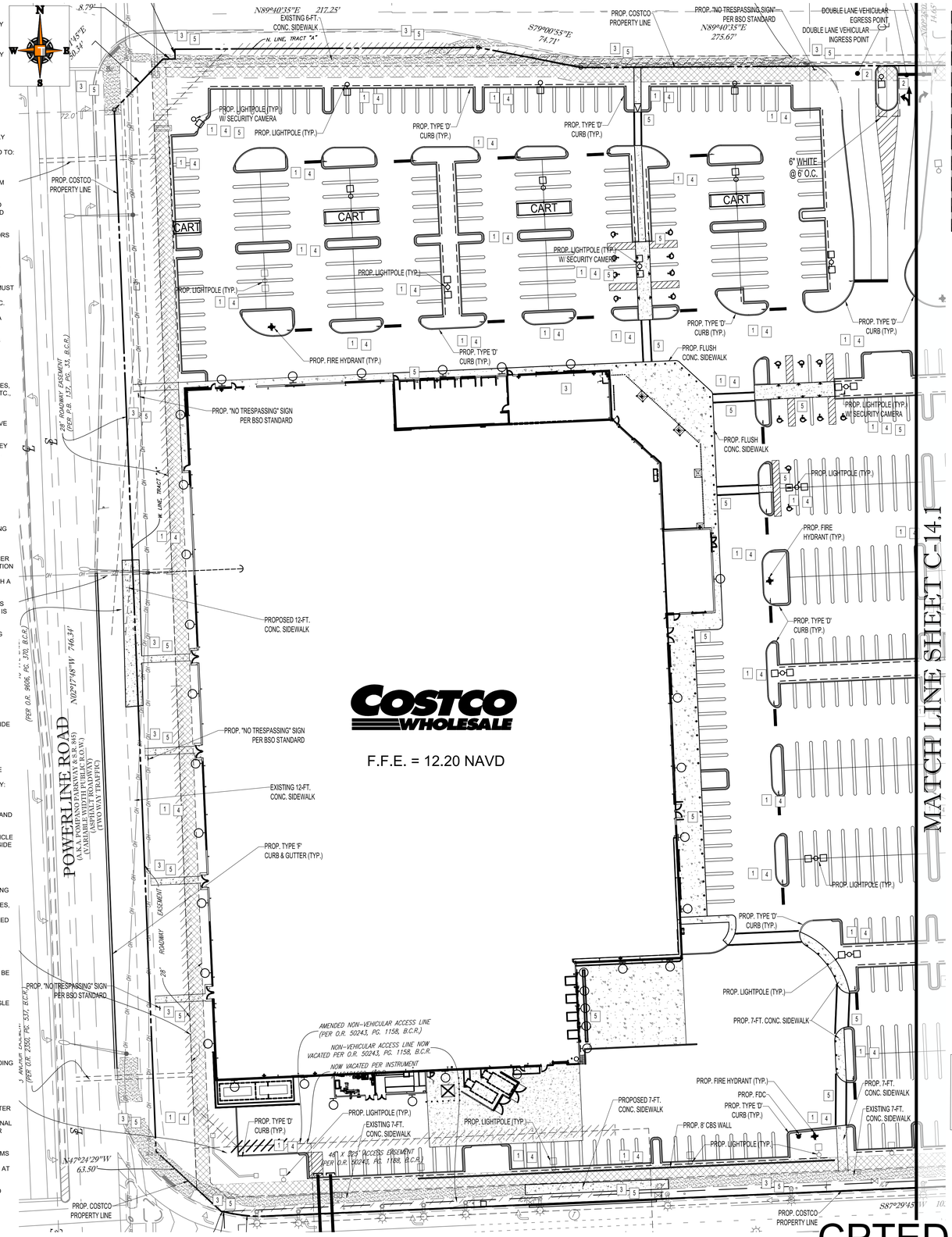
NOTES:

1. 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. DESIGN IN DENSE & DEFENSIVE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NONOBSTRUCTIVE (MAXIMUM HEIGHT 2' TO 2.5' FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC.
3. 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 RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES.
4. 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."
5. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.
6. TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT 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.
7. ADEQUATE SOFT LIGHTING IS PREFERABLE TO HIGH INTENSITY "SPOTLIGHTS" SO AS NOT O 'BLIND' DESIRABLE USERS AND MAKE THEM PRONE TO SURPRISE HAZARDS SUCH AS AN AMBUSH. WITH SOFT BRIGHT LIGHTING THE FIELD OF VISION IS GREATLY INCREASED.
8. 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.
9. 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.
10. LIGHTING (& CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.
11. 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), ETC. 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 ATTEMPTED CRIMINAL RUSE ENTRY SUCH AS BY 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.
12. THE PLACEMENT OF A WINDOW WITHIN A DOOR MUST NOT FACILITATE THE EASY EACH OF THE DOOR'S LOCKING MECHANISMS (I.E. DEADBOLTS, LOCKABLE DOORKNOBS, SLIDE LOCKS, ETC.) GOAL: TO AID IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. WINDOWS WITHIN ENTRY DOORS SHOULD BE IMPACT RESISTANT &/OR HAVE A SECURITY REINFORCED DESIGN.
13. DOOR VISION PANELS / WINDOWS (IF ANY) THAT ARE DIRECTLY ADJACENT TO AN ENTRY DOOR SHOULD BE ON THE OPPOSITE SIDE OF THAT DOOR'S LOCKING MECHANISMS (I.E. DEADBOLTS, LOCKABLE DOORKNOBS, SLIDE LOCKS, ETC.) GOAL: TO REDUCE THE VULNERABILITY OF POTENTIAL BURGLARIES & TO AID IN PREVENTING A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. VISION PANELS ALONGSIDE ENTRY DOORS SHOULD BE IMPACT RESISTANT &/OR HAVE A SECURITY REINFORCED DESIGN.
14. ANY RECESSED AREAS ON THE EXTERIOR OF THE STRUCTURE THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ALCOVES, GROUND LEVEL PATIOS / BALCONIES, ETC. ESPECIALLY 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
15. SUCH AS CAMERAS, CONVEX MIRRORS, DOOR WINDOWS, MOTION SENSOR SECURITY LIGHTS, SEE THROUGH PICKET STYLE FENCING WITH LOCKABLE GATES, ETC. NOTE THAT RECESSED BUILDING FACADES FREQUENTLY ATTRACT UNINTENDED LOITERERS, TRESPASSERS, AND CRIMINALS DUE TO PROTECTION FROM THE WEATHER, AND OPPORTUNITY FOR CONCEALMENT/ AMBUSH. ALSO, NEIGHBORS, SECURITY AND POLICE PATROLS OFTEN CANNOT OBSERVE ANYONE POSSIBLY A THREAT WHO IS TUCKED INSIDE A RECESSED ALCOVE.
16. DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT & AMBUSH POINTS TO DETER /PREVENT VIOLENT CRIMINAL ACTS & CRIMINAL ACTIVITY.
17. PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.
18. REQUIRED TO MEET 115.26 - CITY OF POMPANO BEACH BUSINESS SECURITY
19. USE SECURITY CAMERAS TO PROTECT EMPLOYEES AND THE CONSUMER PUBLIC
20. FROM ROBBERY, BURGLARY AND OTHER VIOLENT CRIMES.
21. INSTALL VIDEO SURVEILLANCE OF ALL PRIVATE AND COMMERCIAL RESIDENTIAL INCLUDING ALL APARTMENTS, TOWNHOMES, CONDOMINIUMS, GATED COMMUNITIES, MOTELS, HOTELS, ETC., ALL COMMERCIAL WHOLESALE AND RETAIL BUSINESSES INCLUDING RESTAURANTS, SHOPPING PLAZAS, ENTERTAINMENT BUSINESSES, ETC., INDUSTRIAL DEVELOPMENTS, BUILDINGS, ETC.
22. ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT CONES INDICATING COMPREHENSIVE OVERAGE.
23. SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.
24. GOAL: PLACEMENT OF MONITORS IN STRATEGIC LOCATIONS INCREASES VALUABLE SURVEILLANCE AND EXPEDITES REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS OFTEN CRITICAL INCIDENTS SUCH AS ACTIVE KILLERS, ETC. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE FRONT DESK, LOBBIES, THE MANAGERS OFFICE, ETC.
25. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING
26. INSTALLATION OF FUTURE LANDSCAPING.
27. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.
28. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. SUCH AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO MEETING ROOMS, EMPLOYEE BREAKROOMS ETC.
29. DESIGNATED VEHICLE PARKING ARTEAS HEREFORE RECEIVING SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE.
30. GOAL: VIOLENT CRIMES AGAINST PEOPLE AS WELL AS VEHICLE BURGLARIES, THEFTS & OTHER TYPES OF CRIMES FREQUENTLY OCCUR IN PARKING AREAS. HAVING FULL & THOROUGH VIDEO SURVEILLANCE COVERAGE IS AN IMPORTANT DETERRENT & IS VALUABLE INVESTIGATIVE RESOURCE THAT LAW ENFORCEMENT OFTEN USES TO QUICKLY IDENTIFY SUSPECTS & SOLVE CRIMES MORE RAPIDLY.
31. INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AND SAFES AT ANY COMMERCIAL PROPERTY, RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES, AND/ OR WHEREVER VALUABLES OF ANY KIND ARE STORED SUCH AS CASH, JEWELRY, ELECTRONIC EQUIPMENT SUCH AS COMPUTERS, MONITORS, AND ANY OTHER COSTLY INVENTORY, INCLUDING POTENTIALLY SENSITIVE OR PERSONAL OR BUSINESS IDENTIFICATION DOCUMENTS, ELECTRONIC FILES OR FINANCIAL INFORMATION ETC., THAT ARE FREQUENTLY TARGETS OF THEFT, FRAUDS, BURGLARIES AND ROBBERIES.
32. AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PHARMACY COUNTER, MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.
33. PURPOSE: TO DETER THE ACCIDENTAL OR INTENTIONAL TRESPASS INTO A RESTRICTED AREA, TO PROTECT EMPLOYEES & TO PREVENT UNAUTHORIZED PERSONS FROM GAININGACCESS TO PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. ALSO, TO SIGNAL AN EARLY ALERT TO EMPLOYEES IF SOMEONE UNAUTHORIZED IS ATTEMPTING TO BREACH THE PRIVATE NON-PUBLIC AREA SO THEY CAN BUY TIME TO QUICKLY GET TO SAFETY AND ALERT SECURITY/ POLICE FOR HELP.
34. TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT /AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES:
35. 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.
36. BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND. PURPOSE: 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
37. 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.
38. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.
39. DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
40. ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY
41. ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.
42. MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.
43. BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.
44. POST SUFFICIENT "BROWARD SHERIFF'S OFFICE NO TRESPASS" SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST, AND WEST. PLEASE NOTE ADDITIONAL SIGNAGE MAY BE NECESSARY DEPENDING ON THE SIZE & LAYOUT OF YOUR DEVELOPMENT.
45. SOLID WALLS (IF ANY) AND ELEVATED PLATFORM FEATURES USED IN DESIGN ELEMENTS, 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/ BRER 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.
46. POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
47. INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL, THIS INCLUDES INSIDE ENCLOSED GARAGES.
48. INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS PREFERABLY LIGHTED &/OR LARGE HEAVY PLANTERS SECURED TO THE GROUND ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/INCIDENTS.
49. INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS.
50. VEHICLE PARKING LOTS THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, ENTER & EXIT SIGNAGE, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.
51. INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.
52. COMMERCIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. PURPOSE: GRAFFITI VANDALISM OCCURS FREQUENTLY AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS & CAN SOMETIMES BE ASSOCIATED WITH GANG ACTIVITY. IT CAN ALSO INCUR COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY. TO THE PUBLIC RIGHT OF WAY, BLIND CORNERS, ELEVATORS, RETAIL SHOPPING ISLES, ETC.
53. 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.
54. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
55. EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN.
56. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.
57. CONDUCT / PROVIDE ROUTINE TRAINING OPPORTUNITIES FOR ALL EMPLOYEES REGARDING LIFESAVING SKILLS (A.E.D., FIRST AID KIT, STOP THE BLEED KIT, FIRE EXTINGUISHER OPERATION) & PROCEDURES FOR EMERGENCY EVENTS & DE-ESCALATION TECHNIQUES.
58. PUBLIC, OR COMMON USE RESTROOMS, STORAGE ROOMS, LOCKER ROOMS, MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
59. PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES AND/ OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY.
60. WI-FI SYSTEM TO BE ENCRYPTED AND PASSWORD PROTECTED.
61. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION.
62. ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH.
63. ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO MAY TRESPASS AND LOITER TO WASH THEMSELVES AND THEIR CLOTHES, AND WHO LEAVE SOILED CLOTHING AND LOTS OF LITTER BEHIND.
64. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND HAVE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES IN ORDER TO SIGNAL THE SECURITY SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. SECURITY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.
65. 180 DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE) SHALL BE INSTALLED ON ALL SOLID EXTERIOR DOORS INCLUDING GARAGE, SERVICE DOORS, ETC.
66. BURGLAR/ SECURITY ALARMS/ SAFES MUST BE INSTALLED AT ANY PROPERTY COMMERCIAL RETAIL BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES. ALARMS MUST BE ACTIVATED WHENEVER BUSINESSES ARE CLOSED OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.
67. KEY SECURITY OFFICE/ ROOM CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM & BE MONITORED BY A SURVEILLANCE CAMERA AT ALL TIMES.
68. ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES.
69. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS MUST INSTALL CORNER SECURITY MIRRORS TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT CONCEALMENT/ AMBUSH OPPORTUNITIES.
70. ALL MOTION SENSOR LIGHTS TO BE VANDAL PROOF.
71. 2' TO 2.5' MAXIMUM HEIGHT IS TO BE MAINTAINED FOR ALL HEDGES, BUSHES, LOW PLANTS AND GROUND COVER.
72. A 6' CLEAR TRUNK WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN MUST BE MAINTAINED FOR CANOPY TREES AND TALL PLANTS.



COSTCO WHOLESALE

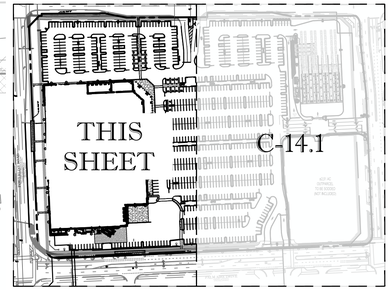
F.F.E. = 12.20 NAVD

COSTCO - POMPANO BEACH

POMPANO BEACH, FLORIDA

CPTED PLAN (WEST)

OCT. 17, 2025



KEY MAP

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN LEGEND

PRINCIPLE #1 - NATURAL SURVEILLANCE: 1
"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 BUILDING 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: 2
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

-BUILDING 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 BUILDING SIGNAGE WILL CLEARLY IDENTIFY THE BUSINESS AND ASSIST IN DEFINING THE ENTRANCE LOCATIONS INTO BOTH THE BUILDING AND GAS FACILITY.

PRINCIPLE #3 - TERRITORIAL REINFORCEMENT: 3
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.

-FREESTANDING SIGNAGE AND BUILDING SIGNAGE WILL CLEARLY IDENTIFY THE BUSINESS AND ASSIST IN DEFINING THE ENTRANCE LOCATIONS INTO BOTH THE BUILDING AND GAS FACILITY

-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.

PRINCIPLE #5 - ACTIVITY 5
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 IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

-OPERATING HOURS COINCIDE WITH NEIGHBORING BUSINESSES

-SECURITY CAMERAS

CONFIDENTIAL

INFORMATION CONTAINED IN CPTED & SECURITY STRENGTHENING NARRATIVE DOCUMENTS & DIAGRAM DRAWINGS ARE CONSIDERED CONFIDENTIAL PURSUANT TO FLORIDA STATE STATUES 11*9.071 (3); 119.15 (6B1); 281.301 & 286.011.

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1"= 40'

Matthew J Cigale
Digitally signed by Matthew J Cigale
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Date: 2025.10.29 08:57:59 -04'00'
October 29, 2025
STATE OF FLORIDA
REG. A BUSINESS CERT. #34579

△	DATE	DESCRIPTION

F240051
OCT. 17, 2025

CPTED PLAN (WEST)

C-14.2

PZ25-12000023
12/03/2025

Q:\COSTCO\2024\240051 - COSTCO - POMPANO BEACH (JMK)\FINAL ENGINEERING PLANS\F240051--CPTED--------LAYOUT1 - CPTED 2