5/29/2024 4:32:29 PM

CPTED
** ATTENTION IMPORTANT ***
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 and avoid delays.
Initials ___MS__

*** DISCLAIMER ***
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.
Initials __MS___

FOR PRELIMINARY APPLICATION REVIEWS (PAM):
***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. ***
Initials __MS___

***ATTENTION IMPORTANT ***
155.2407.E SITE PLAN REVIEW STANDARDS:
COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.
Initials __MS___

SECTION A:
MUST COMPLETE AND INITIAL THE FOLLOWING AND INCLUDE WITH CPTED SAFETY & SECURITY PLANS:
*** A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED SECURITY STRENGTHENING DRAWING PLAN" DECLARING THAT:
"EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND WILL BE COMPLETED FOR PROJECT APPROVAL."
Initials __MS____

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.
ADDITIONALLY, THE AUTHOR OF YOUR CPTED NARRATIVE MUST PROVIDE THEIR NAME & CONTACT INFORMATION ON THE DOCUMENT FOR CERTIFICATION, AND TO HELP TO EXPEDITE ANY NECESSARY COMMUNICATIONS.

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.
Initials _MS____

DO NOT SIMPLY WRITE "ACKNOWLEDGED" AS A RESPONSE. "WILL COMPLY" WORKS AND INCLUDE SPECIFIC DETAILS OF HOW THE PROJECT WILL COMPLY.
Initials __MS___

***PER FLORIDA STATE STATUTE 812.173, 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. ***

LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO __X__

***ENSURE TO INCLUDE COMPLETE DETAILS REGARDING ALL THE ITEMS REFERRED TO DIRECTLY INTO AND WITH THE SECURITY STRENGTHENING AND CPTED SAFETY AND SECURITY PLAN DOCUMENTS AND FILES. ***

OWNER/ OWNER''S AGENT:
PRINT NAME: _Serge Michaud_____ CONTACT TEL#: 514-293-2961
EMAIL: HYPERLINK "mailto:_serge@mcgreg.org_____"_serge@mcgreg.org_____ DATE: ____05/29/2024
_____

CPTED PRACTITIONER PREPARING PLANS & COMPANY NAME:
PREPARER
PRINT NAME: ____Idea Architect LLC_____
CONTACT TEL#: __3057920015_____ EMAIL: _abaramily@absolute-idea.com_____
DATE: __05/29/2024_____

OUTSTANDING CONDITIONS STILL REQUIRED FOR PLANNING & ZONING SECURITY STRENGTHENING AND CPTED SAFETY AND SECURITY PLAN APPROVAL:
1. ALONGSIDE THE SECURITY STRENTGHTENING AND CPTED FILE SUBMISSION PACKAGE INCLUDE A SEPARATE 3D ISOMETRIC PERSPECTIVE SKETCH FILE DOCUMENT.
IF NO PERSPECTIVE SKETCH IS AVAILABLE, THEN INCLUDE RELEVANT ELEVATION DRAWINGS. THE SKETCH OR ELEVATION DRAWING MUST INDICATE THE APPLIED SECURITY STRENGTHENING AND CPTED MEASURES.

SYMBOLIC ICONS MAY BE USED FOR ILLUSTRATION PURPOSES WITH THE UNDERSTANDING THAT FINAL LOCATIONS OF THESE

MEASURES MAY VARY AS NECESSARY. ILLUSTRATED PLACEMENT OF THESE SYMBOLIC MEASURES DOES NOT EQUAL FINAL APPROVAL FOR FINALIZED REVEW UNTIL THE REVIEWER GIVES FINAL APPROVAL.

2. Additional CPTED Lighting Standards
a. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.
Initials __MS___

b. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
Initials __MS___

c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
Initials __MS___

d. Install either pole or ground pedestrian scale lighting near the front entrances, both inside and outside the gates along the pathway. When the area is darker during sunrise and sunset when daylight hours are shorter, the concern is keeping pedestrians in this area safe with adequate lighting. As the tall canopy trees grow larger, they will diminish ambient and pole lighting due to the widely spreading branches and foliage. By using pedestrian scale lower or ground placed safety and security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination and physical protection from vehicle intrusion accidents.

3. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.
a. Fencing and gates 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 advised.
Initials __MS___

b. Fences and gates 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.
Initials __MS___

c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing and gates 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.
Initials __MS___

d. Include anti-pry robust security bar device on any ground or, if any, second level sliding glass doors (if any).
Initials _MS____

e. See section on Emergency Access regarding police and fire entry systems.

4. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

a. All residential apartment/ condo individual unit exterior doors must be pre-hardwired for burglar alarms, have non-removable door hinge pins, and have 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. At the minimum, if a completed alarm system is not included in the project, pre-hardwire each residential unit specifically for burglar alarms. Safes are also strongly recommended, especially because of the frequency of firearms that are left in residences and vehicles that are stolen and later involved in incidents such as accidental shootings or domestic violence incidents in the home, and/ or in serious and violent criminal incidents such as robbery, rape, etc.
Initials __MS___

5. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening
a. To deter loitering by trespassers, illegal dumping and/ or a concealment/ ambush point for criminals, dumpster enclosures 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:
Initials __MS___
b. 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. Initials _MS____
c. Bottom gate clearances must be 8" above the ground 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.
Initials _MS____
d. 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. Ensure this passageway is ADA compliant.
Initials _MS____
e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
Initials __MS___
f. Dumpster areas must be secured with Access Control and video surveillance.
Initials __MS___

6. Parking Driveways, Lot &/ or Garage, and Adjacent Access Egress and Perimeters:
a. Explain how this development will secure the parking area/ lot to avoid allowing non-legitimate unauthorized users, dangerous trespassers, and serious criminals from breaching inside private property to commit crimes such as auto theft, robbery, etc., and also all too common auto burglary resulting in significant property loss, including weapons, and the theft of personal identification which has resulted in identity theft fraud. Violent robbery incidents, primarily in parking areas, have resulted in serious personal injuries and death. Motion-sensor lighting and security surveillance camera coverage is required. (see Electronic Surveillance Section).
Initials __MS___

7. Provide an approved 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.

8. Miscellaneous CPTED & Security Strengthening:
a. Ensure any and all seating benches have single seat divider bars to deter and/ or prevent unintended use by persons loitering and laying down supine on the benches.

DRC
PZ23-12000054
07/03/2024

idea Architect
absolute-idea.com
ENG. CA No. 28787 ARCH LICENSE NBR AA26001856
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Digitally signed by Stephane L'Ecuyer
Date: 2024.05.29 17:06:13-04'00'

#	Date	Description
1	02.13.24	MINOR SPA (DRC) REV-01

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

CLIENT
SERGE MICHAUD
3018 NE 20TH CT
FORT LAUDERDALE FL 33305

ARCHITECT
IDEA ARCHITECT
3323 NE 163RD STREET, SUITE 200
NORTH MIAMI BEACH, FL 33160

CIVIL
THE BETAJONES GROUP
801 BRICKELL AVE STE 900,
MIAMI, FL 33131

LANDSCAPE
TONNING & ASSOCIATES
4855 NW 92ND TER,
CORAL SPRINGS, FL 33067

TOWNHOMES CANAL DRIVE POMPANO
3233 - 3237 CANAL DRIVE POMPANO BEACH
FLORIDA 33062

Title
CPTED SITE PLAN

Drawn: IDEA Team	Field: Architecture
Verified: Alexander Baramily	Scale:
Approved: Stéphane L'Écuyer	Date: 02/13/24
Project Manager: Alexander Baramily	Dwg. no. Page: A-903A 1
Project: 22-824	

Autodesk Docs://22-824 Townhomes Canal Drive Pompano/22-824 Townhomes Canal Drive Pompano R24.rvt

All dimensions must be taken and checked before starting work. No dimension should be measured on printed plans. The content of this document is an intellectual property of IDEA Architects. No total or partial use can be made without the written permission of its author.