

CPTED NARRATIVE- CONFIDENTIAL

PZ 25-12000048

DRC Submission

Warehouse Addition for 1150 SW 30th Ave

Pompano 1150 LLC

- In addition to continuous night-time Site lighting, all tenants to be provided CCTV feed from 5 building-mounted (minimum 12' above grade) security cameras* with 180- degree field of view, plus video doorbells at all entry doors. This allows tenants to continuously surveil all movement on the property and control entrance to their premises."

Please refer to Page 030 for camera locations.

NOTE!

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S 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.

- Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. To Increase visibility & deter concealment.
- Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

- 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."
- Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage
- All solid exterior doors to have an audible/ video intercom pager system, including service doors, garage, or bay doors (if any), etc.
- All exterior doors must have non-removable door hinge pins, and 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.

- Burglar alarms to be activated whenever the business is closed, or all authorized personnel are out of the business.
- Dumpster enclosure gate to be provided with a locking mechanism such as a throw bolt with a shielded padlock.
- Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTD REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS TO ENSURE OPTIMAL RESULTS.

Reolink Duo 3V POE pictured



Sincerely,

Carlos Dognac
Florida Registered Architect #9423
352-260-1829



DRC

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05/20/2026