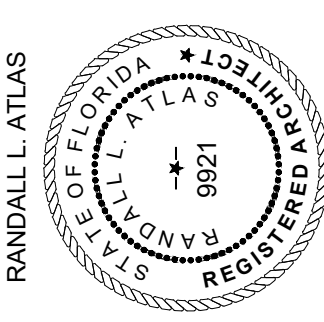




REVISIONS

DESIGN	R. ATLAS
DESIGN DWG	R. ATLAS
WORKING DWG	M. FILMER
ISSUE DATE	5-12-2026
SCALE	AS NOTED
JOB NO.	-

Colonial Van Warehouse Public Safety / CPTED Plan

CPTED Principles as they apply to this project:

CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

- There are no visual obstructions on the site, or around the perimeter. Employees and drivers can observe and be observed entering from the street into the entrance and parking spaces. There are clear lines of sight to the street from the facility, and from the street to the exterior fencing and gating.
- The lighting plan is providing excellent illumination to the exterior of the facilities and site, and vehicular entrance for good visibility and accountability.
- There will be video surveillance at the property entrance, with functionally integrated access control system for service vehicles and trucks.
- Video surveillance, and smart video analytics will be focused around the entranceways. The video surveillance system will be recorded and announced with warning signage that the property is under video surveillance.
- The video surveillance system should be a fixed lens, and not pan tilt and zoom, weather proof and vandal resistant covers.
- Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical surveillance.
- Ensure electronic surveillance cameras are strategically located for maximum active and passive observation. Sight "cones" on the Public Safety Plan are indicating coverage areas.
- Any potentially vulnerable areas that cannot be covered by electronic monitoring should be either viewable via natural surveillance, or checked randomly by employees or patrol.
- Natural surveillance is provided by establishing an active presence of use along the project's frontage, and the adjacent public sidewalk areas.
- For commercial and industrial applications, all solid exterior doors must have a reinforced intrusion resistant vision panel, or an audible /video intercom pager system including service doors, garage doors, or bay doors.
- The placement of a window, within a solid door must not facilitate the easy reach of the door's locking mechanisms, to prevent unlawful forced entry.
- Designated ADA access ramps should utilize see through fence railing for improved natural surveillance.
- Exterior stairwell risers should be of a see-through design to improve natural surveillance and deny concealment.
- Commercial and industrial facilities may be required to meet Section Statute 115.26 City of Pompano Beach Business Security Code, which requires security cameras to protect employees and the consumer public from robbery, burglary, and other violent crimes. A video surveillance system should be installed at ... industrial developments. The cameras must be strategically located for maximum active and passive observation.
- Surveillance monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- All surveillance cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping and plantings.
- Security cameras must fully view all parking areas, building entrance and pedestrian paths of travel along and up to the building perimeter.
- Any potentially vulnerable areas that cannot be observed through natural surveillance must be covered by electronic surveillance monitoring.
- Install convex mirrors where needed to increase visibility around blind corners, ramps, and any points of intersection between vehicles lanes of travel and pedestrian pathways.

CPTED Lighting Standards: Natural Surveillance

- The lighting plan includes a comprehensive detailed description in CPTED report of how CPTED lighting standards will be addressed at this specific site.
- Lighting shall comply with IES G-1-22 Guide for Security Lighting for People Property and Critical Infrastructure.
- All structures should install vandal proof motion sensor security alert lights over all exterior doors and overhangs, including main doors, garage doors, storage doors and sheds.
- Security lighting should be primarily concentrated at gateways, doorways, and windows, but not over illuminate and create glare, backlight, and up-light.
- The proposed lighting will keep the areas of the bulk yard illuminated at a 1fc minimum, and be visible from the street, and by private security or police patrol.
- Lighting should usually be concentrated at entranceway from the street and the propane tanks and truck parking areas; it should not over-illuminate or create shadows or sky glow/light pollution.
- To enhance security, use carefully focused bright soft lights with shielded fixture to eliminate glare and undesirable light pollution trespass. LED lighting is preferred for excellent color rendition and energy efficiency.
- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users, and make them prone to surprise hazards, such as an ambush. With soft bright lighting the field of vision is greatly extended.

CPTED PRINCIPLE #2 NATURAL AND MECHANICAL ACCESS CONTROL

- Access control onto the site is accomplished by having attractive sliding vehicle gates. In addition, there is 6' high screened fencing, as required by code for industrial areas, and on the boundaries.
- A vehicular gate entrance on the east side of the property from Andrews Avenue into the parking and loading area, will create access control for trucks and service vehicles.
- User's (Employees) vehicles have been known to be burglarized in parking lots leading to significant property loss, and the theft of personal identification, which has resulted in identity theft fraud.
- Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to residents, guests, customers and employees; therefore, no security surveillance camera coverage gaps can exist.
- Comprehensive parking lot area surveillance camera coverage/ capture. Sight "cones" of camera views are demonstrated.
- Parking spaces should be clearly and individually marked and assigned for authorized persons and employee use only.
- Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in private parking lot.
- Post towing sign, and enforce tow away policy consistently, concerning non-authorized guests, and abandoned vehicles.
- Wayfinding and instruction signage must be prominently displayed and posted where necessary.
- All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches (DPS) to signal an alarm system that a secured door has been opened or breached. Occupants or the alarm company will then investigate any breach or emergency accordingly.
- Commercial and industrial facilities shall install a hard-wired burglar security alarm system for safes or valuable stored on site. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Burglary, intrusion, interior space protection, and sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.
- Commercial, industrial, residential properties with security or front desk receptionists, or hosts areas designated for employee and customer transactions, such as a reception desk, counter top, podium or bar must be designed with a clear boundary delineation, or enclosure separating public from private areas.
- It is recommended that a duress button silent panic alarm be placed discretely in the desk or counter top to reach out to security or law enforcement, if a threatening situation arises.
- Security strengthening for dumpster enclosures and trash rooms. Dumpster enclosures should have rolling, or swinging gates, with a robust locking mechanism. The bottom of the screening gate should have a clearance of 8" above the ground to facilitate viewing underneath to deter loitering and trespassing inside the enclosure. If there is a pedestrian passageway into the dumpster enclosure, it must have a lockable gate which remains closed and locked, except when in active use by authorized persons. The dumpster area must have a vandal-resistant, motion-sensor activated security light to illuminate the area when in use between dusk and dawn. Dumpster areas must be secured with access control and video surveillance capabilities. Enclosed trash rooms (if any) must be equipped with either constant lighting, and or motion activated sensor lighting systems, that will provide immediate illumination upon entry.
- Any keys, fobs cards or similar devices that are stored on site must be secured with a secure access controlled key cabinet, so keys are stored in a signal blocked locked safe or cabinet. The key security office, room, or key storage closet door must have an alarm and the robust mechanical locking system. The office key storage area must be under video surveillance coverage. The management or security office door must have a security viewer, door scope or peephole or reinforced security glazing view panel.

- Access control vehicular gates should be planned for to deter trespass opportunities.
- Post signage in parking areas forbidding vehicles other than the owner's or authorized guests to park and loiter in the private parking lot.
- Post towing signage and enforce tow away policy consistently, concerning illegally parked cars or abandoned vehicles.
- Incorporate sufficient sidewalk safety aisles with non-mountable curbs, in front of the parked cars to protect pedestrians having to walk dangerously behind parked cars that may be backing up, and from having to risk walking in conflict with car paths of travel.
- Incorporate traffic calming devices to protect pedestrians, employees, and to prevent excessive vehicle speed in areas where doorways, pedestrian passageways, and exits open directly into the vehicle lanes of travel, including inside enclosed garages.
- As per Broward County Fire Prevention Code, all new and existing automatic vehicle entry gates shall be equipped with the Click @ Enter Universal Access System, thereby providing EMS and Police the ability to immediately access to the site.
- Vehicle parking lots and garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise existing vehicles to use caution before entering the right-of-way.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY

- Any existing or future fencing should be CPTED oriented, such as metal picket railing, but the normal requirement of being able to 'see-through' to maintain critical Natural Surveillance is waived, or overwritten, by zoning regulations requirements that the building exterior can be visually screened from the street.
- Fences should limit, or not have easily accessible horizontal bars, that could be used for climbing, and breaching any security fencing. Use narrow spacing between pickets to prevent and deter footholds.
- Any landscaping in front of fencing should be low ground cover with a maximum height of 2 1/2' feet. Ground planting and hedges should be less than 3' feet, and tree canopies above 8 feet, to allow clear zone of natural surveillance for police to be able to have unobscured sight around the perimeter and into the property.
- Design in Dense, low-profile and/or harsh thorny like non-obstructive (maximum height 2 1/2' feet) landscaping plantings in any vulnerable areas, such as around fencing and restate property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and to deny any concealed staging, and ambush opportunity for potential criminal activity.
- BSD No trespassing warning signage is to be coordinated with the Broward Sheriff's Office prior to permanent placement of the signs to ensure optimal placement and results. Submit a BSD No Trespass program affidavit simultaneously with the application. Post the BSD No Trespass signage on the site and perimeter so that readily observable at all entrances and all sides of the property perimeter. Post the BSD No Trespass signs prominently with the bottom edge of the sign at approximately 6-7 feet above ground level for unobstructed viewing throughout the property and perimeter lines. Secure the signs robustly using sturdy fasteners at all corners to prevent vandalism.

CPTED PRINCIPLE #4 MAINTENANCE/MANAGEMENT PRACTICES

- Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater to increase visibility and remove concealment.
- Maintain 2 1/2 foot maximum height for all hedges, bushes, low plants and ground cover to increase visibility and remove concealment.
- For commercial, industrial, and residential facilities with security and or front desk receptionists or hosts, install a fixed concealed silent panic duress alarm at the main entrance, and provide a portable activator for redundancy, in the event the fixed alarm post is compromised, due to the fixed alarm post being vacant, or for any serious incident such as an active assailant, or other emergency. Additional portable duress alarms must be provided to employees that are assigned to work on the exterior of the business environment.
- The exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. This can include border fencing and fabric along the site perimeter, and public path of travel, may be treated with a graffiti resistant resin to prevent vandalism and tagging.
- Lighting luminaires will be energy efficient LED fixtures, that require little or no maintenance.
- Maintain 2 1/2 foot maximum height for all hedges, bushes, low plants, and ground cover.
- Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover and an easily accessible secure internal cutoff switch to deter theft of utility services.
- Ensure all publicly accessible exterior water outlet spigots have a nearby accessible secure locking cap to deter theft of utility services.
- Ground floor exterior accessible HVAC condensers and compressors must be firmly secured in place to deter theft.
- Any exterior storage tanks utilized for keeping contents under pressure or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse. Only use fire code approved security systems or mechanisms.
- The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway and preferably reflective for instant recognition by law enforcement an EMS when responding to an emergency call for service.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

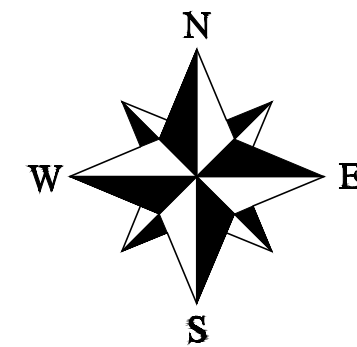
- This property will not be operating 24 hours a day, but operate during normal business hours. Staff and drivers using the facility on a continual basis, and provide eyes on the street.
- Groundrules will be clear and visible and spell out clearly the rules of legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass.
- The activity support from having trucks delivering on the site, around the clock is the strongest deterrent to crime on, and around the property.
- The drivers and employees serve as capable guardians of the property, and can challenge trespassers and call police for quick response.
- If there are bike racks storage for the residents or employees, place the racks close to the main access doors providing convenience and maximum natural and mechanical electronic surveillance.

GENERAL DEFENSIBLE SPACE NOTES:

- The site plan is proposing a vehicular sliding gate, access control, warning and groundrule signage, site video surveillance, LED site lighting, which will provide for a safe and secure environment for the property.
- No Trespassing signs for Broward County shall be at least 18"x24" in dimensions, and to be used with proper State Statute references, and enforced by the appropriate law enforcement agency, the BSD.
- All parking spaces shall be assigned and marked for authorized employees.
- If the building 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.
- All exterior water spigots should have a locking device on it, in order to prevent unauthorized users from using the water and or hoses for inappropriate or illegitimate uses. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use.
- All exterior electrical sockets should have a locking device placed with a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- Any publicly accessible seating benches or platforms should be designed with intermittent railings to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/ sleeping design feature.
- Any light weight exterior furniture that is not permanently secured to the ground, and designated for public use, should be marked and identifiable as belonging to that property. The street furniture items should be securely stored when not needed and or the site is closed to the public.
- Public, or common use restrooms, storage rooms locker rooms, must be equipped with either constant lighting and or a secured motion sensor lighting system that will provide immediate illumination upon entry.
- Provide a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility.

PUBLIC SAFETY CPTED PLAN

SCALE: 1" = 300'-0"

CPTED Public Safety /
Security Drawing Legend

SE : Surveillance Electronic
AC : 6 FT. High Picket Fence
AC : Door Position Switch
AC : Access Control Reader
AC : Vehicular Gate Controls
W.P. : Wall Mounted Wall Pack Light
L.P. : Pole Mounted Light