



Commercial Security Assessment

All information in this report is confidential pursuant to Florida State Statute 281.301 and is not available to the public.

The purpose of this assessment is to provide security recommendations. This report is only advisory and is not intended to identify all security weaknesses, or to warrant the adequacy of all present and future security measures whether recommended or not. All new construction, modifications, or retrofits should comply with existing building codes, zoning laws, and fire codes. Prior to installation or modifications, the proper licenses, permits, and variances should be obtained, and inspections should be conducted by the appropriate agency.

LOCATION: San Remo Golf and Tennis Club
301 Club Circle

SURVEYED BY: Officer Ryan Jenney
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DATE SURVEYED: 10/13/2025

REQUESTED BY: Jennifer Murray

Site Information

The San Remo Golf and Tennis Club is a condominium complex consisting of multiple low rise, 2 story buildings over several acres. The units are privately owned and the owners are part of a condominium association which is responsible for the common areas including the perimeter, parking lots, clubhouse and pool. The property is not gated and there is no security staff onsite.



CPTED Principles

The design of your facility, landscaping, and how you care for your property can play a large role in whether a criminal targets your property or someone else's. This assessment will incorporate the concept of Crime Prevention Through Environmental Design (CPTED). The objective of CPTED is to influence behavior through the proper design and effective use of the built environment using four overlapping strategies: Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance.

Natural Surveillance is simply the ability to observe the activities around you. In a commercial property, we would first look for good visibility across the property. If you are driving by or looking out the window, would you see a person on the property or is there something obstructing the view?

Natural Access Control can incorporate Natural Surveillance. The concept of Natural Access Control is to deny criminals their targets and increase their perception of getting caught. The windows to our property are always a point of vulnerability. A simple way to deny access to them is to incorporate hostile vegetation into your landscaping. By planting cactus, bougainvillea, crown of thorns, or other thorny vegetation under the window, you can almost guarantee few will dare to tread too closely. Hostile vegetation can also be used to guide people to our front door or to keep them from hiding in the nooks and crannies around our homes, promoting Natural Surveillance. Some other elements of Natural Access Control can be the utilization of sidewalks or water features to guide people to where you want them to go on the property.

Territorial Reinforcement is the concept of defining our control over an area, differentiating public space from private space. The most obvious example of this would be the traditional fence. It can, however, be accomplished in more subtle ways such as changing the color of our driveway and installing landscaping. Regardless of the method, the goal is to define our property and say to the criminal that this is ours and we care about what happens here. To ensure this message remains loud and clear, proper maintenance is a must.

Maintenance is simple, you must take care of the property if you want it to be secure. Simple tasks such as changing lightbulbs, trimming overgrown vegetation and picking up trash will not only eliminate issues that interfere with natural surveillance, but it will send a message to potential criminals that the area is cared for and it is actively in use (Broken Windows Theory).

Target Hardening, although not part of CPTED, is a useful element of a greater crime prevention plan. It focuses on the traditional forms of home security: locks,

hinges, alarms, and other similar measures. The focus of this concept is to make your home as secure as possible utilizing appropriate equipment and hardware. Some of these measures would be to ensure your home has solid core exterior doors equipped with security hinges and deadbolt locks, all sliding glass doors have auxiliary locks, proper fencing is being used, the installation and utilization of an alarm, etc. Although target hardening may incorporate some of the other concepts, it is basically the last line of defense.

It is important to remember that these strategies overlap and that they are not designed to be obtrusive but aesthetically pleasing. The object is not to create something that resembles Fort Knox, however, to create an attractive environment where unintended users are discouraged.

Doors

Doors serve as the primary entry portal for Employees, guests, customers and criminals alike. Several styles and types of exterior doors can be found in the average Commercial property, to include the standard single-entry door, double doors, French doors, and sliding glass doors. Doors can be constructed of wood, metal, glass, fiberglass, or a combination of materials. There are unique challenges which must be evaluated when determining the most appropriate method of securing each type of exterior door. The following crime prevention recommendation(s) address the specific doors on your property.

- Install latch guards on exterior doors to clubhouse.



- At least a 1-inch deadbolt in each dwelling unit door.
- Locked gates with key or fob access along pool fence areas.
- A peephole or door viewer on each dwelling unit door that does not include a window or that does not have a window next to the door.

- A locking device on each exterior sliding door, and any other doors not used for community purposes.
- Example of a sliding door lock:



*Keep doors locked and add latch guards where needed to exterior doors.

Windows

Windows are a vital accent to your property that can add elegance, offer views of our neighborhood, let in light, and serve as an emergency exit. Similar to doors, windows come in various sizes, shapes, and styles and are a common point of entry for criminals. Although some styles of windows are extremely vulnerable and allow little modification to make them safer, others are easily upgraded and extremely difficult to breach. By knowing what type of window you have and implementing the crime prevention measures available, you can reduce the ease in which a criminal can enter your property.

- All windows must have a locking device.

Alarms

With the proper equipment and installation, the utilization of an alarm, is not only a deterrent, but may minimize loss by forcing the criminals to act hastily. As with most electronic components, alarm systems are offered by many companies and come with numerous options. Deciding which system meets your needs and budget can seem overwhelming. To make this task a little easier, the following recommendations have been provided. Prior to purchasing your system, ensure you obtain at least three quotes from established companies with a proven history of service and performance and insist on references you can contact.

*Recommend a trusted contact who is able to have access in an emergency, i.e. spare key/alarm code

*Register the alarm with the City of Boca Raton Alarm Services, 561-544-8507

Lighting

Lighting is a key security feature. Good lighting can help deter crime by calling attention to illegitimate activities, helping to identify criminals, and creating a sense of safety on the property. Particular attention should be taken to illuminate vulnerable areas such as doors or windows not in plain view and vehicles left in the parking lot. Fixtures should be protected from breakage by locating them out of reach and installing breakage resistant coverings. Routine inspections should be conducted on a regular basis. Vegetation should be cleared away from fixtures and outages (burnt bulbs, broken fixtures, etc.) should be repaired as soon as possible.

- A lighted parking lot illuminated at an intensity of at least an average of 1.8 foot-candles per square foot at 18 inches above the surface from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
- Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
- Adhere to basic lighting standard, "Can you recognize a familiar face from 50 feet away at night?"
- Replace old, outdated and inefficient fixtures.



Landscape

Improper maintenance of vegetation can block or reduce the effectiveness of other vital security features, such as lighting, and hinder the observation of illegitimate activity on the property. As mentioned, proper use of vegetation can define space and ownership, call attention to activities, and modify behavior by restricting paths of travel or access to points of vulnerability. With regular maintenance, vegetation is one of the few security tools that can enhance the beauty of your property. The following are some recommendations to improve the effectiveness of the vegetation around your property.

- Trim hedges that are blocking walkways.



- Maintain lowest possible height for vegetation and keep away from windows, doors and any other areas that impact natural surveillance.

*Consider the 2 foot 6 foot rule, where the recommendations are for shrubs and hedges to be no taller than 2 feet off the ground and tree canopies are no lower than 6 feet from the ground

Miscellaneous

- Install convex mirrors as needed.
- Secure key box to wall in management office and utilize log system.



*Recommend putting car keys hidden in another location when out of town

*Follow us on social media for current trends and tips

Security Cameras

A Closed-Circuit Television (CCTV) camera system serves as a deterrent to criminal activity. At a minimum, a CCTV system should monitor activity at the main access points onto the property but can also monitor activity in the residence as well. Additionally, some systems can be tied into the alarm system and remotely accessed via the internet upon notification of an alarm activation. For a CCTV system to be of any use, it must be capable of capturing quality low light images and storing those images in an easily exportable digital format. The recommended time for storage is at least ninety days. Often crimes may go undetected for some time. You don't want your system to overwrite the footage before it is retrieved. Due to the wide variety of cameras and recording systems on the market, you may wish to seek professional advice prior to making a purchase. As with alarm systems, seek at least three quotes from established companies with a proven history of service and performance, and insist on references you can contact.

- Install a security camera system at points of entry and exit which records, and maintains as retrievable for at least 30 days, video footage to assist in offender identification and apprehension.

768.0706 Multifamily residential property safety and security; presumption against liability.

(1) As used in this section, the term:

- (a) "Crime prevention through environmental design" has the same meaning as in s. 163.503(6).
- (b) "Multifamily residential property" means a residential building, or group of residential buildings, such as apartments, townhouses, or condominiums, consisting of at least five dwelling units on a particular parcel.
- (c) "Parcel" means real property for which a distinct parcel identification number is assigned to the property by the property appraiser for the county in which the property is located.

(2) The owner or principal operator of a multifamily residential property which substantially implements the following security measures on that property has a presumption against liability in connection with criminal acts that occur on the premises which are committed by third parties who are not employees or agents of the owner or operator:

- (a)1. A security camera system at points of entry and exit which records, and maintains as retrievable for at least 30 days, video footage to assist in offender identification and apprehension.
- 2. A lighted parking lot illuminated at an intensity of at least an average of 1.8 foot-candles per square foot at 18 inches above the surface from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
- 3. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
- 4. At least a 1-inch deadbolt in each dwelling unit door.
- 5. A locking device on each window, each exterior sliding door, and any other doors not used for community purposes.
- 6. Locked gates with key or fob access along pool fence areas.
- 7. A peephole or door viewer on each dwelling unit door that does not include a window or that does not have a window next to the door.

(b) By January 1, 2025, the owner or principal operator of a multifamily residential property has a crime prevention through environmental design assessment that is no more than 3 years old completed for the property. Such assessment must be performed by a law enforcement agency or a Florida Crime Prevention Through Environmental Design Practitioner designated by the Florida Crime Prevention Training Institute of the Department of Legal Affairs. The owner or principal operator must remain in substantial compliance with the assessment for purposes of this paragraph.

(c)1. By January 1, 2025, the owner or principal operator of a multifamily residential property provides proper crime deterrence and safety training to its current employees. After January 1, 2025, the owner or principal operator must provide such training to an employee within 60 days after his or her hire date for purposes of this paragraph.

2. For purposes of this paragraph, "proper crime deterrence and safety training" means training which trains and familiarizes employees with the security principles, devices, measures, and standards set forth under paragraph (a), and which is reviewed at least every 3 years and updated as necessary. The owner or principal operator may request a law enforcement agency or the Florida Crime Prevention Through Environmental Design Practitioner performing the assessment under paragraph (b) to review the training curriculum.

(3) For purposes of establishing the presumption against liability under subsection (2), the burden of proof is on the owner or principal operator to demonstrate that the owner or principal operator has substantially implemented the security measures specified in subsection (2).

(4) The Florida Crime Prevention Training Institute of the Department of Legal Affairs shall develop a proposed curriculum or best practices for owners or principal operators to implement such training. The state has no liability in connection with providing a proposed training curriculum under this subsection.

(5) This section does not establish a private cause of action.

Representative Signature: Chas M Ventro Date: 10/29/25

Officer Signature:  Date: 10/29/25

The mission of the Community Engagement Unit is to prevent crime, reduce the incidence of crime, foster a sense of security in the community, and preserve the quality of life in Boca Raton through public education programs and building community partnerships.