

CPTED Narrative

2851 MLK

PROJECT LOCATION: 2851 Dr. Martin Luther King Jr., Pompano Beach, FL 33062

PROJECT FOLIO: 484228000353

Below is a description on how the project addresses each Crime Prevention Through Environmental Design (“CPTED”) principles. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102 and a CPTED Notes Sheet SP-103.

1. **NATURAL/ELECTRONIC SURVEILLANCE:** The Project adheres to this principle through the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a feeling of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:
 - a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. Monitors must be strategically located for maximum overlapping active and passive observation. Use a large enough monitor so as not to crowd many small indecipherable or obscure images onto the monitoring screen. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc.
 - b. A security system will be installed, and Camera locations will focus on main entrances and high-use areas.
 - c. 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
 - d. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager’s office, front desk, lobbies, etc.
 - e. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
 - f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
 - g. 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.

- h. Planning and installation of the surveillance monitoring system will include field input from experienced CPTED / Security Strengthening Law-Enforcement to ensure optimal results.

LIGHTING:

- a. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
- b. 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. 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.
- c. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
- d. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

LANDSCAPING:

- a. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- b. Maintain a 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover around glass windows.
- c. 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 and electronic surveillance.
- d. 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.
- e. Ensure to design out existing or potential concealment and ambush points to deter/

prevent criminal activity.

- f. 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 fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** This principle focuses on maintaining control and prevents criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

- a. The site is accessed by vehicles at one location, the parking lot West of the site from MLK Blvd. The site is also accessed by pedestrians from lot West of the site from MLK Blvd.
- b. 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.
- c. The project does not anticipate having any type of late-night business as defined by the City of Pompano Beach Land Development Code as a place of retail or commercial business that is open for business to the public at any time between the hours of 11:00 p.m. and 5:00 a.m. and which does not meet the definition for a Convenience Business.
- d. Management office door must have a security viewer (peephole) or reinforced security window.
- e. 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.
- f. 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.
- g. 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.

- h. 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.
 - i. Dumpster areas must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
 - j. Dumpster areas must be secured with Access Control and video surveillance
 - k. 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.
3. **TERRITORIAL REINFORCEMENT:** This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:
- a. Perimeter landscape further separates public vs private space.
 - b. 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 to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.
4. **MAINTENANCE:** Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
- a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
 - b. The grounds will be clean and clear of debris.
 - c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. All exterior power outlets will have a lock and readily accessible power secure internal cut-off switch to deny unauthorized access.
 - f. A fixed concealed silent panic duress alarm at main entrance will be installed AND will 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. 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.

5. Activity Support Security Strengthening:

- a. **The building/ development's Wi-Fi system is 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.**

6. CPTED Supplemental Strengthening notes:

- a. Fences, gates and/ or any exterior ground level architectural abstract design features 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.
- b. Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc.
- c. CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance
- d. A statement must be prominently placed on the "CPTED Security Strengthening drawing plan" that declares that "each and all of the CPTED security Strengthening narrative plan conditions are part of and integral to the approved development plans and must be completed for project approval." this is necessary as contractors are stating that they did not receive the CPTED narrative plans and that they only thought they had to do only what was on the CPTED drawing plan which is absolutely wrong.

- e. The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.
- f. 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.
- g. Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses onto both the actual drawing and narrative plans.
- h. Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.
- i. 155.2407.e Site plan review standards
Complies with crime prevention security strengthening and CPTED standards, this requires both to be addressed.
- j. As per code 155.2407.e.9., at the time of permit submittal, the CPTED security strengthening drawing plan and separate CPTED security strengthening drawing plan narrative shall both be submitted as part of the requirements for planning & zoning review and approval.
- k. 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.

CPTED Narrative prepared by KEITH:
Juan Pablo Chapa

CPTED Narrative signed and acknowledged by applicant:

Applicant