

RAW DESIGN + CONSULTING

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ARCHITECTURE | ENGINEERING | INTERIORS | CONSTRUCTION

501 E LAS OLAS BLVD • SUITE 300 • FT. LAUDERDALE • FL, 33301

May 5, 2023

Revised August 18, 2023

PROJECT: BELMONT PARK ESTATE
APPLICATION NO.: PZ22-12000014

CPTED NARRATIVE

1. Trespass and Signage: Territorial Reinforcement and Access Control
 - Submit a Broward Sheriff's Office No Trespass Program Affidavit with the application.
RESPONSE: NOTED. AFFIDAVIT WILL BE SUBMITTED
 - Post sufficient BSO No Trespass Signage so that it is readily available at the main entrance and all sides of the property: North, South, East and West.
RESPONSE: NOTED. SIGNAGE WILL BE POSTED
 - Prominently post signs securely using robust fasteners at all corners.
RESPONSE: NOTED. SIGNAGE WILL BE POSTED
2. CPTED Landscaping Standards
 - A. Natural Surveillance
 - Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.
 - Design out existing or potential concealment/ ambush points.
 - Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
 - Maintain an 8" clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.
RESPONSE: NOTED. TO BE REFLECTED ON LANDSCAPE PLANS
 - B. Territorial Reinforcement
 - Wherever possible, 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 criminal activity.
 - Place convex mirrors where appropriate such as around exterior doors and in blind spots such as passageway corners, alcoves, etc.
RESPONSE: NOTED. TO BE REFLECTED ON LANDSCAPE PLANS
3. CPTED Lighting Standards
 - 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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RESPONSE: LIGHTING WILL BE PROVIDED BASED ON MIN REQUIRED AS PER FBC SEE PHOTOMETRIC PLANS

- All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage rooms and/ or sheds, etc.

RESPONSE: YES, RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS WILL BW PROVIDED

- 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc.

RESPONSE: SECURITY MOTION SENSORS WILL BE PROVIDED

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

RESPONSE: NOTED. TO BE INCLUDED ON FINAL ELECTRICAL PERMIT PLANS

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

RESPONSE: NOTED. TO BE INCLUDED ON FINAL ELECTRICAL PERMIT PLANS

- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprises such as an ambush. With soft bright lighting the field of vision is greatly extended.

RESPONSE: NOTED. TO BE INCLUDED ON FINAL ELECTRICAL PERMIT PLANS

4. Natural Surveillance, Security Strengthening and Access Control

Interior and Exterior Building Structural Design and Perimeters including Features such as Egress Points, Doors, Windows, Overhangs, Lobbies, Hallways, Elevators, Fences, Walls, Driveways, Parking Lots and Garages, Amenities, Etc.

- Install either a reinforced security window/ approved hurricane impact, or a 180-degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior safety and security conditions, and to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.

RESPONSE: ALL WINDOWS WILL BE IMPACT RESISTANT.

- Any existing or future fencing should be CPTED oriented 'see-through' to maintain critical Natural Surveillance.

RESPONSE: ALL FENCES WILL BE CPTED ORIENTED

- Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing to prevent footholds.

RESPONSE: ALL FENCE SPACED WILL BE BUILDING ACCORDING TO FBC

- (Chain-link) Fences should have a bottom bracing anti-breaching cable.

RESPONSE: THIS IS NOT A COMMENT THIS IS A DESIGN STANDARD

- Burglar/ Security Alarms must be installed at the facility offices wherever valuables such as cash, sensitive identification documents or electronic files including financial information is

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stored. Pre-hardwire for alarms as Wi-Fi is being hacked more frequently. Alarms must be activated whenever the offices are closed, or all personnel are out of the office building.

RESPONSE: N/A

- Costly equipment such as exterior air conditioning units must be clearly, and permanently marked and serial numbers and photos stored for criminal investigation. This identification information must be readily available in the event of a theft or burglary to help law enforcement try to quickly track and recover the stolen items.

RESPONSE: NOTED. PLEASE NOTE AC EQUIPMEBT IS LOCATED ON THE ROOF WITH PRIVATE ROOF ACCESS

- Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.

RESPONSE: N/A

5. Dumpster: CPTED, Natural Surveillance and Security Strengthening

- To deter loitering by trespassers, illegal dumping and a concealment/ ambush opportunity point for criminals, dumpster enclosures, including those that also have a pedestrian access entry passageway in addition to swing gates, must include all the following on both the swing and pedestrian gates:
- A robust locking mechanism such as a throw bolt with a padlock for example rather than only a vulnerable chain and padlock.
- Bottom gate clearances must be 8" above the ground for viewing underneath.
- If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

RESPONSE: NOTED. THE ABOVE ARE ALL TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS

6. Key Security: Access Control and Security Strengthening

- Describe access key control security system - general description only, avoid specific location of key storage safe.
- A camera should monitor this key storage area.

RESPONSE: N/A

7. Parking Lot and adjacent access perimeters

- Vehicles are frequently burglarized in driveways and parking lots leading to significant property loss and often the theft of personal identification documents which has resulted in highly financially damaging chronic identity theft fraud
- Violent Robbery incidents, primarily in parking lots and driveways, have resulted in serious personal injuries including death to both residents, guests, customers, and employees, therefore no security surveillance camera coverage gaps can exist.
- Comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".
- Enclosed garages must have an emergency police 911 capable call alert button. These locations must be covered by video surveillance for safety purposes and to deter misuse.
- Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests/ employee use only.
- Post signage in parking areas forbidding vehicles other than owner's/ authorized guests/ employees to park and loiter in private parking lot.
- Post towing sign and enforce tow away policy consistently concerning non-authorized visitors and/ or abandoned vehicles.

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RESPONSE: NOTED. THE ABOVE ARE ALL TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS

8. Business Security Ordinance: Natural and Electronic Surveillance
- If the business or any of the tenants will operate a late night business, then compliance with City of Pompano Beach Ordinance § 115.26 BUSINESS SECURITY is mandatory. Address this in detail in the Development Review CPTED/Security Strengthening Narrative and Drawing submissions for review.
 - Describe in Drawing and Narrative Plans:
 1. Video or security camera system: Every Late-Hours Business shall maintain a video or security camera system that is capable of monitoring, recording and retrieving a clear and identifiable image to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:
 - a. Be in operation at all times;
 - b. Be readily viewable and accessible by employees;
 - c. At least one camera recording the interior of the business;
 - d. At least one camera recording any parking areas, (cameras must cover entire parking area up to the perimeter); and
 - e. All recordings must be retained and available to police for a period of 72 hours from the date of recording;
 2. (If applicable) All window signage provided at Late-Hours Businesses must allow a clear and unobstructed view from the outside of the building and in a normal line of sight of the cash register and sales transaction area.
 - Provide the following on NARRATIVE PLANS:
 - Operational hours in writing.
 - Comprehensive parking lot area surveillance camera coverage/ capture. Show sight "cones".
 - (If applicable) (Commercial/ Retail/ Etc. Businesses) Clear sightline to cash register/ sales counter area from exterior Show sightline path.
 - (If applicable) (Commercial/ Retail/ Etc. Businesses) Avoid sightline obstructive tall inventory stacking and shelving that blocks Natural and/ or Electronic Surveillance.
 - (Commercial/ Retail/ Etc. Businesses) Entry lobby area cannot be blocked by inventory display or storage as this is area is used for emergency egress by fire and law enforcement. Also, any displays or storage of inventory stock obstructs clear sightline paths and provides concealment/ ambush opportunities for crimes such as retail theft and robbery.

RESPONSE: NOTED. THE ABOVE IS NOT APPLICABLE TO THE PROJECT

9. Surveillance: Natural and Electronic
- Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
 - Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
 - All exterior building entrances, exits including service doors must have surveillance camera coverage.
 - Strategically plan the locations of the electronic surveillance system viewable monitors to avoid obstructions to clear surveillance camera sight lines. Surveillance monitors that are locked in an unoccupied office or closet where they are not readily viewable are not usually of much help.
 - Any potentially vulnerable areas that cannot be covered by electronic monitoring should be either viewable via natural surveillance or checked frequently by employees.

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- All management/ security office doors must have a surveillance monitor, audio/ video intercom, reinforced security window, or a 180-degree wide angle 'peephole' door viewer enabling the occupants to view who is outside the security safe room door.

RESPONSE: NOTED. THE ABOVE IS NOT APPLICABLE TO THE PROJECT

10. Miscellaneous: Security Strengthening

- Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by trespassers, vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.
- Any publicly accessible seating benches or platforms should be designed to deter loitering/ sleeping by vagrants/trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/ sleeping design feature.
- Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.
- Exterior A/C condenser equipment must have enhanced security strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection.
- If any Wi-Fi is provided, restrict free public access to avoid attracting loitering and trespassing by unauthorized/undesirable persons.

RESPONSE: NOTED. THE ABOVE ARE ALL TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS

11. Access Control Multi- Family

- Limit property and building access points and entrances. Public access points should channel guests through the fewest entry points possible. For required fire exits, make them 'exit-only' doors and consider converting them to alarm doors suitable for emergency use only whenever possible.

RESPONSE: NOTED. THE ABOVE ARE ALL TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS. PLEASE NOTE THERE ARE ONLY 2 EXTERIOR STAIRS CURRENTLY PER BUILDING.

12. Address Emergency Radio Signal Ordinance to ensure Law Enforcement can operate unimpeded within the structure.

RESPONSE: NOTED. THE ABOVE IS TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS

13. Provide an Emergency Access Method/ System to Law Enforcement in the event of a law enforcement/ criminal incident, or medical emergency (police often arrive before fire rescue) inside the facility.

RESPONSE: NOTED. THE ABOVE IS TO BE APPLIED AND INCLUDED IN THE PROJECT AND FINAL PERMIT DOCS

The Following will become conditions of approvals:

1. 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 and is easily bent/ pried to facilitate climbing through so steel is much preferred.

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2. Install hard wired burglar security alarms, or at a minimum pre-wire each residential unit for burglar alarms as residential units are often targets of thefts, fraud, burglaries, robberies, etc.
3. All exterior doors must have non-removable door hinge pins.
4. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).
5. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.
6. Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with graffiti resistant resin up to 8 feet to prevent vandalism.

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