

## FIBERBUILT CUSHIONS AND UMBRELLA SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000052  
**Owner:** 2201, LLC  
**Project** Location: 2201 W. Atlantic Blvd  
**Folio Number:** Multiple Folios  
**Land Use Designation:** Low Medium (5-10 DU/AC)  
**Zoning District:** RM-12 (Multiple Family Residence-12) & B-3 (General Business)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** John Tice (jtice@galloherbert.com)  
**Project Planner:** Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

## CPTED NARRATIVE

### A. Natural Surveillance (Landscaping)

- 1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.
- 2.) Maintain an 8'- feet clear tree trunk for canopy trees and 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. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

### A1. Natural Surveillance (Lighting)

- 1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."
- 2.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc.
- 3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
- 4.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.
- 5.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

## A2. Natural Surveillance - Security Strengthening

- 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.
- 2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.
- 3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see through design.  
Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

## A3. Electronic Surveillance - Security Strengthening

### \*\*\* ATTENTION \*\*\*

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

- 1.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."
- 2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- 3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping or lighting.
- 4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.
- 5.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- 6.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage.
- 7.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

## B. Access Control - Security Strengthening

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

- 2.) 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.
- 3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).
- 4.) Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, industrial site, etc.
- 5.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.

#### B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

- 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:
  - 2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
  - 3.) Bottom gate clearances must be 8" above the ground.  
Purpose: 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.
  - 4.) 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.
  - 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
  - 6.) Dumpster areas must be secured with Access Control and video surveillance.
  - 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

#### B2. Access Control - Security Strengthening for Key Control & Management Offices

- 1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc.  
Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.
- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- 3.) A surveillance camera must monitor the office key storage area.

- 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

C. Territorial Reinforcements - Security Strengthening

- 1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- 2.) 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. Please note additional signage may be necessary depending on the size & layout of your development.
- 3.) Post BSO No 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 and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- 4.) 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.  
Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking

- 1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission.  
(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)
- 2.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)
- 3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- 4.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.
- 5.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

D. Maintenance & Management - Security Strengthening

- 1.) Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.
- 2.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

- 3.) Ensure all publicly accessible exterior electrical power outlets have a Lockable Metal Cover AND easily accessible secure internal cutoff switch.
- 4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.
- 5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.
- 6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.
- 7.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern.
- 8.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.
- 9.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

E. Activity Support - Security Strengthening

- 1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.  
Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.
- 3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.  
Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.
- 4.) For projects with multiple stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.
- 5.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.  
Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.
- 6.) Public &/or Common Use Restrooms, Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

## CPTED PRINCIPLES

### 1) CPTED PRINCIPLE #1 NATURAL SURVEILLANCE

- THERE ARE WINDOWS IN THHROUGH THE FRONT FACILITY. EMPLOYEES CAN OBSERVE VISITORS ENTERING FROM THE STREET INTO THE PARKING LOT FROM THE EXISTING WINDOWS AND EXTERIOR COVERED AREAS. THE LIGHTING PLAN WILL PROVIDE EXCELLENT ILLUMINATION TO THE EXTERIOR OF THE BUILDINGS, DELIVERY AREAS, PARKING SPACES AND VEHICULAR ENTRANCES FOR GOOD VISIBILITY AND ACCOUNTABILITY.

### 2) CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

- ACCOMPLISHED BY HAVING VEHICULAR GATES AND CHAIN LINK FENCES TO PREVENT ACCESS TO DELIVERY AREA BEHIND THE BUILDINGS AFTER NORMAL DELIVERY HOURS TO CREATE OPEN VISIBILITY FOR EMPLOYEES, STAFF AND VIDEO SURVEILLANCE.
- THERE WILL BE VIDEO SURVEILLANCE AT THE VEHICLE ENTRANCES, WORKING AREAS AND PARKING LOTS.

\*NOTE: VIDEO SURVEILLANCE SYSTEM SHOULD BE A FIXED LENS AND NOT PAN TILT AND ZOOM, WEATHER PROOF AND VANDAL RESISTANT.

### 3) CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT

- GROUND PLANTING AND HEDGES SHOULD BE LESS THAN 3 FEET AND TREE CANOPIES OVER 8 FEET TO ALLOW CLEAR ZONE OF NATURAL SURVEILLANCE FOR POLICE TO BE ABLE TO HAVE UN-OBSCURED SIGHT AROUND THE PERIMETER AND INTO THE PROPERTY.

### 4) CPTED PRINCIPLE #4 MAINTENANCE

- TREE CANOPIES SHOULD BE MAINTAINED CLEAR UNDER 8 FEET, WITH A TREE TRUNK SIX INCHES IN DIAMETER OR GREATER.

### 5) CPTED PRINCIPLE #5 ACTIVITY SUPPORT

- MAIN ANCHOR STORE IS CURRENTLY OPERATING DURING THE WEEK FROM MONDAY TO SATURDAY FROM 8:30 AM TO 5:00 PM. SUNDAY FROM 11:00 AM TO 5:00 PM.
- THE SITE PLAN EXPANSION HAS PLANNED TO IMPROVE THE SECURITY FUNCTIONS FOCUSED ON THE SITE.
- GROUND RULES WILL BE SUPPLEMENTAL TO SPELL OUT CLEARLY THE RULES OF UNAUTHORIZED ACCESS AND TRESPASS.
- THE ACTIVITY SUPPORT FROM HAVING A NUMBER OF EMPLOYEES WORKING ON THE SITE AROUND THE CLOCK IS THE STRONGEST DETERRENT TO CRIME ON AND AROUND THE PROPERTY.
- THE EMPLOYEES SERVE AS CAPABLE GUARDIANS OF THE PROPERTY AND CAN CHALLENGE TRESPASSERS AND CALL POLICE FOR QUICK RESPONSE.