

SAFETY & SECURITY REVIEWS DO NOT GUARANTEE A CRIME WILL NEVER OCCUR. IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME & TO HELP AVOID ANY PRESENT & FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.

2. **LANDSCAPING:** LANDSCAPING SHOULD BE MAINTAINED TO A MINIMUM OF 2 TO 2.5 FEET) LANDSCAPING FOR CRIME & TO HELP AVOID ANY PRESENT & FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.

3. **VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC.**

4. **GOAL: DETER LOITERING, TRESPASSING AND TO DENY ANY CONCEALED STAGING AND AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY, ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE AND AND THE VIEW OF THE BUILDING FROM THE STREET.**

5. **LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1-2022 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."**

6. **SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS, IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.**

7. **TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SPOT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION (TRESPASS, LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY).**

8. **AVOID SHARP LIGHT GRADIENTS AND/OR CONTRAST THAT CAUSE INTENSE GLARE AND/OR HAZE THAT CAUSE VISUAL DISCOMFORT TO SURVILLANCE USERS AND MAKE THEM PRONE TO SURPRISE HAZARDS SUCH AS AN AMBUSH, WITH SOFT BRIGHT LIGHTING THE FIELD OF VISION IS GREATLY EXTENDED.**

9. **LIGHTING PLACEMENT MUST 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.**

10. **PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO SIDEWALKS, EXTERIOR SHOPPING CENTERS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.**

11. **LIGHTING (CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE PLANTS.**

12. **FOR COMMERCIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/ VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY). GOAL: TO PROVIDE AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTENTION TO CRIMINAL ACTIVITY SUCH AS A FAKE DELIVERY DRIVER, UPS FEDEX, UTILITY WORKER, ETC. CRIMINAL INCIDENTS OF THEFT, BURGLARIES AND ROBBERIES CAN CAUSE EXTREME FINANCIAL LOSS & MAY ALSO HAVE DEADLY CONSEQUENCES, SO STRATEGICALLY PLANNING AND DESIGNING DEFENSES AHEAD OF TIME TO PREVENT OR DETER THESE INCIDENTS IS VITAL FOR SAFETY AND SECURITY.**

13. **THE ELEMENT OF A DOOR WITH A DOOR IN THE DOOR IS AN UNINTENDED INTERFERER, TRESPASSERS, OR OTHER UNDESIRABLE ACTORS CAN USE THE DOOR'S LOCKING MECHANISMS (I.E. DEADBOLTS, LOCKABLE DOORKNOBLS, SLIDE LOCKS, ETC.) TO GO AROUND AND IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY, WINDOWS WITH ENTRY DOOR SHOULD BE IMPACT RESISTANT & HAVE A SECURITY REINFORCED DESIGN.**

14. **DOOR VISION PANELS / WINDOWS (IF ANY) THAT ARE DIRECTLY ADJACENT TO AN ENTRY DOOR SHOULD BE ON THE OPPOSITE SIDE OF THAT DOORS LOCKING MECHANISM. THE ELEMENT OF A DOOR WITH A DOOR IN THE DOOR IS AN UNINTENDED INTERFERER, TRESPASSERS, OR OTHER UNDESIRABLE ACTORS CAN USE THE DOOR'S LOCKING MECHANISMS (I.E. DEADBOLTS, LOCKABLE DOORKNOBLS, SLIDE LOCKS, ETC.) TO GO AROUND AND IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY, WINDOWS WITH ENTRY DOOR SHOULD BE IMPACT RESISTANT & HAVE A SECURITY REINFORCED DESIGN.**

15. **ANY RECESSED AREAS ON THE EXTERIOR OF THE STRUCTURE THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ALCOVES, GROUND LEVEL PATIOS / BALCONIES, ETC. SPECIFICALLY THOSE WITH DOORS THAT ENTER / EXIT THE BUILDING, SHOULD BE DESIGNED OUT OR IF THEY ARE A NECESSARY ELEMENT OF THE DESIGN, THEY MUST HAVE SECURITY FEATURES.**

16. **SUCH AS CAMERAS, CONVEX MIRRORS, DOOR WINDOWS, MOTION SENSOR SECURITY LIGHTS, SEE THROUGH PICKET STYLE FENCING WITH LOCKABLE GATES, ETC. GOAL: TO PROVIDE VISUAL IDENTIFICATION OF VISITORS, TRESPASSERS, OR OTHER UNDESIRABLE ACTORS BEFORE THEY ENTER THE BUILDING, AND TO PROVIDE VISUAL IDENTIFICATION OF VISITORS, TRESPASSERS, OR OTHER UNDESIRABLE ACTORS BEFORE THEY ENTER THE BUILDING, AND TO PROVIDE VISUAL IDENTIFICATION OF VISITORS, TRESPASSERS, OR OTHER UNDESIRABLE ACTORS BEFORE THEY ENTER THE BUILDING.**

17. **DESIGN OUT EXISTING OR POTENTIAL CONCERN & AMBUSH POINTS TO DETER / PREVENT VIOLENT CRIMINAL ACTS & CRIMINAL ACTIVITY.**

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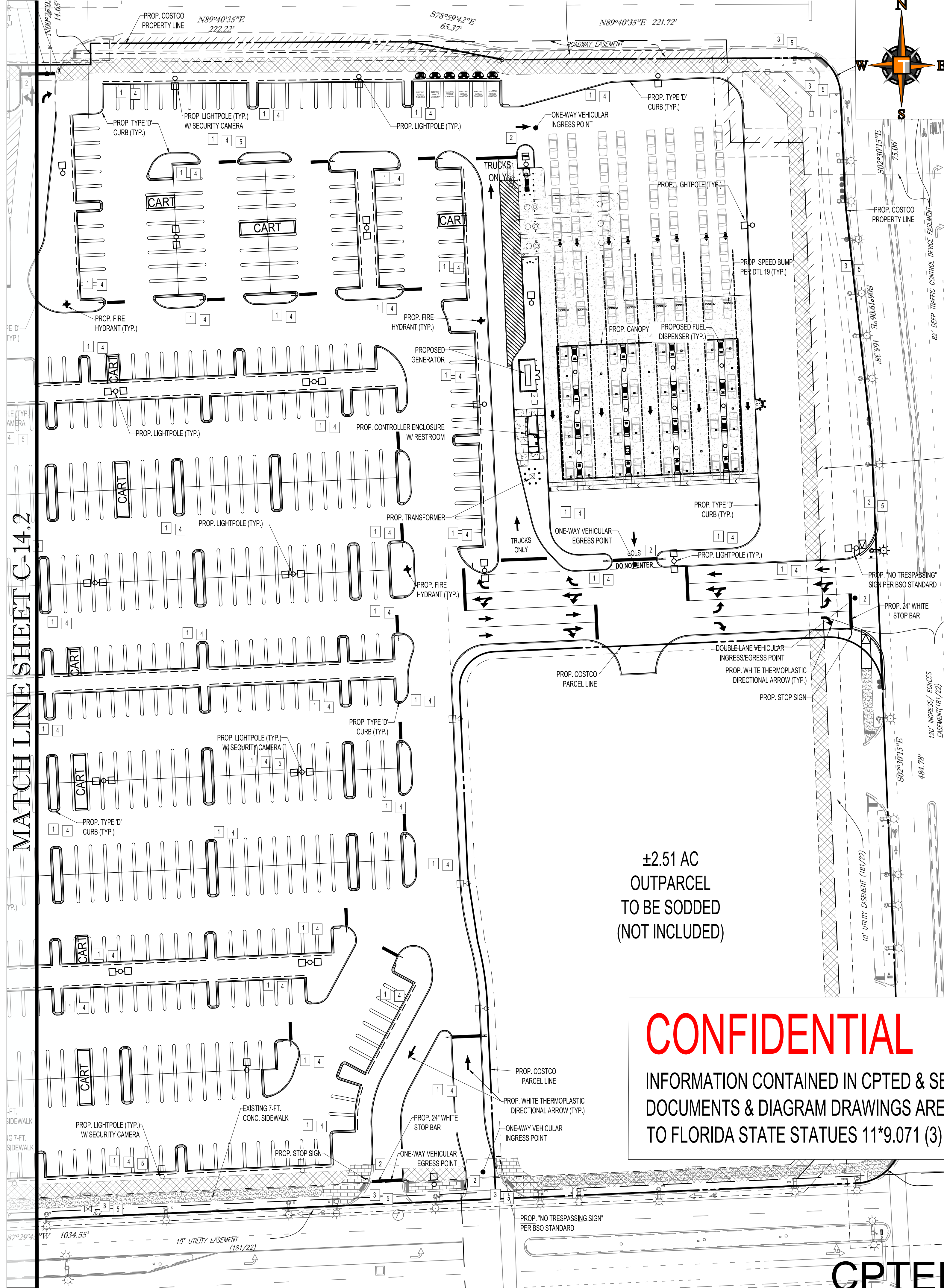
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62. **DES**



C-14.2

THIS SHEET

NOT RECORDED



EXIST. ALLEYWAY

EXIST. DRIVEWAY

PRINCIPLE #1 - 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.

- ADEQUATE TREE SPACING TO MINIMIZE VISUAL OBSTRUCTIONS
  - EXTERIOR LIGHT POLES AND LIGHTING LIGHTS TO AVOID DARK OR BLACK SPOTS. MOTION SENSOR LIGHT AT SERVICE DOOR AND DUMPSTER AREA
  - VISIBLE EXTERIOR DOORS TO THE STREET AND NEIGHBORS ALLOW FOR PUBLIC SURVEILLANCE
- PRINCIPLE #2 - NATURAL 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 PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.
- PERIMETER LANDSCAPING WITH TREES AND SHRUBBERY DIRECTS BOTH DRIVERS AND PEDESTRIANS TO THE LOCATIONS INTENDED FOR PUBLIC ACCESS
  - LIGHTING LIGHTING PROVIDES WELL LIT WALKWAYS AND ENTRANCES
  - LIMITED ACCESS POINTS WILL DIRECT THE PUBLIC TO THE ENTRANCE LOCATIONS INTENDED FOR PUBLIC ACCESS.
  - FREESTANDING SIGNAGE AND LIGHTING SIGNAGE WILL CLEARLY IDENTIFY THE BUSINESS AND ASSIST IN DEFINING THE ENTRANCE LOCATIONS INTO BOTH THE BUILDING AND GARAGE

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 CPTD PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.

- 13B** - FREESTANDING SIGNAGE AND BUILDING SIGNAGE WILL CLEARLY IDENTIFY THE BUSINESS AND ASSIST IN DEFINING THE ENTRANCE LOCATIONS INTO BOTH THE BUILDING AND GAS FACILITY
- 000** - PERIMETER LANDSCAPING WITH TREES AND SHRUBBERY DIRECTS BOTH DRIVERS AND PEDESTRIANS TO THE LOCATIONS INTENDED FOR PUBLIC ACCESS
- PRINCIPLE #4 - MAINTENANCE:**
- 4**
- CPTED 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.
-  -ROUTINE MAINTENANCE OF LANDSCAPING, LIGHTING & TRASH PICK-UP
-  -WINDOWS WILL BE KEPT CLEAN AND CLEAR.

ACTIVITY SUPPORT INCREASE 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 CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

- OPERATING HOURS COINCIDE WITH NEIGHBORING BUSINESSES
- SECURITY CAMERAS

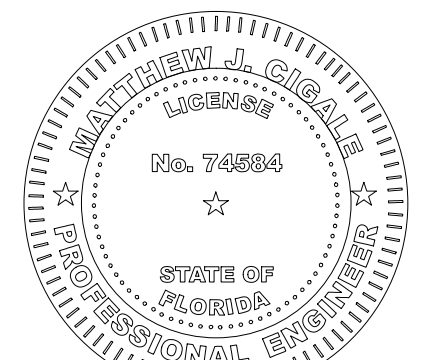
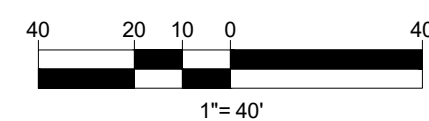
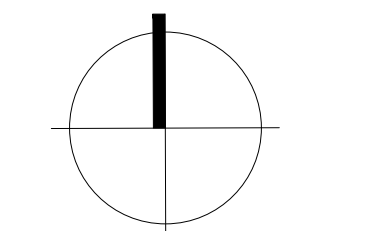
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October 29, 2025  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

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OCT. 17, 2025

**CPTED PLAN (EAST)**

## C-14.1

OCT. 17, 2025

# CPTED PLAN (EAST)

**CONFIDENTIAL**

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12/03/2025

# POMPANO BEACH, FLORIDA