CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

3. **TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:

   a. PERIMETER LANDSCAPE FURTHER SEPARATES PUBLIC VS PRIVATE SPACE, SPECIFICALLY ALONG THE PROPERTY'S ALL SIDES OF THE PROJECT.

   b. PROJECT WILL BE PARTICIPATING IN THE BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM.

   c. SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.

   d. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.

   e. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.

   f. WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO WARN AND AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY AND SECURITY RISKS.

   g. 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.

   h. FENCES, GATES AND/ OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES 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. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)

   i. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED,CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)

   j. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED, CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS A POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)

   k. A HEAVY DUTY ADJUSTABLE SECURITY LOCK BAR (16" TO 51") FOR THE FIRST AND SECOND FLOOR SLIDING DOOR WINDOWS (48" SLIDING DOOR OPENING) OF ALL BUILDINGS WILL BE CONSTRUCTED OF HIGH QUALITY METAL AND CAN WITHSTAND 400 POUNDS OF PRESSURE.

   l. 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.

4. **MAINTENANCE / MANAGEMENT:** VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. MAINTENANCE IS AN IMPORTANT FACTOR IN PRESERVING A SAFE ENVIRONMENT AND THIS PROJECT AIMS TO SATISFY THIS PRINCIPLE IN THE FOLLOWING WAYS:

   a. LANDSCAPE MAINTENANCE OF THE SURROUNDING AREAS WILL INDICATE AN ADEQUATE FUNCTIONING PROJECT, THEREFORE PROMOTING THE SENSE OF OCCUPANCY, FURTHER DETERRING CRIMINAL ACTIVITY.

   b. THE GROUNDS WILL BE CLEAN AND CLEAR OF DEBRIS.

   c. MAINTENANCE STAFF WILL TAKE NOTICE OF ANY DAMAGE OR HAZARDS WITHIN THE MAINTAINED AREAS. THEY WILL PERFORM QUICK REPAIRS TO KEEP THE SITE CLEAN AND SAFE.

   d. MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM.

   e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.

   f. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND / OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS / MECHANISMS.

   h. 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.

5. **ACTIVITY SUPPORT:** PROVIDES SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING. THE PROJECT ADHERES TO THIS PRINCIPLE IN THE FOLLOWING WAYS:

   a. PEDESTRIAN ACTIVITY ZONES ARE CREATED WITH SEMI-PRIVATE COURTYARD SPACES WITH BENCHES AND RESTING AREAS THROUGHOUT THE PROJECT.

   b. PATIO AREAS AND CONNECTIONS TO THE PEDESTRIAN NETWORK WILL PROMOTE ACTIVITY ON THE PROPERTY, FURTHER SUPPORTING THE PRINCIPLE OF NATURAL SURVEILLANCE AS PEOPLE WILL BE AWARE OF WHAT IS HAPPENING IN THE SURROUNDING AREAS.

   c. ACTIVE COMMERCIAL USES ALONG THE PROPERTY FRONTAGE WITH OUTDOOR SEATING WILL PROVIDE PASSIVE NATURAL SURVEILLANCE ALONG THE ADJACENT STREET FRONTAGE.

   d. PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

KEITH
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REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	05/29/2025
2	AAC SUBMITTAL	07/08/2025
3	PZB SUBMITTAL	07/23/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	07/23/2025
DESIGNED BY:	BB
DRAWN BY:	BB/FA
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **NILES T. WARRICK, P.E.** on the date adjacent to the seal.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.07.25 09:55:49-04'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

PORTMAN HOLDINGS

PROJECT

2400 E ATLANTIC
2400 East Atlantic Blvd.
Pompano Beach, FL

SHEET TITLE

CPTED NOTES

SHEET NUMBER	SP-203
PROJECT NUMBER	14267.00

P&Z
PZ25-12000001
08/27/2025

Plotted by: jschnoor On 7/24/2025 4:08 PM
Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Engineering\Cadd\14267.00-SP-201 Cpted Plan.dwg
STATUS: PZB SET