

CRIMECAST CATEGORY	SCORE
CAP Index	540
Homicide	559
Rape	445
Robbery	547
Aggravated Assault	983
Crimes Against Persons	914
Burglary	456
Larceny	326
Motor Vehicle Theft	805
Crimes Against Property	458
<b>CAP INDEX SCORE</b>	
Past - 2010	492
Current - 2018	540
Projected - 2023	541



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This site's 2018 National CAP Index Score:

# 540

**Oldcastle Bonsal**  
1200 NW 18t St.  
Pompano Beach, FL 33069

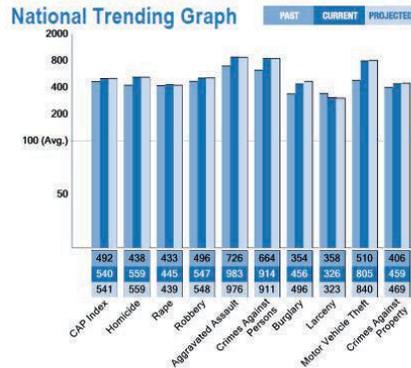
Latitude: 26.25161  
Longitude: -80.14002

National	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CRIMECAST CATEGORY			
CAP Index	492	540	541
Homicide	438	559	559
Rape	433	445	439
Robbery	496	547	548
Aggravated Assault	726	983	976
Crimes Against Persons	664	914	911
Burglary	354	456	496
Larceny	358	326	323
Motor Vehicle Theft	510	805	840
Crimes Against Property	406	459	469

State	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CRIMECAST CATEGORY			
CAP Index	394	420	413
Homicide	309	392	394
Rape	327	315	300
Robbery	406	439	433
Aggravated Assault	453	695	573
Crimes Against Persons	449	598	578
Burglary	202	244	257
Larceny	292	242	236
Motor Vehicle Theft	473	666	664
Crimes Against Property	305	313	311

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CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 540 is 5.4 times higher than average.



*County	THIS SITE'S SCORES		
	PAST 2010	CURRENT 2018	PROJECTED 2023
CRIMECAST CATEGORY			
CAP Index	298	329	333
Homicide	262	330	332
Rape	274	282	269
Robbery	300	334	341
Aggravated Assault	375	512	507
Crimes Against Persons	359	496	495
Burglary	221	283	312
Larceny	277	264	275
Motor Vehicle Theft	294	432	442
Crimes Against Property	287	330	348

\*Broward County, FL



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### Existing Site Conditions:

The Oldcastle Bonsal is a supplier of dry mix concrete products such as Sakrete. The plant facility is open 24 hours a day, seven days a week. While the administrative office is open Monday through Friday from 8 am until 5pm, the manufacturing plant is open all the time, with 40 plus employees that are working two shifts daily. The addition to the plant is to upgrade the operation to being fully automatic bagging of the concrete mixes, and producing 40,000 units a day. They are producing 104 tons of product per hour. When the new plant is completed staffing is expected to increase to 50 employees over the two shifts. When expansion is completed, there should be 90 plus truck deliveries a day to the plant. The plant requires storage of sand, rock, and cement mix, and when completed puts the finished bagged dry mix on wood pallets. Much of the finished product is sent to their largest client Home Depot. The proposed expansion will include robotics, new dryers, improved and expanded aggregate storage areas.

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The types of products that are made at made at the Oldcastle Bonsal Plant.

Presently, there is a written security policy/procedures and emergency manual that is kept in the Pompano and Tampa offices. Human Resources conduct safety training and impart the policy and procedures. There is a zero tolerance policy for workplace violence and illegal drug use at the work environment. Employees have background checks completed, are drug tested and subject to random drug testing. Employees sign affidavits regarding work place bullying and other key policies and procedures.

Existing territorial reinforcement of the Oldcastle Bonsal property is achieved on the West boundary with a six-foot high chain link fence with overgrown shrubs along Andrews Avenue. The North boundary is a six-foot high chain link fence, with two gate openings. The East boundary is a six-foot high chain link fence along the FEC railroad tracks. The south boundary is presently open just grass and trees.

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The west boundary on Andrews Avenue is chain link fencing and overgrown shrubs and non-native Australian Pine.



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The West Boundary has sections of the chain link fence that are damaged and lying down.

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The East boundary is six-foot chain link with overgrown shrub.

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The North boundary is presently the primary access and egress points to the plantation NW 18<sup>th</sup> Street. There are two gates openings. Both gates are left open and have been damaged and non-operational. The barbed wire on the top of the chain link fencing has been damaged and not consistent.

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The north boundary fencing is heavily damaged.

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The northeast gate has been knocked off the tracks and lays against the east perimeter fence. The open access allows trucks with aggregate product to enter in the site, but also has no barriers to keep trespassers out.



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The Northwest gate is the primary entrance for administration, employee vehicles. The gate is non-functional and is in disrepair.

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The north boundary on NW 18<sup>th</sup> Street has the marquee sign for the plant. It is difficult to see from the main road, Andrews Avenue.

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The South boundary is open real estate between the Bonsal Plant and the Oldcastle Distribution Center.

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There are no controls for vehicles once trucks turn on 18<sup>h</sup> Street. There are no barriers controlling access to the parking lot and site on the north side.

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Natural surveillance of the north parking lot and northwest vehicle entrance is achievable from the windows of the administrative offices if staff is present. There is no mechanical surveillance being used on the property, on the site or inside the plant or administrative spaces. While remnants of an old CCTV system were there, it is not functional. Access to the site are not controlled by gates because of the high volume of truck traffic daily, so to prevent theft, vandalism, pilferage, or illegal dumping, vehicles and persons entering the site should be under mechanical surveillance.

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The business office entrance faces east and the north side of the site.

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The office has a make shift security system that is monitored but needs to be updated. There is no exterior light along the east side of the business office.

### Natural Surveillance - Lighting analysis:

There are several large floodlights on 20-foot light poles positioned randomly in the parking areas to accomplish nighttime lighting. There are floodlights along the warehouse buildings, but the lighting is sporadic, and not up to contemporary lighting standards.



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The pole lighting actually uses florescent tubes, and was turned on during daylight hours.

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The exterior building lighting is florescent tubes, which are inadequate to properly light the grounds.



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The exterior lighting using florescent tubes as the light source was inefficient and not effective to evenly light the site and building exterior.

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The exterior dumpster area is located in the south part of the yard area across from the Plant. The screening needs to be in working order, and lockable, and the area cleaned up. The dumpster is not set down on a concrete pad. There is no drainage capacity. The wooden gates and shielding are damaged and does not close properly. There is no locking capability to prevent outsiders from outside persons dumping trash.

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There appears to be some dumping just adjacent to the dumpster. In the new site plan the dumpster will be designed to have compliant surrounding shielding and be secured.

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Tools and equipment is an attractive asset that need to be protected.

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Forklifts and product stacked are assets that need to be protected.



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Tools and machinery must be protected from loss, theft, pilferage, or vandalism.

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In summary, the Oldcastle Bonsal facility is a vital and thriving business in Pompano Beach. There is a lot of vehicle traffic generated by the dropping off and pick up materials and deliveries of the finished product. The facility is located in a high crime area only because of the criminal element on the west side of Powerline Road. The facility has considerable assets in equipment machinery and must be protected from pilferage and vandalism. The challenge of this site is the openness of the perimeter gates and boundaries. It is because the business operation is running around the clock with a considerable amount of employees, that the site has less vulnerability from trespass and loss.

In order to provide a reasonable level of site security for the new plant expansion, the newly proposed entrance off Andrews Avenue will be handling most of the finished product delivery traffic, while the northeast gate will be handling delivery of the raw materials and aggregate drop off to the storage silos, and the northeast gate is intended for visitors and employees parking. Video surveillance, warning and groundrule signage, and improved lighting will support natural surveillance by employees and management to reduce the risk and opportunity for loss, theft, vandalism, and workplace violence, and will minimize the opportunity for trespassing onto this otherwise open facility.

**Proposed Site Security Considerations and Improvements :**

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Site access control – The site is accessed through two vehicle entrances located on the south border of the property. Trucks and rigs will enter on the south side, as well as employees and customers. It is proposed that the entrances will have a swinging or sliding mechanical gates and video surveillance. The sliding and swinging gates should be closed after hours, and will be used in order to stop trespass, piggybacking, and unauthorized access onto the site and into the building.

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The present entrance allows access to the Oldcastle warehouse facilities. Currently, there are no access control features in place to control deliveries, or control when and where the public has access to the site and the materials. The new site plan is proposing a vehicular and pedestrian access control gates, warning and groundrule signage, site video surveillance, improved site lighting, a new and improved monumental sign, and replacing any missed fence to close fence gaps, which will improve safety and security to the Oldcastle Coastal facility and operations.

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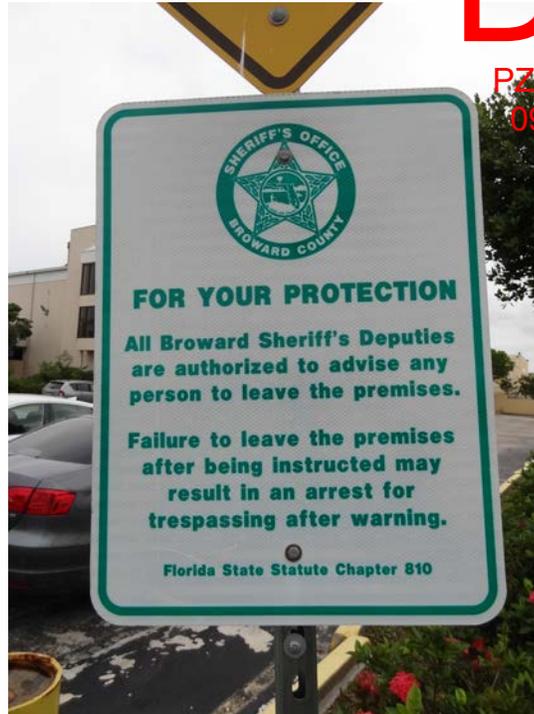
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At the Baers buildings, down the street from the Oldcastle site, they have the parking lot chained off, after a couple of criminal incidents took place there. Baers posted a no trespass sign that empowered the Broward Sheriff's office to patrol the facility. Proper signage must state who is the enforcing agency and cite chapter and verse of the state law that is being enforced, as demonstrated above. This kind of signage will be added to the Oldcastle site.

Emergency responder access – Fire trucks will be able to access the north and west gates and there is sufficient turning radius to drive through the property and access the building perimeters and facilities. A Knox lock box will be provided to allow access to first responders for after-hours access due to a call for service as per current standards. <http://www.knoxbox.com/blog/new-2012-ifc-requirement-for-key-boxes>

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Perimeter Lighting – The proposed photometric lighting plan will provide adequate lighting for the site and parking areas, without the effects of light trespass or light pollution. On the west and south vehicle entrances light levels are a minimum of 1 footcandle (FC) or greater. The storage yard generally has at least 1/2 footcandle minimum average coverage. The plant and office buildings will have exterior lighting that illuminate the building exterior in the hours of darkness. It will be important to view any illegitimate activity on the site and around the buildings. Therefore, lighting should be uniform and consistent on the stock and pallet areas with enough lighting to be able to observe movement by any potential trespassers. The exterior showroom areas should have a minimum of 1/2 FC of lighting to facilitate pedestrian movement and support video surveillance. The plant's renovated lighting is adequate on the east, west and north sides. However, where the silo's are located on the south side, additional luminaires will be added, as there are vehicles parked, stock pallets, and heavy machinery that should be observable.

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Territorial Reinforcement /Boundary definition – Fencing and Plantings – The existing six-foot high chain link fencing requires extensive repair and maintenance on the north, south, and east sides. Plantings should be maintained to be no higher than the fence line and the boundaries. Tree canopies should be maintained clear under 8 feet, with a trunk six inches in diameter or greater. If new saplings are planted, do not mutilate them to comply with the canopy requirement until they are mature trees with a six inch diameter trunk or greater, and if the tree canopies are blocking the field of vision.

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The west border definition will be improved with an attractive picket metal code compliant fencing with plantings, and a vehicle gate. It is recommended that as the site is improved to accommodate a sidewalk connection, and new monumental sign, and additional stripping at the entrance of onto Andrews Avenue will be added to direct the heavy trucks and rigs.

The approach onto the site will remain open because of the volume of traffic by trucks and rigs picking up and dropping off product, While the gates remain open during plant operations, there is the capability to secure the site and close the manually operated gates when there are holidays.



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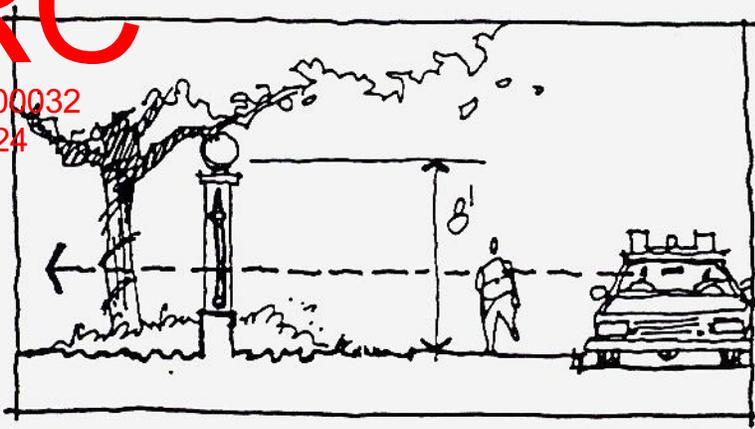
The pictures above are examples of vehicle gates and creating a secured entrance for company deliveries and vehicles.

Signage – It is recommended that additional legally qualified posted warning trespass signage be added on the perimeter fencing and the new and improved entrances. Groundrules signage is critical for achieving compliant behavior of employees and visitors. The present signage is unclear and does not meet the legal criteria for enforcement. In addition, no-trespass signs should cite local ordinance statute, and who is enforcing the trespass (Pompano Police or Broward’s Sheriff’s Department). The new proposed no-trespass signs will be posted on the site perimeter fencing every 100 feet and within the parking lots. Trespassers cannot be successfully arrested and prosecuted if the notice is not properly worded and posted. There should also be signage that the facility is under video surveillance, which serves as a notice to trespassers and criminals.

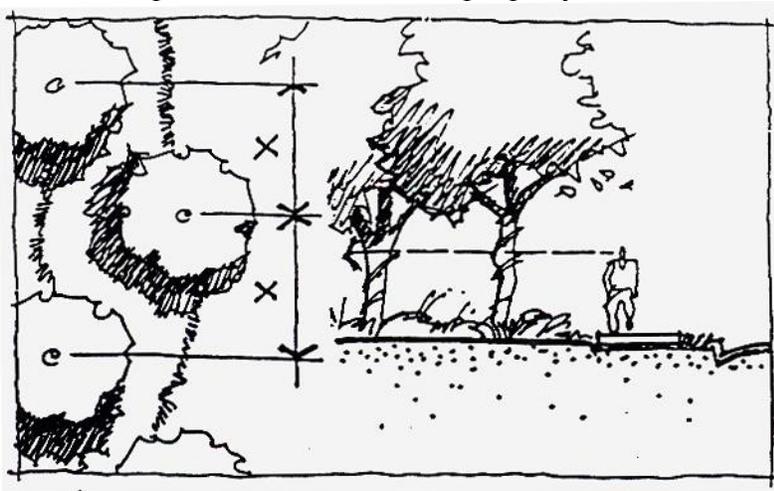


Signage creating notice of premises being monitored and under surveillance.

Natural surveillance – Natural surveillance is accomplished on the site by having a chain link fence on the north, south, and east boundaries. The west side boundary is being proposed to have decorative attractive code compliant decorative fencing and vehicular gates to create an entrance that allows open visibility by employees and staff and video surveillance. Police patrol will be able to readily discern any inappropriate or suspicious activity on the exterior of the fence, and see over the low shrub boundary, and under the tree canopies.



Ground plantings and hedges should be less than 3 feet and tree canopies over 8 feet to allow a clear zone of natural surveillance for police to be able to have un-obscured sight around the perimeter and into the property.



Mechanical surveillance - Video surveillance is important in monitoring areas where supervision is needed, or being able to detect persons or activity when or where it should not be occurring. There will be video surveillance at the vehicle entrances, the truck loading areas, the dumpster area, and parking lots. Motion activated sensors and infrared cameras may be used on the perimeter boundaries and the storage areas to detect movement and record any activity in what should otherwise quiet, except by Oldcastle workers.

While it is not the purpose of the Public Safety Plan to specify equipment, the goal is to spell out functional requirements so the City sees the intention of the technology, and the design professionals and engineers can specify an item. The video surveillance system should be a fixed lens, and not pan tilt and zoom. The fixed lens cameras are better quality and have not maintenance problems. The lens should be in secured casings that are weather proof and vandal resistant. The cameras should night vision capability because they are being used 24/7. The cameras should be able to use video analytics to make them smart and observant of unusual events occurring along the fence line of gate openings.

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Activity support – The Oldcastle Bonsal site plan expansion has planned to improve the security functions focused on the site, and in the weighing and drop off and loading areas. The business activities occur within the confines of the office center and that building should receive a security technology update. Groundrules will be supplemented to spell out clearly the rules of unauthorized access and trespass, and where and when the truck drivers should go. The activity support from having a number of employees working on site around the clock is the strongest deterrent to crime on and around the property. The employees serve as at the capable guardians of the property and can challenge trespassers and call police for quick response. Cameras don't stop crime, nor does lighting. Fencing may deflect criminals to openings in the perimeter. Since there is no access control onto the property during operational hours, the strongest deterrent to the threats are the capable guardianship of the employees.

The new proposed dumpster area should be on a concrete pad that can withstand picking up and dropping down by a garbage truck. There should be bollards/bumpers to prevent the truck from hitting the dumpster enclosure. The dumpster should be shielded on three sides with a screening that complies with zoning regulations. Swing gates that are locked should be used to protect the dumpster from illegal or unwanted dumpster diving or dumping. The front screening should be raised so that a person in the dumpster area can be observed from the outside. The gates should be lockable so they can be secured when not being used. If there is any trespassing in the exterior site areas, the person will stand out and be observed and challenged.



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Good examples of CPTED dumpster design demonstrating three-side shielding, bumper bollards, ground level visibility, gate doors that close and lock, and ample room for garbage trucks to back up and pick up the dumpster for emptying.

### Building Exterior Considerations:

Facility access control – The existing admin office building has a security burglar alarm system, with intrusion detection devices (motion sensors), and have the doors alarmed with door position switches (DPS). It is recommended that the existing building doors get rewired in a professional manner with no wires exposed, and if wires cannot be brought through the door frames, then have the wiring in security conduit. Since the factory plant is operating 24/7 their doors will be left open during operating hours, however the continual presence of staff should discourage and opportunity for criminal activity. The Alarm Company is Tyco/ADT and their service can be easily expanded to include the interior space protection alarms, the door position switches, and the proposed video surveillance system and video monitoring for the site.

Natural surveillance – There are windows in the business office facility on all four sides. Employees can observe deliveries and visitors entering from the street into the parking lot from the existing windows and doors of the business building and offices.

Mechanical Surveillance – Video surveillance will assist in supplementing the lack of visibility onto the yard, the Plant, and the perimeter boundaries. Besides the site video coverage described above, there should be video coverage of the office entries and doors. Cameras are being proposed on exterior parking lot light poles, which will be directed at the entrance to the building and all three-vehicle entrances. Video monitors may be located at the reception desk and the manager’s office upstairs in addition to the monitoring and storage at the alarm company head end system. Video surveillance information should be stored for 30 days coverage.

Building exterior lighting – The newly renovated and retrofitted lighting plan is providing adequate illuminate to the exterior of the buildings, the stock areas, the exterior yard area, and vehicular entrances for good visibility and accountability. Additional lighting is needed on all sides of the plant, and the three vehicle entrances to complete the lighting goals.

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Signage – There should be new and improved signage that states that there is no cash on premise. There should be signage that states this is a weapon free work environment.

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Signage should identify where employees park and where trucks should enter and leave. The trespass signage should reflect an agreement with local police for patrol and enforcement capabilities. Signage should be added for clearly defining public versus private areas.

**Interior Plant Considerations:**

Policy and procedures for all threats, and risks, manmade and natural disasters should be developed and readily available to the managers and key staff. Employees should receive subsequent training on emergency procedures, and what to do in the event of a natural disaster, medical emergency, or critical security event. As part of the prevention to workplace violence, a duress alarm button should be located at the receptionist desk, human resources, and the manager’s office.

**Critical Infrastructure Considerations:**

This manufacturing plant is now a major distribution storage center, services local contractors, vendors and customers. All utilities that come into the property and tie into the building exterior should be considered vulnerable from an attack, and should be reasonably secured. Power boxes should have locks on them. Water valves should be chained and not be easily accessible. Power lines should be inaccessible to a person other than a FPL lineman. A Knox lockbox should be provided on the primary entry gate, the secondary gates, and on primary building doors, to facilitate after-hour access by emergency personnel responding to a fire alarm.

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**Conclusion**

I am very pleased to have had the opportunity to conduct a security and CPTED review of the Oldcastle Bonsal property in Pompano Beach. It is my belief that the recommendations made, will be adopted with a minimum of expense and disruption to the operations. Having a safe workplace is to the benefit of the workers, owners, visitors, and law enforcement community. The Oldcastle Bonsal Plan complies with the standards and practices of CPTED review process, and will be a valuable contribution to the City of Pompano Beach.

PZ23-12000032  
12/04/2024

Respectfully yours,



Randall Atlas Ph.D., FAIA, CPP  
CPTED Certified Practitioner and Instructor

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