

C:\Users\STEVE\Documents\JESSAMINE DESIGN BUILD\PROJECTS\BANKAC21 N FEDERAL HIGHWAY\CDPS\CPTED PLAN.DWG, 12/26/26 BY STEVE

CPTED NARRATIVE

1. TRESPASS AND SIGNAGE: TERRITORIAL REINFORCEMENT AND ACCESS CONTROL

1.A. SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT WITH THE APPLICATION.

1.B. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT THE MAIN ENTRANCE AND ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.

1.C. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS AT ALL CORNERS.
2. CPTED LANDSCAPING STANDARDS

2.A. NATURAL SURVEILLANCE

2.A.A. MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS AND GROUND COVER.

2.A.B. MAINTAIN AN 8' CLEAR TRUNK WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN FOR CANOPY TREES AND TALL PLANTS.

2.A.C. NO HEDGES TO BE PLANTED ADJACENT TO SIDEWALKS OR PEDESTRIAN AREAS

2.B. TERRITORIAL REINFORCEMENT

2.B.A. PLACE CONVEX MIRRORS WHERE APPROPRIATE SUCH AS AROUND EXTERIOR DOORS AND IN BLIND SPOTS SUCH AS PASSAGEWAY CORNERS, ALCOVES, ETC.
3. CPTED LIGHTING STANDARDS

3.A. ALL STRUCTURES: INSTALL VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR DOORS AND OVERHANGS INCLUDING MAIN, GARAGE, STORAGE ROOMS AND/ OR SHEDS, ETC.

3.B. LIGHTING SHALL BE PROVIDE ALONG ALL ROADWAYS AND SIDEWALKS.

3.C. LIGHTING MUST COMPLY WITH ENGINEERING SOCIETY OF NORTH AMERICA IESNA G-1-2022: GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.

3.D. SECURITY LIGHTING SHALL BE PROVIDED AT GATEWAYS, DOORWAYS, AND WINDOWS AND SHALL BE CAREFULLY FOCUSED BRIGHT SOFT LIGHT WITH SHIELDED FIXTURES TO ELIMINATE GLARE.

3.E. STORAGE ROOMS SHALL BE EQUIPPED WITH MOTION SENSORS TO TO PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

3.F. TRASH ROOM AND BICYCLE STORAGE ROOM SHALL BE EQUIPPED WITH CONSTANT LIGHTING.
4. SECURITY STRENGTHENING AND ACCESS CONTROL

4.A. ALL SOLID DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR A VISION PANEL OPPOSITE THE FRONT DOOR LOCKING HARDWARE.

4.B. INSTALL EITHER A REINFORCED SECURITY WINDOW/ APPROVED HURRICANE IMPACT, OR A 180-DEGREE WIDE ANGLE DOOR VIEWER ON ALL EXTERIOR DOORS INCLUDING GARAGE, SERVICE DOORS, ETC., TO PROVIDE OPPORTUNITY TO MONITOR AND SURVEIL EXTERIOR SAFETY AND SECURITY CONDITIONS, AND TO AVOID BEING AMBUSHED UPON EXITING. THIS ALSO PROVIDES AN OPPORTUNITY TO VISUALLY IDENTIFY AND SCREEN VISITORS IN THE EVENT OF AN ATTEMPTED CRIMINAL RUSE ENTRY.

4.C. BURGLAR/ SECURITY ALARMS MUST BE INSTALLED AT THE FACILITY OFFICES WHEREVER VALUABLES SUCH AS CASH, SENSITIVE IDENTIFICATION DOCUMENTS OR ELECTRONIC FILES INCLUDING FINANCIAL INFORMATION IS STORED. PRE-HARDWIRE FOR ALARMS AS WI-FI IS BEING HACKED MORE FREQUENTLY. ALARMS MUST BE ACTIVATED WHENEVER THE OFFICES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE OFFICE BUILDING.

4.D. ADA ACCESS RAMPS AND/OR PUBLICALLY ACCESSIBLE DESIGN FEATURES, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, OR RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE.

4.E. ALL SOLID METAL STAIRWELL DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW.
5. DUMPSTER

5.A. A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND PADLOCK.

5.B. BOTTOM GATE CLEARANCES MUST BE 8" ABOVE THE GROUND FOR VIEWING UNDERNEATH.

5.C. IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE.

5.D. DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE
6. KEY SECURITY: ACCESS CONTROL AND SECURITY LIGHTING

6.A. PROVIDE ACCESS CONTROL SECURITY SYSTEM
7. PARKING LOT AND ADJACENT ACCESS PERIMETERS

7.A. POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING NON-AUTHORIZED VISITORS AND/ OR ABANDONED VEHICLES.
8. SECURITY STRENGTHENING FOR PARKING GARAGES AND COVERED PARKING

8.A. ANY GROUND AND SECOND LEVEL WINDOW OPENING SHALL HAVE SEE THROUGH BARRIERS THAT PREVENT UNAUTHORIZED PEDESTRIAN ENTRY FROM THE OUTSIDE OF THE GARAGE. HORIZONTAL BARS ARE NOT ALLOWED.

8.B. ACCESS CONTROL VEHICULAR GATES SHALL BE INSTALLED TO DETER ENTRANCE INTO RESIDENTIAL PARKING AREAS.

8.C. SIGNAGE SHALL BE POSTED IN RESIDENTIAL PARKING AREAS FORBIDDING VEHICLES OTHER THAN TENANTS TO PARK IN PRIVATE PARKING AREAS.

8.D. HIGHLY VISIBLE PAINT SHALL BE USED THROUGHOUT PARKING GARAGE.

8.E. CALL ASSIST DEVICES SHALL BE LOCATED THROUGHOUT THE PARKING GARAGE.

8.F. ALL AUTOMATIC VEHICLE ENTRY GATES SHALL BE EQUIPPED WITH 'CLICK 2 ENTER' UNIVERSAL ACCESS SYSTEM.
9. SURVEILLANCE: NATURAL AND ELECTRONIC

9.A. 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 ENSURE OPTIMAL RESULTS.

9.B. SECURITY CAMERAS SHALL BE INSTALLED IN THE MAIL AND PACKAGE ROOMS, ROOF ACCESS DOORS, BICYCLE STORAGE ROOM, AND TRASH ROOMS.

9.C. ROOF ACCESS DOORS SHALL BE EQUIPPED WITH A SWITCH TO NOTIFY SECURITY IF DOOR IS OPENED SO IT MAY BE INVESTIGATED.

9.D. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES, AND PEDESTRIAN PATHS OF TRAVEL AND UP TO THE BUILDING PERIMETERS.
10. MISCELLANEOUS: SECURITY STRENGTHENING

10.A. ENSURE ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE BY TRESPASSERS, VAGRANTS, ETC. WHO LOITER AND TRESPASS TO CHARGE THEIR MOBILE PHONES, ETC.

10.B. 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
11. ACCESS CONTROL MULTI FAMILY

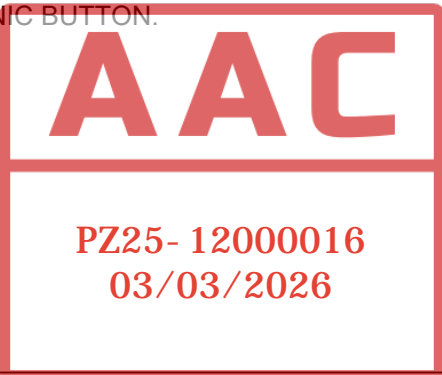
11.A. LIMIT PROPERTY AND BUILDING ACCESS POINTS AND ENTRANCES. PUBLIC ACCESS POINTS SHOULD CHANNEL GUESTS THROUGH THE FEWEST ENTRY POINTS POSSIBLE. FOR REQUIRED FIRE EXITS, MAKE THEM 'EXIT-ONLY' DOORS AND CONSIDER CONVERTING THEM TO ALARM DOORS SUITABLE FOR EMERGENCY USE ONLY WHENEVER POSSIBLE.

11.B. BALCONY RAILINGS ON THE SECOND LEVEL OR HIGHER SHALL HAVE VERTICAL BARS OR OTHER ANTI CLIMBING DEVICES.

11.C. ANY KEYS, FOBS, CARD , AND/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL IN A SIGNAL BLOCKING LOCKED SAFE.

11.D. KEY SECURITY OFFICE OR STORAGE ROOM MUST HAVE AN ALARM AND ROBUST LOCKING SYSTEM AND VIDEO SURVEILLANCE.

11.E. MANAGEMENT/SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER OR REINFORCED SECURITY WINDOW.
12. ADDRESS EMERGENCY RADIO SIGNAL ORDINANCE TO ENSURE LAW ENFORCEMENT CAN OPERATE UNIMPEDED WITHIN THE STRUCTURE.
13. PROVIDE AN EMERGENCY ACCESS METHOD/ SYSTEM TO LAW ENFORCEMENT IN THE EVENT OF A LAW ENFORCEMENT/ CRIMINAL INCIDENT, OR MEDICAL EMERGENCY (POLICE OFTEN ARRIVE BEFORE FIRE RESCUE) INSIDE THE FACILITY.
14. ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE-THROUGH' SPACING TO MAINTAIN NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK AND IS EASILY BENT/PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED.
15. INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT A MINIMUM PRE-WIRE EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFTS, FRAUD, BURGLARIES, ROBBERIES, ETC.
16. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO 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. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.
17. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS DOORS (IF ANY).
18. PARKING SPACES SHOULD BE CLEARLY AND INDIVIDUALLY MARKED AND ASSIGNED FOR OWNERS/AUTHORIZED GUESTS USE ONLY.
19. MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM.
20. MULTI-FAMILY 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.
21. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY.
22. ELEVATORS SHALL BE EQUIPPED WITH VIDEO SURVEILLANCE AND A PANIC BUTTON.



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