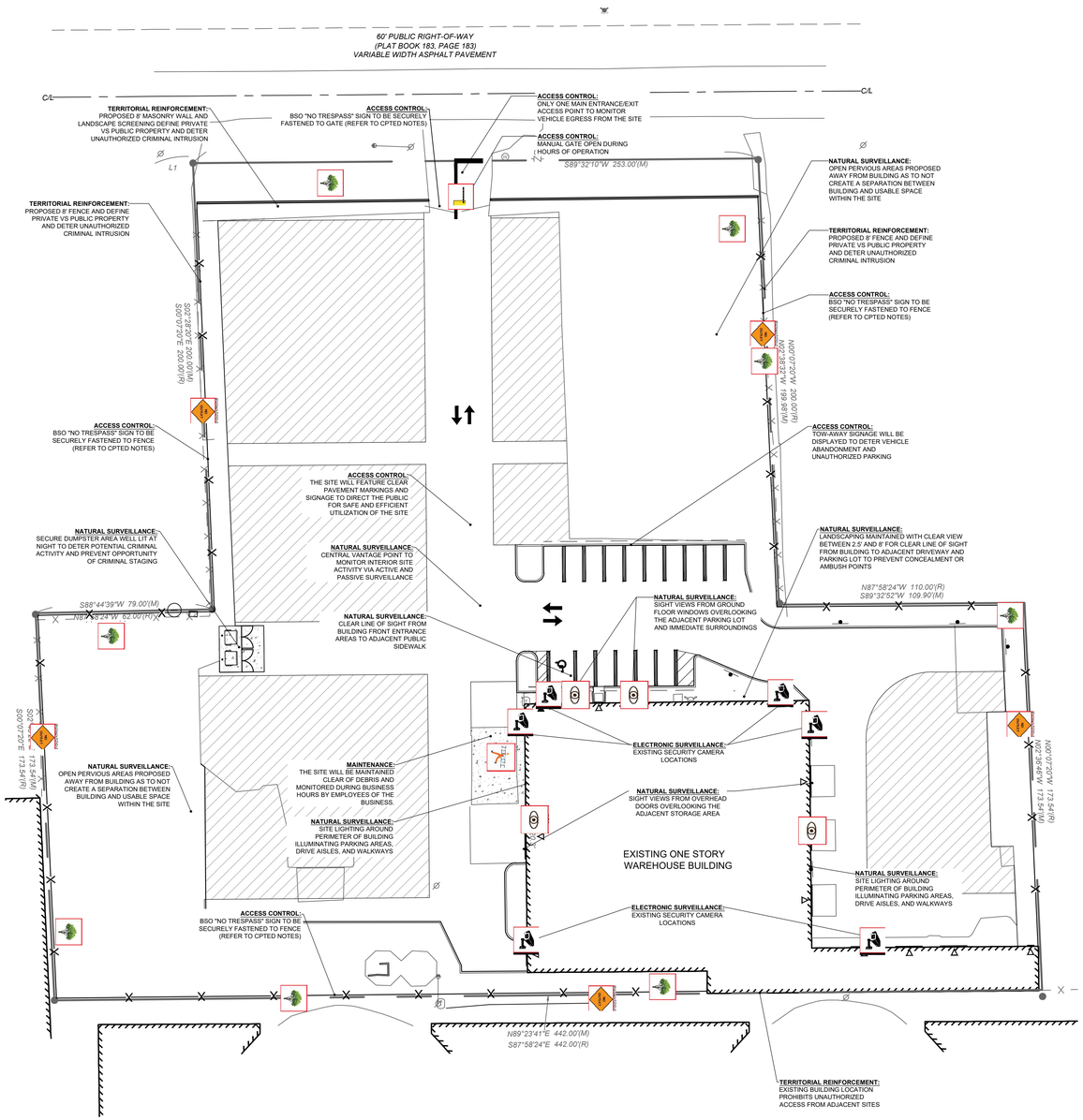
DRC
PZ25-12000025
11/19/2025

CONFIDENTIAL



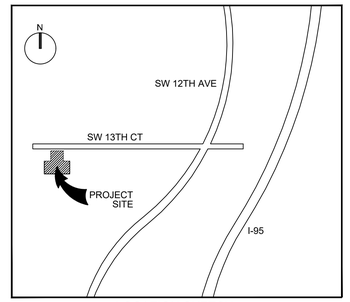
N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



LOCATION SKETCH
(NOT TO SCALE)

PLAN PURPOSE:

THIS PLAN DEPICTS THE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ELEMENTS FEATURED WITHIN THIS PROJECT.

LEGEND:

- M: MAINTENANCE
- ACP: ACCESS CONTROL- PHYSICAL (BUILT)
- ACP: ACCESS CONTROL- ELECTRONIC
- ACN: ACCESS CONTROL- NATURAL
- AC: ACTIVITY SUPPORT
- TR: TERRITORIAL REINFORCEMENT
- SE: SURVEILLANCE- NATURAL
- SE: SURVEILLANCE- ELECTRONIC

CPTED PLAN GENERAL NOTES:

1. CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL MUST EACH BE INCLUDED AND DESCRIBED IN DETAIL ON THE NARRATIVE AND DRAWING PLANS. ALSO, DEVELOPER AND/ OR LEGAL AGENT MUST INITIAL EACH INDIVIDUAL LISTED ITEM DECLARING ACKNOWLEDGEMENT AND COMPLIANCE.
2. EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL.
3. THE SERVICES OF AN INDEPENDENT, AND HIGHLY EXPERIENCED, QUALIFIED, AND CERTIFIED SECURITY CRIME PREVENTION/ CPTED CONSULTANT ARE HIGHLY RECOMMENDED TO ACHIEVE AND MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY, AND TO EXPEDITE PROCESSING.
4. THIS SAFETY AND SECURITY PLAN, NARRATIVE, OR REVIEW DOES NOT GUARANTEE A CRIME WILL NEVER OCCUR; IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME AND TO HELP AVOID ANY PRESENT AND FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.
5. PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL SECURITY STRENGTHENING AND CPTED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.
6. SITE PLAN REVIEW STANDARDS ALSO REQUIRES COMPLIANCE WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS.
7. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR ZONING REVIEW AND APPROVAL.
8. WHEN A BROWARD SHERIFFS OFFICE CPTED PRACTITIONER IS REQUIRED TO ASSIST IN AN INSPECTION OF THE PROJECT DURING THE CERTIFICATE OF COMPLETION &/OR CERTIFICATE OF OCCUPANCY APPLICATION PHASE, SECURITY STRENGTHENING & CPTED MEASURES THAT HAVE NOT BEEN ADEQUATELY ADDRESSED WILL STILL BE REQUIRED TO ENSURE THE SAFETY & WELL-BEING OF THE EMPLOYEES, RESIDENTS, TENANTS, VISITORS & ALL LEGITIMATE USERS OF THE SITE.
9. ANY PROJECT FEATURES THAT MAY AFFECT THE PRINCIPLES & GOALS OF SECURITY STRENGTHENING & CPTED ON ANY OF THE OTHER PLAN SECTIONS SHOULD ALSO BE INCLUDED IN THE CPTED/ SECURITY PLANS.
10. IF EITHER THE SECURITY STRENGTHENING & CPTED DRAWING OR NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE COMMENT RESPONSES TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES WITH DETAILS ONTO BOTH THE ACTUAL DRAWING & NARRATIVE PLANS.
11. LATE-NIGHT BUSINESS NOW OR LATER? YES ___ OR NO __X__ MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW & RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN & OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED & COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY & SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY & DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC. OPENING ANY LATE-NIGHT BUSINESS WITHOUT MEETING THE CONDITIONS IN THE LAW MAY ALSO RESULT IN ADDITIONAL STATUTORY PENALTIES.

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

Plotted by: mamodio On 10/27/2025 11:46 AM

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	8/27/2025
2	DRC SIGN OFF	10/15/2025

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

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:	**XX/XX/25**
DESIGNED BY:	**XXX**
DRAWN BY:	**XXX**
CHECKED BY:	**XXX**
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.10.27 14:05:37-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

1660 SW 13 POMPANO LLC

PROJECT

1660 SW 13TH COURT

SHEET TITLE

CPTED PLAN

SHEET NUMBER	**SP-201**
PROJECT NUMBER	**15434.00**

Drawing name: H:\15434.00 - 1660 SW 13th Court - Jadlan IOS\Engineering\Cadd\15434.00-SP-201-CPTED.dwg

STATUS: PRELIMINARY