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 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 SPECIFICATIONS WILL BE SUBMITTED AT TIME OF BUILDING PERMITTING. CAMERAS WILL BE WEATHER AND VANDAL RESISTANT.
   g. 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.
   h. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
   i. 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.
   j. 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.
   k. 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.
   l. SIGNS WILL 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.)
   u. 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.
   v. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
   w. THE PROPOSED SHELL BUILDINGS WILL BE PRE-WIRED FOR THE OPPORTUNITY OF FUTURE INDUSTRIAL TENANTS TO INSTALL HARD-WIRED BURGLAR SECURITY ALARMS AT TIME OF TENANT BUILD-OUT.
   x. 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.

   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, CREATE SHADOWS, OR LIGHT POLLUTION.
   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. WE PROPOSE THIS SOLUTION IN LIEU OF MOTION-SENSOR LIGHTS IN ORDER TO PRIORITIZE COMFORT OF RESIDENTS, WHO TEND TO CONSIDER LIGHTS GOING ON AND OFF OUTSIDE THEIR UNIT WINDOWS AS DISTRACTING AND INVASIVE.
   g. TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
   h. PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.

   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 OFFICE / INDUSTRIAL SPACE WITHIN THE BUILDING OFFERS NATURAL SURVEILLANCE PROVIDED THROUGH ONE POINT OF ACCESS, SO USERS ARE CLOSELY MONITORED.

   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.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:
   a. THE SITE IS ACCESSED BY VEHICLES AT TWO LOCATIONS. THESE LOCATIONS ARE DESIGNED AS A TWO-WAY MAIN ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE SURFACE PARKING AREAS.
   b. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS.
   c. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
   d. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
   e. 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.
   f. 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.
   g. A 180-DEGREE PEEPHOLE VIEWER WILL BE IMPLEMENTED FOR EACH UNIT DOOR WITHIN THE RESIDENTIAL COMPONENT OF THE PROJECT. EACH GROUND FLOOR COMMON AREA DOOR WILL FEATURE AN IMPACT RATED VIEWING GLASS WINDOW THAT IS LOCATED ON THE OPPOSITE SIDE OF THE DOOR LATCH. .
   h. DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK.
   i. DUMPSTER ENCLOSURES MUST IMPLEMENT A BOTTOM GATE CLEARANCE OF 8" ABOVE THE GROUND.
   j. DUMPSTER ENCLOSURES WITH A PEDESTRIAN PASSAGEWAY INTO THE ENCLOSURE MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

3. **TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:
   a. PERIMETER LANDSCAPE FURTHER SEPARATES PUBLIC VS PRIVATE SPACE, SPECIFICALLY ALONG THE PROPERTY'S ALL SIDES OF THE PROJECT.
   b. PROJECT WILL BE PARTICIPATING IN THE BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM.
   c. SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.
   d. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.
   e. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.
   f. WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO WARN AND AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY AND SECURITY RISKS.
   g. ANY PUBLICLY ACCESSIBLE SEATING BENCHES OR PLATFORMS SHOULD BE DESIGNED 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.
   h. FENCES, GATES AND/ OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
   i. EXISTING WALL SPECIFICALLY USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED, CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS A POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
   j. ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THEIR BODIES AND CLOTHES.

4. **MAINTENANCE/MANAGEMENT:** VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. MAINTENANCE IS AN IMPORTANT FACTOR IN PRESERVING A SAFE ENVIRONMENT AND THIS PROJECT AIMS TO SATISFY THIS PRINCIPLE IN THE FOLLOWING WAYS:
   a. LANDSCAPE MAINTENANCE OF THE SURROUNDING AREAS WILL INDICATE AN ADEQUATE FUNCTIONING PROJECT, THEREFORE PROMOTING THE SENSE OF OCCUPANCY, FURTHER DETERRING CRIMINAL ACTIVITY.
   b. THE GROUNDS WILL BE CLEAN AND CLEAR OF DEBRIS.
   c. MAINTENANCE STAFF WILL TAKE NOTICE OF ANY DAMAGE OR HAZARDS WITHIN THE MAINTAINED AREAS. THEY WILL PERFORM QUICK REPAIRS TO KEEP THE SITE CLEAN AND SAFE.
   d. EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM.
   e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.
   f. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND / OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS / MECHANISMS.
   g. THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

CONFIDENTIAL

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: jchapa On 8/27/2025 2:49 PM

REVISIONS

NO.	DESCRIPTION	DATE

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:	08/26/2025
DESIGNED BY:	BB
DRAWN BY:	JS
CHECKED BY:	NW
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.

2025.08.27 14:54:56-04'00'

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

CLIENT

FIRST INDUSTRIAL

PROJECT

FIRST 95 DISTRIBUTION CENTER- PHASE II
1000-1041 NW 12th Ter.
Pompano Beach, FL

SHEET TITLE

CPTED NOTES

SHEET NUMBER	SP-202
PROJECT NUMBER	10607.14

DRC

PZ25-12000030

10/01/2025

Drawing name: Q:\10607.14 - First 95 Distribution Center - PH 2 - First Industrial\Engineering\Cadd\10607-14-SP-2XX.dwg

STATUS: PRELIMINARY