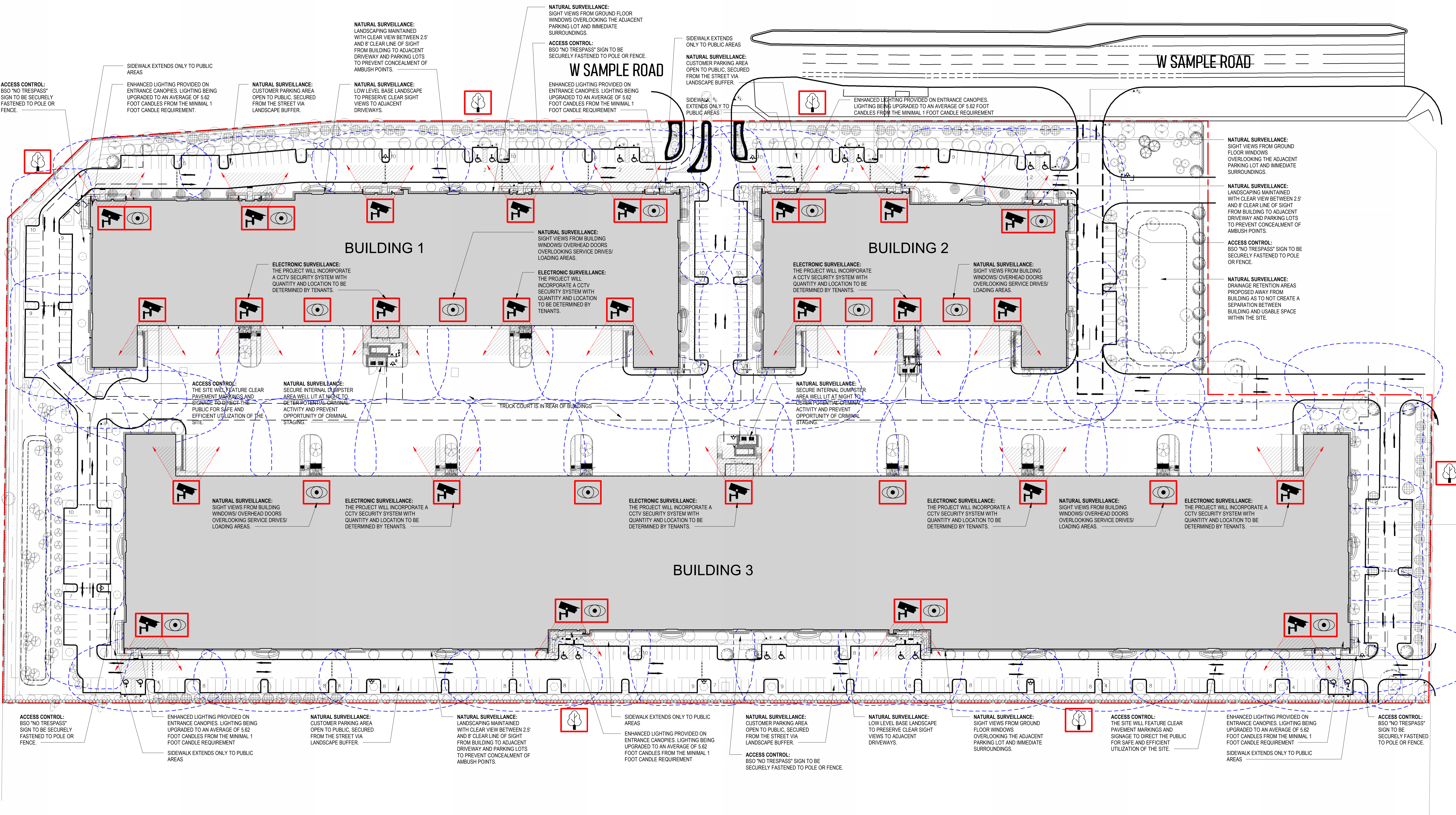


DRG  
PZ24-1200022

03/19/2025



### CPTED NARRATIVE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) IS BASED ON A SET OF FIVE DESIGN AND USAGE CONCEPTS THAT CAN LEAD TO A REDUCTION IN THE INCIDENCE AND FEAR OF CRIME AND AN IMPROVEMENT IN THE QUALITY OF LIFE. THE FIVE PRINCIPLES INCLUDE: NATURAL SURVEILLANCE, TERRITORIALITY, ACCESS CONTROL, ACTIVITY SUPPORT, AND MANAGEMENT & MAINTENANCE. THE FOLLOWING NARRATIVE WAS BASED ON THE CPTED GUIDELINES FOR THE PROPOSED INDUSTRIAL BUILDING LOCATED AT THE FLEA MARKET SITE.

**CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE**  
NATURAL SURVEILLANCE "SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN. THE PROJECT IS DESIGNED TO PROVIDE NATURAL AND ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE AND SURROUNDING THE BUILDINGS. DURING THE DAY, NATURAL SURVEILLANCE IS ACCOMPLISHED THROUGH VISIBILITY THROUGH GLAZING FROM THE INTERIOR AREAS AT THE FRONT OF THE BUILDINGS AND SECURE WINDOWS ON THE OVERHEAD DOORS IN THE LOADING AREA LOCATED IN THE REAR OF THE BUILDINGS. ADDITIONALLY, THE DUMPSTER ENCLOSURE IS STRATEGICALLY LOCATED IN THE CENTRAL TRUCK COURT THAT IS VISIBLE FROM THE BUILDINGS. DURING THE NIGHT, NATURAL SURVEILLANCE IS ACCOMPLISHED BY PROVIDING AMPLIFIED LIGHTING THROUGHOUT THE SITE (1 FOOT-CANDLE MIN) AND ENHANCING THE LIGHTING AT THE ENTRANCES BELOW THE CANOPIES. LIGHTING PLACEMENT WILL ENHANCE THE CAMERA PLACEMENT RATHER THAN CONFLICT WITH IT. THE PROJECT WILL PROVIDE ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE TO AVOID HIDDEN AREAS. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH THE QUANTITY AND LOCATION TO BE DETERMINED BY THE TENANTS. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR FUTURE LANDSCAPING. THE SECURITY CAMERAS WILL FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS. REGULAR MAINTENANCE OF THE CAMERAS WILL BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUSINESS.

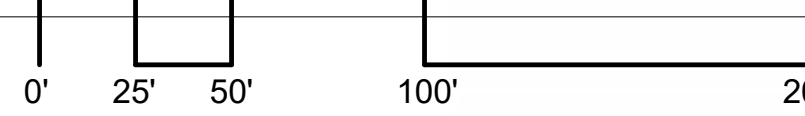
**CPTED PRINCIPLE #2 - TERRITORIALITY**  
TERRITORIAL REINFORCEMENT CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.

**CPTED PRINCIPLE #3 - ACCESS CONTROL**  
NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF THE PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

**CPTED PRINCIPLE #4 - ACTIVITY SUPPORT**  
ACTIVITY SUPPORT INCREASES THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY. THE SITE HAS NO SECLUDED AREAS, AND THE LANDSCAPE PROVIDED DOES NOT BLOCK VISIBILITY WITHIN THE SITE. LANDSCAPE MAXIMUM HEIGHTS, TRUCK WIDTHS, AND BUSH DENSITY WILL BE MAINTAINED. THE SITE WILL PROVIDE AMPLIFIED LIGHTING WHICH WILL CREATE A SAFE ENVIRONMENT THROUGH VISUAL CONNECTIONS. PARKING SPACES ARE AVAILABLE NEXT TO ALL ENTRANCES FOR THE CONVENIENCE AND SAFETY OF THE EMPLOYEES. LASTLY, THE GLASS STOREFRONTS AND OVERHEAD DOOR WINDOWS WILL ALLOW FOR NATURAL SURVEILLANCE TO THE OUTDOOR ACTIVITY.

**CPTED PRINCIPLE #5 - MANAGEMENT & MAINTENANCE**  
LANDSCAPING OPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE. THE DEVELOPER WILL INCORPORATE A MAINTENANCE PLAN INTO THE PROPERTY MANAGEMENT PORTION OF THE DEVELOPMENT AND WILL BE DETERMINED PRIOR TO THE COMPLETION OF THE CONSTRUCTION OF THE BUILDING. THE BUILDING'S DESIGN WILL PREVENT CRIMINAL ACTIVITY AND UNLAWFUL ENTRY. THE PLACEMENT OF WINDOWS WITHIN A DOOR WILL NOT FACILITATE THE EASY REACH OF THE DOOR LOCKING MECHANISMS. WINDOWS WITHIN ENTRY DOORS WILL BE IMPACT RESISTANT TO PREVENT A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. ALL THE EXTERIOR OF THE SERVICE AREAS, TRUCK COURTS, PUMPELECTRICAL ROOMS, AND OTHER SHOULD BE WELL MAINTAINED TO AVOID ATTRACTING VANDALISM. ALL THE LIGHTS SHOULD BE REPLACED WHEN NEEDED AND LANDSCAPE SHOULD BE WELL KEPT ON A REGULAR BASIS.

THE PURPOSE OF THIS NARRATIVE IS TO OUTLINE THE CPTED GUIDELINES STRATEGY ADOPTED FOR THE PROPOSED INDUSTRIAL BUILDINGS, CONSIDERING ALL THE FIVE PRINCIPLES MENTIONED ABOVE. HOWEVER, IT IS NOT INTENDED TO IMPLY THAT THE PROPOSED SECURITY MEASURES ARE ABSOLUTE OR PERFECT.



### CPTED NOTES

- REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
- ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE. ADDITIONALLY, EXTERIOR WATER SPOGOTS WILL HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE.
- CLEAR SIGHT VIEWS, ACTIVITY NODES AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLLING OF ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.
- EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT THROUGH KEY IN KNOX-BOX AS THERE IS MANUAL GATED ENTRY IN THIS PROJECT FOR ADDITIONAL SECURITY.
- THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH QUANTITY AND LOCATION TO BE DETERMINED BY TENANTS.
- 180 DEGREE WIDE ANGLE DOOR VIEWERS WILL BE INSTALLED ON ALL SERVICE EXTERIOR DOORS AND GLAZED OPENINGS WILL BE PROVIDED AT ALL COMMON AREA ENTRY DOORS.
- ENHANCED LIGHTING LEVELS TO BE INCORPORATED AT STOREFRONT ENTRANCES.

### CPTED PLAN LEGEND

- NATURAL SURVEILLANCE
- ACCESS CONTROL - NATURAL
- ELECTRONIC SURVEILLANCE
- ILLUMINATED AREA BY SITE LIGHTING

CLIENT  
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ISSUES		
No.	DESCRIPTION	DATE

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FOUNDRY - FESTIVAL FLEA MARKET  
Pompano Beach, Florida

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NEEDS PROJECT #  
DRAWN BY:  
Author  
PROJECT MGR:  
Designer  
CHECKED BY:  
Checker  
APPROVED BY:  
Approver  
2024/12/12

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