DRC
PZ23-12000017
02/07/2024

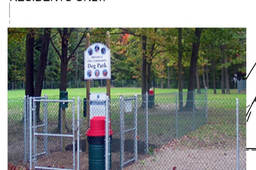
DRC
PZ23-12000017
11/20/2024

DRC
PZ23-12000017
03/05/2025

DRC
PZ23-12000017
01/15/2025

DRC RE-SUBMITTAL 01/01/2024

NS & ACN: NATURAL SURVEILLANCE & ACCESS CONTROL-NATURAL
PERIMETER HEDGE WILL BE UTILIZED & MAINTAINED AT 3.0' OR LESS, AND CANOPY TREES WILL BE MAINTAINED WITH A CLEAR TRUNK MINIMUM 7' HEIGHT CLEARANCE ABOVE GROUND TO PROVIDE CLEAR VISIBILITY & NOT OBSTRUCTING ARTIFICIAL LIGHTING.



AS: ACTIVITY SUPPORT
GREEN AREAS WITH RECREATIONAL PURPOSES AND TOT LOT WILL BE FENCED AND GATED WITH KEY ACCESS FOR RESIDENTS ONLY.

AS: ACTIVITY SUPPORT
RESIDENTS IN THIS NEW DEVELOPMENT SHALL BE ADVISED TO REPORT ANY SUSPICIOUS ACTIVITY OR POTENTIAL CRIMES TAKING PLACE TO MANAGEMENT. THE CONSTANT ACTIVITY IN THE ACTIVE AREAS SUCH AS THE TOT LOT, BIKE PATH, POOL AREA, AND DOG PARK, WILL PROVIDE THE RESIDENTS WITH A SENSE OF SAFETY.
BENCHES WITH CENTER ARM DIVIDERS WILL BE PROVIDED TO DISCOURAGE SLEEPING, LOITERING, STAGING, AND STALKING.

NS: NATURAL SURVEILLANCE
6' HT PERIMETER FENCE ADDS SECURITY TO DEVELOPMENT BY FUNCTION AS A BARRIER AGAINST INTRUSION TO THE PROPERTY.

NOTES:

1. SAFETY GLAZING CAT. II SHALL BE PROVIDED THROUGH OUT THE PROJECT. SPECIFICATIONS WILL BE PROVIDED PER PROJECT APPROVAL AT TIME OF PERMIT SUBMITTAL.
2. SLIDING DOORS WILL HAVE A LOCK IN SECURITY MECHANISM AT ALL LEVELS. SPECIFICATIONS WILL BE PROVIDED PER PROJECT APPROVAL AT A TIME OF PERMIT SUBMITTAL.
3. LANDSCAPE DESIGN WILL ALLOW FOR SURVEILLANCE, ESPECIALLY IN PROXIMITY TO DESIGNATED POINTS OF ENTRY AND OPPORTUNISTIC POINTS OF ENTRY.
4. LANDSCAPE ALONG PROPERTY FRONTAGE CONSISTS OF HEDGES MAINTAINED AT 3' OR LESS, AND TREES WITH MINIMUM 7' HT CLEARANCE ABOVE GROUND.

10' FLORIDA POWER AND LIGHT EASEMENT ORB. 6529, PG. 841

PROPERTY LINE

LANDSCAPE: COCOPLUM HEDGE 36 HT.

ZONE AE (EL 9)

GOLF CLUBHOUSE 7,173 SF

ACCESSORY STRUCTURE 4,236 SF

GOLF BAG DROP SPACE

CART STAGING

GOLF CLUB BOULEVARD ENTRY

EXIT GATE

GARAGE 6 SPACES

PRACTICE GREEN

EXISTING SPECIMEN TREE TO REMAIN TYP.

5' SIDEWALK

2' OVERHANG

BUILDING #1 TYPE-1 54 UNITS

BUILDING #2 TYPE-1 54 UNITS

NOTHERLY LINE OF CLUB AT PALM-AIRE PLAT BOOK 177, PG. 97

22' BLDG. SEP.

BUILDING #3 TYPE-2 54 UNITS

BUILDING #4 TYPE-2 54 UNITS

25' BLDG. SEP.

BUILDING #5 TYPE-2 54 UNITS

ENTRY/EXIT GATES

ENTRY/EXIT GATE

OAKS CLUBHOUSE DR.

CLUBHOUSE 6,580 SF W/ 720 SF PATIO

POOL 1,691 SF

SPA

GYM 3,300 SF

DOG PARK 4,100 SF

MAIN ENTRY

W. PALM AIRE DR.

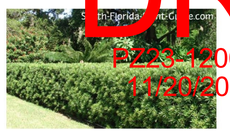
NORTH RIGHT OF WAY PALM AIRE DRIVE

FLORIDA POWER AND LIGHT

ZONE X

NORTH

CPTED SECURITY DRAWING PLAN
SCALE: 1"=30'-0"



LANDSCAPE:
LANDSCAPING IS TO BE KEPT CLEAR FROM BUILDING ENTRANCES IN ORDER TO PREVENT POSSIBLE CONCEALMENT AND AMBUSH POINTS. TREES AND HEDGES WILL BE PROPERLY TRIMMED IN ORDER TO PREVENT THE OBSTRUCTION OF LINES OF SIGHT, LIGHTING OOR HIDING PLACES.

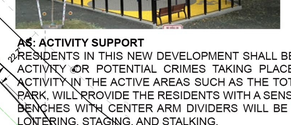
NS: NATURAL SURVEILLANCE
6' HT PERIMETER FENCE ADDS SECURITY TO DEVELOPMENT BY FUNCTION AS A BARRIER AGAINST INTRUSION TO THE PROPERTY.

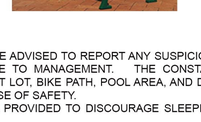
WARNING TRESP CRIME

TERRITORIAL REINFORCEMENT
PROPER SIGNAGE WILL BE PROVIDED TO GUIDE RESIDENTS & VISITORS THROUGHOUT THE DEVELOPMENT PREVENTING UNNECESSARY MEANDERING.

SE: ELECTRONIC SURVEILLANCE
SECURITY CAMERAS WILL BE PROVIDED AT THE MAIN SITE ENTRY POINTS AND CLUBHOUSE, PREVENTING ANY SUSPECTED CRIMINAL ACTIVITY.

ACE: ACCESS CONTROL-ELECTRONIC & ACP: ACCESS CONTROL- PHYSICAL(BUILT)
THE MAIN ENTRY VEHICULAR ACCESS WILL BE CONTROLLED BY A GATE SYSTEM WITH A CALL BOX FOR VISITORS & KEY CARD ACCESS SYSTEM FOR RESIDENTS.





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DRAWN	
CONTRACT DATE	10/12/22
SCALE	AS SHOWN
JOB NO.	2181.PRJ
SHEET TITLE:	CPTED SECURITY DRAWING PLAN
SHEET NUMBER:	SP-3

OAKS @ PALM AIRE

FOR: MORGUARD
LOCATED AT: POMPANO BEACH, FLORIDA

Jose Saumell

STATE OF FLORIDA
JOSE SAUMELL
AR0019085
REGISTERED ARCHITECT

AR0094576

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1510
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 553, FLORIDA STATUTES.

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DRC RE-SUBMITTAL MEETING 08/29/2023 BY:
PRELIMINARY SITE PLAN SUBMITTAL 08/25/2023
DRC RE-SUBMITTAL 01/01/2024