CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

1. **NATURAL/ELECTRONIC SURVEILLANCE:** THIS PROJECT ADHERES TO THIS PRINCIPLE BY THE ORGANIZATION OF PHYSICAL FEATURES, ACTIVITIES, AND PEOPLE IN SUCH A WAY AS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THESE ELEMENTS OF THE PROJECT DESIGN FURTHER CREATE A PERCEPTION OF SAFETY BY PRESENTING A FEAR OF DETECTION FOR POTENTIAL INTRUDERS. THIS PROJECT IMPLEMENTS THIS PRINCIPLE IN THE FOLLOWING WAYS:
   a. A CCTV SECURITY SYSTEM WITH ELECTRONIC ACCESS CONTROL AT GROUND FLOOR OF EACH BUILDING WILL BE INSTALLED FOR THE PROJECT AT THE TIME OF SUBSTANTIAL COMPLETION.
   b. CAMERA LOCATIONS WILL BE FOCUSED ON MAIN ENTRANCES, BUILDING PERIMETERS, AND HIGH-USE AREAS. CPTED PLAN CURRENTLY INDICATES CCTV SECURITY CAMERA LOCATIONS WILL BE INSTALLED AND COORDINATED WITH A SECURITY CONSULTANT AT THE TIME OF BUILDING PERMITS.
   c. AT TIME OF BUILDING PERMITTING, SPECIFIC CAMERA LOCATIONS WILL BE PROPOSED SHOWING COMPLETE FIELD OF COVERAGE.
   d. ENSURE ALL LIGHTING (AND CAMERAS) ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.
   e. DEVELOPERS/ CONTRACTORS WILL CONSULT WITH CAMERA SYSTEM DESIGNERS, INSTALLERS AND BSO CPTED TEAM WITH FINAL CAMERA PLANS PRIOR TO INSTALLATION.
   f. CCTV CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS.
   g. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
   h. ENSURE LIGHTING PLACEMENT WILL 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.
   i. INSTALL MOTION ACTIVATED SECURITY CAMERAS UP TO AND AT THE PERIMETER BOUNDARIES OF ANCILLARY BUILDINGS, PARKING AREAS, AND/OR LOCATIONS THAT DO NOT HAVE FREQUENT BUILDING ACCESS. THESE WILL HELP DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.
   j. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING DETACHED GARAGES AND VEHICULAR ENTRANCE GATES, MUST HAVE CORNER SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT UNDETECTED TRESPASS INTRUSION AND/ OR CONCEALMENT/ AMBUSH OPPORTUNITIES.
   k. LARGE CCTV VIEWING 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 MAINTENANCE OFFICE.
   l. VIEWABLE MONITOR(S) SHOULD BE PLACED IN A CENTRAL AREA TO PROVIDE CLEAR INDICATION THAT VIDEO SURVEILLANCE IS IN USE & BROADCASTING TO ALL THAT CRIMES WILL BE DISCOVERED & RECORDINGS USED AS EVIDENCE FOR ARREST & PROSECUTION.
   m. VIEWABLE MONITOR(S) SHOULD CAPTURE & DISPLAY PUBLIC POINTS OF INGRESS & EGRESS. (CAMERA FEEDS THAT ARE TO REMAIN OFF LIMITS TO STAFF FOR INTERNAL SECURITY REASONS DO NOT HAVE TO BE DISPLAYED ON THE VIEWABLE MONITOR.)
   n. IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
   o. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
   p. ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE.

   LIGHTING:

   a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS WELL-LIT AT NIGHT TO ESTABLISH A SENSE OF SECURITY FOR THE SITE.
   b. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER THE STANDARDS OF THE CODE.
   c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE.
   d. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
   e. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE. SECURITY LIGHTING TO BE CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.
   f. THE INSTALLATION OF VANDAL PROOF/RESISTANT LIGHT FIXTURES OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS TO BE ACTIVATED BY PHOTOCELLS, SO THESE AREAS ARE CONSTANTLY ILLUMINATED FROM DUSK TO DAWN. THESE WILL BE DESIGNED WITH APPROPRIATE OPTICS AND TEMPERATURE OF LIGHT, SO THEY ARE NOT HARSH AND INCONVENIENT TO UNIT OCCUPANTS.
   g. TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
   h. PEDESTRIAN SCALE LIGHTING WILL BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, PARKING, WALKING PATHS FOR RECREATIONAL USE.
   i. INSTALL GROUND PEDESTRIAN SCALE LIGHTING NEAR PEDESTRIAN ENTRY GATES AND ALONG COURTYARD PATHWAYS.
   j. PEDESTRIAN SCALE LIGHTING WILL BE A SECONDARY SOURCE OF PATHWAY LIGHTING IN CASE GROWTH OF LANDSCAPE AFFECTS AMBIENT AND POLE LIGHTING.
   k. LIGHT TRESPASS INTO THE ADJOINING PROPERTIES WILL BE AVOIDED, AS THE PROJECT IS TO COMPLY WITH THE CITY'S LIGHTING STANDARDS OUTLINED IN THE EOD ZONING CODE.
   l. BOLLARD LIGHTING CAN BE APPLIED, AS IT PROVIDES BOTH PEDESTRIAN SCALE ILLUMINATION & PHYSICAL PROTECTION FROM VEHICLE INTRUSION ACCIDENTS.

   SIDEWALKS:

   a. SITE DESIGNERS CREATED A SIDEWALK CIRCULATION NETWORK THAT OFFERS MULTIPLE PEDESTRIAN ROUTES, ELIMINATING DEAD-ENDS AND ENTRAPMENT ZONES WITHIN THE PROJECT.
   b. CLEAR LINES OF SIGHT TO AND FROM PRIVATE AND PUBLIC AREAS. THE USE OF LARGE OPENINGS WITH THE BUILDING SET CLOSE TO THE STREET WILL CREATE A SENSE OF PLACE.
   c. ALL NON-RESIDENTIAL SPACE WITHIN THE BUILDING OFFERS CONTROLLED ACCESS. NATURAL SURVEILLANCE IS PROVIDED THROUGH MAIN POINTS OF ACCESS, SO USERS ARE CLOSELY MONITORED.
   d. DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE.
   e. SOLID WALLS AND/ OR OTHER RAISED/ ELEVATED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ETC., ARE DISCOURAGED AS THEY HINDER VISIBILITY, MAY ENCOURAGE TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY I.E.: LOITERING, VANDALISM (GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC., AND RESULT IN HIGHER MAINTENANCE COSTS.

   LANDSCAPING:

   a. THE PROPOSED LANDSCAPING IS DESIGNED TO REDUCE OBSTRUCTIONS TO THE BUILDING ENTRANCES, WITH TALLER VEGETATION AND TREES PLANTED AWAY FROM ENTRANCES AND WALKWAYS.
   b. NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE,
   c. MAINTAIN A 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER AROUND GLASS WINDOWS.
   d. AT TIME OF MATURE TREE HEIGHT, 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 AND ELECTRONIC SURVEILLANCE. THIS PRINCIPLE WILL BE FOCUSED AROUND VEHICLE ENTRY POINTS AND AROUND BUILDING ENTRY POINTS THROUGHOUT THE PROJECT.
   e. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.
   f. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.
   g. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL OF SITE ACCESS AND PREVENTING POTENTIAL CRIMINALS FROM GAINING ACCESS IN MORE VULNERABLE AREAS TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:
   h. THE SITE IS ACCESSED BY VEHICLES AT TWO GARAGE LOCATIONS. THESE LOCATIONS ARE DESIGNED AS A TWO-WAY MAIN ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE PARKING GARAGE FACILITY.
   i. LAW ENFORCEMENT AND EMERGENCY VEHICLES WILL HAVE UNINTERUPTED ACCESS TO THE PROPERTY AS THERE ARE NO VEHICLE GATED ENTRIES.
   j. PEDESTRIAN GATES SHALL HAVE SELF-LATCHING LOCK AND AUTO-CLOSE HINGES.
   k. A BLUE LIGHT CALL ASSISTANCE SYSTEM INSTALLED IN ALL GARAGE LEVELS FOR EMERGENCY ASSISTANCE. CALL BOX/BUTTON PLACED NEAR ELEVATORS AND STAIRCASES. BLUE LIGHT AND SURROUNDING AREA MUST BE COVERED BY VIDEO SURVEILLANCE.
   l. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS. THE PROJECT WILL FEATURE ELECTRONIC CONTROLLED ACCESS SYSTEMS WITH KEY FOBS FOR COMMON AREA DOORS.
   m. RESIDENTS WITH FOB'S/ SMARTCARDS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH/ GARBAGE ROOM.
   n. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
   o. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
   p. THE PROJECT DOES NOT ANTICIPATE HAVING ANY TYPE OF LATE-NIGHT BUSINESS AS DEFINED BY THE CITY OF POMPANO BEACH LAND DEVELOPMENT CODE AS A PLACE OF RETAIL OR COMMERCIAL BUSINESS THAT IS OPEN FOR BUSINESS TO THE PUBLIC AT ANY TIME BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M. AND WHICH DOES NOT MEET THE DEFINITION FOR A CONVENIENCE BUSINESS.
   q. THE PROJECT WILL FEATURE SMART CARD READER TECHNOLOGY FOR BUILDING ACCESS, WHICH WILL ALSO ALLOW LAW ENFORCEMENT EFFICIENT ACCESS IN THE EVENT OF AN EMERGENCY.
   r. ADEQUATE SIGNAGE WILL BE POSTED, SUCH AS TOWING SIGNS, TO PREVENT UN-AUTHORIZED PARKING AND VEHICLE ABANDONMENT WITHIN THE PROJECT SITE. A TOWING POLICY WILL BE STRICTLY ENFORCED.
   s. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.
   t. A 180-DEGREE PEEPHOLE VIEWER WILL BE IMPLEMENTED FOR EACH MULTIFAMILY UNIT DOOR WITHIN THE RESIDENTIAL COMPONENT OF THE PROJECT. EACH GROUND FLOOR COMMON AREA DOOR WILL FEATURE AN IMPACT RATED VIEWING GLASS WINDOW.
   u. ALL SOLID EXTERIOR DOORS AT MAIN BUILDING ENTRANCES WILL HAVE AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEY THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES.
   v. MOREOVER, EACH UNIT ENTRY DOOR WILL BE PROVIDED WITH A KEYLESS LOCKING DEVICE, ALSO CONTROLLED BY A FOB/CARD/RFID TAG.
   w. ALL THESE CREDENTIALS WILL BE CREATED/PROGRAMMED BY REGISTERED ON-SITE PROPERTY MANAGEMENT STAFF, ONLY ONCE AND AT THE TIME A RESIDENT MOVE INTO THE COMMUNITY. LOST AND OBSOLETE CREDENTIALS WILL BE IMMEDIATELY VOIDED.
   x. EACH OF THESE CREDENTIALS ALLOW IDENTIFICATION OF USER RESPONSIBLE FOR EACH SINGLE EVENT (DOOR/GATE OPENING), ALLOWING ALL OCCURRENCES TO BE VERIFIED AND CROSS-EXAMINED WITH SURVEILLANCE FOOTAGE CAPTURED BY PROPERTY CCTV SYSTEM.
   y. THERE WILL BE ONE (1) DESKTOP COMPUTER AT BACK OFFICE WITHIN LEASING CENTER DEDICATED TO THE CREATION OF CREDENTIALS, WITH NECESSARY SOFTWARE/HARDWARE. SUCH ROOM WILL BE MONITORED BY A SURVEILLANCE CAMERA CONNECTED TO THE PROPERTY CCTV SYSTEM.
   z. PHYSICAL KEYS TO STAFF-ONLY DOORS (TECHNICAL CLOSETS, STORAGE, MAINTENANCE SHOP, RESTRICTED AREAS) WILL BE KEPT AT KEY STORAGE SAFE WITHIN A MANAGEMENT ROOM, AND PROTECTED BY SURVEILLANCE CAMERA AND ALARM.
   aa. FOR MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PORTABLE LANYARD 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.
   ab. CENTRALIZED ACCESS CONTROL SYSTEM WITH INDIVIDUAL, PROGRAMMED FOBS AS CREDENTIALS TO ACCESS ALL COMMON DOORS AND GATES. CREDENTIALS CAN BE CANCELED IN CASE OF LOSS/THEFT, AND USE OF CREDENTIALS CAN BE TRACKED AND USERS IDENTIFIED THROUGH SYSTEM LOGS.
   ac. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
   ad. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
   ae. FIRST FLOOR ACCESS TO ELEVATOR WILL BE IN ENCLOSED LOCATION (LOBBY, VESTIBULE OR CORRIDOR) ACCESSIBLE ONLY WITH RESIDENT CREDENTIALS (FOB/CARD/RFID TAG). CONVEX MIRRORS WILL BE ADDED WHERE AND IF BLIND SPOTS ARE CREATED, AND PANIC BUTTON WILL BE PROVIDED IN EACH ELEVATOR CAB.
   af. SILENT PANIC / DURESS ACTIVATORS FOR FRONT DESK STAFF & MANAGEMENT OFFICES.
   ag. STAIRWELLS TO BE PROMINENTLY NUMBERED / LETTERED TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING.
   ah. DUMPSTER AREAS WILL BE INTERNAL TO THE BUILDING, SECURED WITH ACCESS CONTROL, AND VIDEO SURVEILLANCE.
   ai. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN 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.
   aj. FOR COMMERCIAL / RETAIL / MULTI-FAMILY PROJECTS WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR 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. PURPOSE: TO DETER THE ACCIDENTAL OR INTENTIONAL TRESPASS INTO A RESTRICTED AREA, TO PROTECT EMPLOYEES & TO PREVENT UNAUTHORIZED PERSONS FROM GAINING ACCESS 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.
   ak. FOR MULTI-FAMILY RESIDENTIALUSES, INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREWIRE EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFTS, FRAUDS, BURGLARIES, ROBBERIES, ETC. NOTE THAT WI-FI ALARM SIGNALS CAN BE JAMMED WITH EASILY OBTAINABLE EQUIPMENT THEREBY LEAVING PROPERTIES VULNERABLE TO BURGLARIES WITHOUT ANY ALARM PROTECTION. SAFES FOR VALUABLES SUCH AS CASH AND/ OR OTHER IMPORTANT ITEMS INCLUDING FIREARMS, ETC., ARE ALSO STRONGLY RECOMMENDED.
   al. ENCLOSED TRASH ROOMS & DESIGNATED MULTIFAMILY UNIT OWNER STORAGE ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

   PARKING GARAGES / COVERED PARKING

   a. IF THE PARKING GARAGE IS SHARED BETWEEN THE PUBLIC & PRIVATE RESIDENTS, A VEHICLE ACCESS CONTROL GATE MUST BE INSTALLED WITHIN THE GARAGE TO SECURE THE DEDICATED PRIVATE PARKING SECTION OF THE GARAGE THAT IS RESERVED FOR OWNERS / TENANTS. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE. PURPOSE: TO PREVENT VIOLENT CRIMES, AUTO THEFTS, BURGLARIES, ACTS OF CRIMINAL MISCHIEF AMONGST OTHER TYPES DISTURBING CRIMES. GREATER SECURITY MEASURES MUST BE APPLIED TO PROTECT THE RESIDENTS, THEIR VEHICLES & THEIR PROPERTY. THIS ALSO AIDS IN PREVENTING ACCESS TO ANY PRIVATE ELEVATOR(S), STAIRWELLS, RESIDENTIAL COMMON AREAS, HALLWAYS & THE RESIDENTIAL UNITS.
   b. 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, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.
   c. ENCLOSED PARKING GARAGES WITH ANY GROUND & SECOND LEVEL WINDOW OPENINGS / WALL PUNCHOUTS THAT WOULD ENABLE UNAUTHORIZED ENTRY INTO THE GARAGE MUST INCORPORATE SEE THROUGH BARRIERS. SOME EXAMPLES OF SUCH BARRIERS ARE PICKET STYLE FENCING, METAL MESH, PERFORATED PANELS, LOUVER STYLE PANELING OR OTHER ARCHITECTURAL ABSTRACT DESIGNS THAT PROVIDE TRANSPARENCY WHILE SIMULTANEOUSLY PREVENTING IMPROPER ENTRY. PURPOSE: TO PREVENT UNAUTHORIZED USERS FROM CIRCUMVENTING THE DESIGNATED ENTRY / EXIT POINTS THEREBY DEPRIVING SUSPECTS THE ABILITY TO COVERTLY ENTER THE GARAGE UNDETECTED FOR THE PURPOSE OF COMMITTING CRIMES TO INCLUDE ROBBERY, BURGLARY, AUTO THEFT, SEXUAL ASSAULT, AMBUSH STYLE ATTACKS, CRIMINAL MISCHIEF, ETC. PLEASE NOTE THAT HORIZONTAL BARS ARE NOT PREFERRED AS THEY CAN FACILITATE CLIMBING DEPENDING ON THEIR SPACING.
   d. USE HIGHLY REFLECTIVE LIGHT COLOR PAINT FOR COVERED PARKING AREAS &/OR MULTI-LEVEL PARKING GARAGES IF PAINT IS TO BE APPLIED IN THESE AREAS. PURPOSE: TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.

DRC
PZ25-12000010
03/06/2025

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REVISIONS

NO.	DESCRIPTION	DATE

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:	02/25/25
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

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2025.02.26 10:41:41-05'00'

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-202
PROJECT NUMBER	14267.00

STATUS: DRC SET

Plotted by: jchapa On: 2/25/2025 5:16 PM

Drawing name: H:\14267.00 - 2400 E Atlantic - Portman Holdings\Engineering\Cadd\14267.00-SP-201 Cpted Plan.dwg