

October 25, 2022

Ms. Pamela Stanton
Planning & Zoning Division
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Citi Center – CPTED/Public Safety Plan Narrative

Dear Ms. Stanton,

Please see below for a narrative/outline of the Public Safety Plan for the Pompano Citi Center.

1) Natural Surveillance

landscaping selected and trimmed so all entrances and ground floor windows are visible from the street and/or to neighbors. Shown on the Landscape drawings Shrubs, Trees, and Ground covers will be placed so not to interfere with casual human surveillance. Landscaping that is selected will be maintained and trimmed to prevent places of concealment. Ground plants and hedges will be 2.5 feet maximum height.

Canopy trees with a clear trunk from the ground to 8 feet, and without any foliage or branches hanging below 8 feet. Only exception will be new immature canopy trees with trunk diameters under 6 inches which must be pruned to the previous standard once they mature and grow to over 6 inch diameter per landscaping code.

Trees will be placed so not to block view of any camera surveillance system, even after they fully mature. Windows of the buildings will be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units, common spaces, and offices?

Barriers between outdoor areas, such as Fences, Gates and Playground Equipment are designed to be at least partially see through, so that an adult could not hide behind them. They will also have narrow slats and no cross bars that would facilitate easy breaching for intruders to climb up and over.

Parking areas and recreation areas are visible from the units and common areas and will be under electronic surveillance. Shared facilities, such as laundry rooms or mail rooms, are adjacent to well-travelled areas. Signs will be posted in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot. Towing signs will be posted and enforced consistently.

Apartment entry and all exterior entry and service doors will have wide-angle viewers (peep holes).

There is an onsite office located within view of a property entrance which is posted with after-hours contact information. There are designated parking spaces with confidential coded number / letter markers assigned to future residents with appropriate signage, but no specific identifying unit numbers will be included so as not to inadvertently reveal if a unit owner/ occupant is not home to avoid signaling a burglary opportunity. Parking spaces will be designated for visitors and residents with

P&Z

PZ21-12000042
07/26/2023

P&Z

PZ21-12000042
08/23/2023

P&Z

PZ21-12000042
06/28/2023

signage. There are areas on the property for bicycles with signage and encouraged locking locations which will be under video surveillance.

Access Control

The main entry to the complex is controlled by automated gates. The property has a perimeter fence with access controlled pedestrian gates at the main entrance. All access points are controlled using a programmable fob entry credential, that is programmed on-site through the property management team. When a resident moves out, a credential can be instantly deactivated. Each unit has an electronic deadbolt for unit access using the same credential to enter the property, common areas, elevators, stairwell doors, and amenities. Unit entry locks will be electronic via “fob” access. Computer which controls fob control will be in secured room with surveillance camera monitoring the area.

The automated gate system has a designated lane for resident entry and visitor entry. A telephone entry system is at the visitor’s entry lane with electronic directory. Emergency services are controlled by the required Knox Key that has been approved by the Pompano Fire Department. A “Bail Out Lane” is located before the controlled access gate system so as to not block the flow of vehicle traffic when a guest or visitor is unable to contact a resident. There is also a public parking area next to leasing for future residents or vendor check in.

A Camera surveillance system has been placed to view this entry area using high resolution ip cameras and recording. There are also cameras located in each building in high traffic areas as well as common areas and amenities to enforce a visual deterrent. Sufficient conduit for surveillance cameras will be ran to the building so that the property owner or tenant can install surveillance cameras under a sperate building permit to view areas such as the property perimeter, including the pedestrian and vehicle entrances and exits, the parking areas and all sides of the buildings structure to enable viewing of entrances and exits. Ensure installation is sufficient to achieve all applicable code requirement goals. Tenant must agree to this condition, in lease so that property owner and tenant will be in compliance with these conditions prior to occupancy. We will consult with BSO before we finalize the exact camera locations.

2) Territorial Reinforcement

There are clear transitions between the sidewalk and public property and the complex’s property. Signage and pathways are clearly visible and identify as public and private areas.

Benches with single seating separators and seating areas in the playground and park areas are for residents and their guest. Signage on the property, will clearly state property, and pool rules.

The property will enroll in the BSO Trespass Program at this time by submitting a notarized program affidavit, and these signs will be posted on all sides of the property, including additionally in any particularly vulnerable areas.

BSO Trespass signs will be prominently posted 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.

P&Z

PZ21-12000042
07/26/2023

P&Z

PZ21-12000042
08/23/2023

P&Z

PZ21-12000042
06/28/2023

3) Maintenance Plan

There is an on-site maintenance facility located at the rear of the property which would require maintenance personnel to navigate through the complex allowing every opportunity to observe any abnormal conditions, activity, or general issues on the property.

Any exterior wall surfaces along the building perimeter with public access will be treated with graffiti resistant resin to prevent vandalism up to 8 feet.

4) Activity Support

Throughout the complex the residents can engage in activities in the common or outdoor areas, such as BBQ's, Playground, Dog Park and Amenities areas. The management team ~~or~~ and maintenance staff will be keeping the property clean and answering and addressing any maintenance issues, hazards, including malfunctioning lights, overgrown landscaping, etc. Illegally parked vehicles or vehicles on unapproved surfaces will be removed promptly. Tow policies for unauthorized vehicles will be posted and enforced.

The lease documents for residents specifically state that certain behavior will not be tolerated, and can be considered a breach of contract, thus allowing to evict a problem resident more easily.

Miscellaneous: All publicly accessible water spigots or electric power outlets outside of the fenced areas, if any, will have an internal cutoff switch or robust locking cap to prevent unintended usage by loiters and trespassers. Dumpsters if any will have lockable gates including any pedestrian access gateway. All gates will have an 8 inch bottom clearance to ensure anyone concealed inside behind the gates can be readily seen. They will have a motion sensor security light that effectively illuminates the dumpster area when in use during darkness. All blind areas will have corner security mirrors installed to assist in visibility. If costly equipment such as ground floor exterior air conditioning units will be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal information. Bike storage racks (if any) will be placed closed to the main access doors providing convenience and maximum natural and electronic security surveillance. Anti-vehicular impact traffic safety bollards or large heavy planters will be placed along street front pedestrian building entrance and exit areas. Wi-Fi system will be encrypted and password protected. Motion-sensor security alert lights will be installed over exterior doors and overhangs (if any).

Thank you,

Don Caldwell

Vice President

P&Z

PZ21-12000042
07/26/2023

P&Z

PZ21-12000042
08/23/2023

P&Z

PZ21-12000042
06/28/2023

Security Associates of Ft. Lauderdale, Inc.

5071 S. State Road 7 Suite #709

Davie, FL 33314

Office 954-434-0959

Securityassociatesftl.com

EG 13000212



P&Z

PZ21-12000042
07/26/2023

P&Z

PZ21-12000042
08/23/2023

P&Z

PZ21-12000042
06/28/2023