

CONFIDENTIALITY STATEMENT
PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM"CONFIDENTIAL"

INFORMATION CONTAINED IN CPTED & SECURITY STRENGTHENING NARRATIVE DOCUMENTS & DIAGRAM DRAWINGS ARE CONSIDERED CONFIDENTIAL PURSUANT TO FLORIDA STATE STATUTES 119.071 (3); 119.15 (6B1); 281.301 & 286.011. DISSEMINATION OF SECURITY PLANS SHOULD BE LIMITED TO AUTHORIZED PERSONNEL ONLY. ALL CPTED & SECURITY STRENGTHENING PLANS SUBMITTED TO THE CITY OF POMPAÑO BEACH MUST BE STAMPED CONFIDENTIAL TO ENSURE RESTRICTED ACCESS.

INSTALL VANDAL PROOF / RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY), INCLUDING MAIN, GARAGE, SIDE DOOR GARAGE EGRESS, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC.

FOR COMMERCIAL & INDUSTRIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, ORAN AUDIBLE / VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC.

THE PLACEMENT OF A WINDOW WITHIN A DOOR MUST NOT FACILITATE THE EASY REACH OF THE DOORS LOCKING MECHANISMS(I.E.DEADBOLTS,LOCKABLE DOOR KNOBS, SLIDE LOCKS, ETC.)

DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES,WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIRWELLS,PROMENADES,RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING (IF INCORPORATED) FOR IMPROVED NATURAL SURVEILLANCE.

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.

ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT CONES INDICATING COMPREHENSIVE COVERAGE.

SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. GOAL: PLACEMENT OF MONITORS IN STRATEGIC LOCATIONS INCREASES VALUABLE SURVEILLANCE AND EXPEDITES REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS OF TEN 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.

ACCESS CONTROL SECURITY STRENGTHENING:

1.) WAY FINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGECAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

2.) ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED,HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.

3.) 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. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.
NOTE THAT WI-FI ALARM SIGNALS CAN BE JAMMED WITH EASILY OBTAINABLE EQUIPMENT THERE BY LEAVING PROPERTIES VULNERABLE TO BURGLARIES WITHOUT ANY ALARM PROTECTION.

ACCESS CONTROL SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES:

1. 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:

2.) 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.

3.) 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.

4.) IF THERE IS A PEDESTRIAN PASSAGE WAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

5.) DUMPSTER ARE A MUST HAVE A VANDAL RESISTANT / PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

6.) DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

ACCESS CONTROL SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

1.) ANY KEYS, KEY FOBS, KEY CARD DEVICES & OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED 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.

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

4.) MANAGEMENT/SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE/ PEEPHOLE) OR REINFORCED SECURITY WINDOW.

TERRITORIAL REINFORCEMENTS SECURITY STRENGTHENING

ATTENTION

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER***PRIOR***TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

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

2.) POST SUFFICIENT BROWARD SHERIFFS 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 MAYBE NECESSARY DEPENDING ON THE SIZE & LAYOUT OF YOUR DEVELOPMENT.

3.) POST BSO NO TRESPASS SIGNS PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6 TO 7 FEET IN HEIGHT FROM GROUND LEVEL FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PROPERTY AND FROM THE SITE PERIMETER LINES. SECURE ROBUSTLY USING STURDY FASTENERS AT ALL CORNERS TO HELP PREVENT VANDALISM.

4.) 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. SOLID WALLS (IF ANY) AND ELEVATED PLATFORM FEATURES USED IN DESIGN ELEMENTS, SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT

SECURITY STRENGTHENING PARKING LOTS / PARKING GARAGES / COVERED PARKING

1.) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S/AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.

2.) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

3.) INSTALL CONVEX SECURITY MIRRORS TO INCREASE VISIBILITY AROUND BLIND CORNERS, RAMPS & ANY POINTS OF INTERSECTION BETWEEN VEHICLE LANES OF TRAVEL & PEDESTRIAN PATHWAYS. VEHICLE PARKING LOTS & GARAGES 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.

MAINTENANCE & MANAGEMENT SECURITY STRENGTHENING

1.) FRONT DESK RECEPTIONIST: INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A 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.

2.) COMMERCIAL AND INDUSTRIAL 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 THERE FORE 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.

3.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
GOAL: TO DETER THEFT OF UTILITY SERVICES & DENY USE BY POTENTIAL TRESPASSERS, UNAUTHORIZED USERS, ETC. WHO MAY BE ATTRACTED TO THE PROPERTY AMENITIES AND/OR VULNERABILITIES, AND THEN TRESPASS AND LOITER TO CHARGE THEIR MOBILE PHONES,ETC.,OR COMMIT OTHER CRIMES OF OPPORTUNITY ONCE THEY ARE ON SITE.

4.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLETS SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.

ACTIVITY SUPPORT SECURITY STRENGTHENING

1.) IF THE BUILDING / DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BEEN CRYPTED AND PASSWORD PROTECTED. IF WI-FI IS OFFERED AS A COMPLIMENTARY SERVICE BY A BUSINESS, THEN IT SHOULD BE DISABLED WHEN THE BUSINESS IS CLOSED TO THE PUBLIC.

2.) 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.

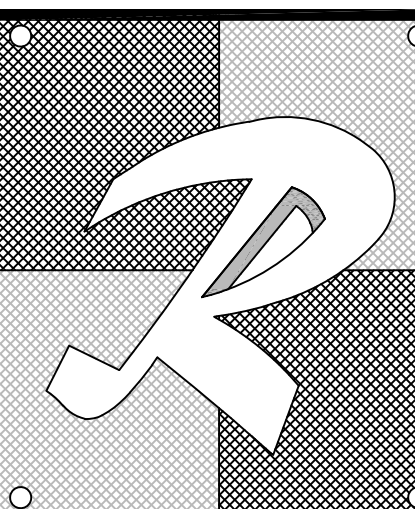
3.) CONDUCT / PROVIDE ROUTINE TRAINING OPPORTUNITIES FOR ALL EMPLOYEES REGARDING LIFE SAVING SKILLS(A.E.D., FIRST AID KIT, STOP THE BLEED KIT, FIRE EXTINGUISHER OPERATION) & PROCEDURES FOR EMERGENCY EVENTS & DE-ESCALATION TECHNIQUES.

4.) PUBLIC, VISITOR & 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.

DRAFT

OFFICE COPY
P225-12000015
05/20/2026

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF RAMOS ARCHITECTS & ASSO. AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NO PART OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF RAMOS ARCHITECTS & ASSOCIATES. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ALL RIGHTS RESERVED © 2026.



PROPOSED NEW TWO-STORY BUILDING FOR:

50 S.W. 5TH STREET

50 S.W. 5TH STREET POMPAÑO BEACH, FL 33060

Ramos Architects & Associates

780 TAMiami CANAL ROAD MIAMI, FL 33144

SEAL:

ARCHITECT OF RECORD
JOSE RAMOS | FLA. REG. AR11115 | AAC1595

DATE: 03/17/26

PROJECT NUMBER
24151

SHEET
CP-2