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CPTED:

(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN)
SECURITY NARRATIVE PLAN

CPTED IS A CRIME PREVENTION METHOD WHICH HAS BEEN SHOWN TO REDUCE OPPORTUNITIES FOR CRIME AND INCIVILITY. IT PROVIDES POSITIVE COMMUNITY SAFETY BENEFITS BY IMPROVING PLANNING AND DESIGN DECISIONS IN WAYS THAT PROVIDE ORGANIZATIONS, COMMUNITIES AND BUSINESSES WITH PRACTICAL CRIME PREVENTION TOOLS. THIS IMPLEMENTATION GUIDE WAS DEVELOPED TO INCORPORATE THE PRINCIPLES OF CPTED IN THE PREPARATION, REVIEW AND IMPLEMENTATION OF PLANNING SCHEMES AND POLICIES.

THE CPTED PRINCIPLES OUTLINED AND DISCUSSED IN THESE GUIDELINES CANNOT BE RULES OR UNIVERSAL SOLUTIONS FOR EVERY SITUATION. INSTEAD THEY FOCUS ATTENTION ON KEY ISSUES TO CONSIDER IN RELATION TO THE NEEDS OF EACH LOCAL SETTING. FOR FURTHER INFORMATION ON THE KEY PRINCIPLES OF CPTED AND SPECIFIC EXAMPLES OF CPTED APPROACHES IN PARTICULAR AREAS, PLEASE REFER TO: CPTED SECURITY DRAWING PLAN (A903).

OUTCOME/OBJECTIVE

INCIDENTS, OPPORTUNITIES, AND FEAR OF CRIME ARE PREVENTED OR REDUCED BY ENSURING THAT CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES ARE UNDERSTOOD AND INTEGRATED INTO THE PROJECT. THE GOAL IS TO USE DESIGN, PLANNING, MANAGEMENT AND USE OF SPACE TO INCORPORATE CPTED THROUGHOUT.

SN **SURVEILLANCE: NATURAL (SN)**

NATURAL SURVEILLANCE IN THE PROJECT WOULD BE PRESENT THROUGHOUT. BY IMPLEMENTING A WIDE VARIETY OF WINDOWS AND OPENINGS, THE OCCUPANTS HAVE VIEWPOINTS AND SITE LINES OVERLOOKING THE KEY AREAS OF THE BUILDING. KEY POINTS INCLUDE, BUT ARE NOT LIMITED TO PATHWAYS, STAIRS, ENTRANCES, EXITS, AND EXTERIOR/INTERIOR PARKING AREAS. LIGHT DISCOURAGES CRIMINAL ACTIVITY, ENHANCES NATURAL SURVEILLANCE OPPORTUNITIES, AND REDUCES FEAR. ALONG WITH NATURAL/ARTIFICIAL LIGHTING, THE TRANSPARENT NATURE OF THE PROJECT ALLOWS FOR THE USERS TO EASILY MONITOR ACTIVITIES WITHIN AND AROUND THE BUILDING, WHILE MINIMIZING BLIND SPOTS. PROJECT WILL INCLUDE WIDE ANGLE VIEWERS (PEEPHOLES) &/ OR REINFORCED SECURITY WINDOWS IN ALL SOLID EXTERIOR UNIT DOORS TO ENABLE SCREENING OUTSIDE DOOR FOR SAFE EXITING. FOLLOW CPTED STANDARD LANDSCAPING, MAXIMUM HEIGHT 2.5' FEET GROUND COVER/ HEDGES, AND MINIMUM 8' FEET CLEAR TRUNK ON CANOPY TREES (6" DIAMETER TRUNK AND GREATER). PROJECT WILL ALSO INCLUDE MOTION SENSOR SECURITY LIGHTING OVER OR AT ALL EXTERIOR BUILDING FACADE DOORS SUCH AS SERVICE DOORS, PARKING GARAGE ACCESS, EXIT HALLWAYS, ETC. SITE LIGHTING WILL BE TAMPER & VANDAL PROOF + LIGHTING WILL BE PLACED ENSURING THAT ANY POTENTIAL CONCEALMENT OR AMBUSH POINTS WILL BE ELIMINATED.

SE **SURVEILLANCE: ELECTRONIC (SE)**

ELECTRONIC SURVEILLANCE IS A KEY STRATEGY THAT WOULD BE IMPLEMENTED IN THIS PROJECT. WITH THE USE OF CCTV CAMERAS PLACED IN STRATEGIC POSITIONS, THE ABILITY TO MONITOR ACTIVITIES IN THE FACILITY WILL GIVE A GREATER SENSE OF SECURITY. THESE CAMERAS MAY BE ACCESSED REMOTELY IN ORDER TO OBSERVE THE INTERIOR AND EXTERIOR SPACES THROUGHOUT THEIR PROPERTY. WHETHER IT IS EMPLOYEES, CUSTOMERS, OR CRIMINALS, THIS STRATEGY WOULD ULTIMATELY DETER THEFT, VANDALISM, AND OTHER UNLAWFUL ACTIVITY. (SEE NOTES #3 AND #4)

ACN **ACCESS CONTROL: NATURAL (ACN)**

NATURAL ACCESS CONTROL CAN BE SEEN IN VARIOUS FORMS AND THE GOAL IS TO CLEARLY DIFFERENTIATE BETWEEN PUBLIC SPACES AND PRIVATE SPACES. POINTS THAT REINFORCE NATURAL ACCESS CONTROL INCLUDE THE SURFACE TREATMENT AND LOCATION OF GRASS, PAVEMENT, AND SIDEWALK WHICH DEFINE THE PUBLIC FROM THE PRIVATE SPACES. ALSO THE DESIGN IMPLEMENTS A STRATEGIC LOCATION OF ENTRANCES (PRIMARY/SECONDARY), EXITS, FENCING, LANDSCAPING AND LIGHTING WOULD SUBTLY DIRECT BOTH FOOT AND VEHICULAR TRAFFIC IN WAYS THAT DECREASES CRIMINAL OPPORTUNITIES. WITH FEATURES THAT INCLUDE ADEQUATE LOCKS, WINDOW BARRIERS, AND A NATURAL BOUNDARY, THE CONTROL OF ACCESS IS DEFINED. NEVERTHELESS, LANDSCAPING WILL NOT BE BUTTING UP CLOSE TO BOUNDARY FENCING WHICH WOULD ALLOW CONCEALMENT/ AMBUSH OPPORTUNITIES. THE GUARDRAILS ARE ALSO INTENDED TO ALL BE CLEAR ALUMINUM GLASS RAILING SYSTEMS, WHICH IS ALSO DESIGNED TO PREVENT EASY CLIMBING / BREACHING AND ALLOWS FOR BETTER CONTROLLED PANORAMIC VISIBILITY.

ACP **ACCESS CONTROL: PHYSICAL (ACP)**

PHYSICAL ACCESS CONTROL IS ONE OF THE MOST CRUCIAL POINTS IN CREATING A SAFE ENVIRONMENT FOR THIS PROJECT. EXAMPLES THAT INCLUDE PHYSICAL ACCESS CONTROL ELEMENTS INCORPORATE FENCING AROUND THE REAR AND SIDES YARDS OF THE PROPERTY IN ADDITION TO PEDESTRIAN LOCKED ACCESS GATES ON EITHER SIDE OF THE PRIVATE SIDE YARDS. THOSE PHYSICAL BARRIERS LOCATED IN KEY SETTINGS ARE ALSO IMPLEMENTED TO KEEP UNAUTHORIZED PEOPLE OUT OF PROPERTY IF THEY DO NOT HAVE A LEGITIMATE REASON OF BEING THERE. NEVERTHELESS, EACH UNIT WILL BE EQUIPPED WITH A PRIVATELY OWNED SECURED CAR GARAGE (SEE BELOW ACCESS CONTROL: ELECTRONIC FEATURES).

ACE **ACCESS CONTROL: ELECTRONIC (ACE)**

ELECTRONIC ACCESS CONTROL WOULD INCLUDE SYSTEMS THAT WOULD INCREASE THE SECURITY OF PARTICULAR SPACES THAT REQUIRE AUTHORIZATION. A 24-HOUR BUILDING SECURITY SYSTEM WILL BE USED TO INCLUDE MONITORING, MOTION DETECTION, AND IMMEDIATE NOTIFICATION TO THE LOCAL AUTHORITIES SHOULD A PROBLEM ARISE. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT. EACH PRIVATELY OWNED PARKING GARAGE WILL BE EQUIPPED WITH FOB CONTROL AND WEATHERPROOF INDIVIDUAL ACCESS CONTROL SECURITY KEYPADS. THE PROJECT ENTRY DOORS WILL FEATURE A SECONDARY SMART HOME ACCESS CONTROL SYSTEM (ACCESS CODE KEYPADS AND/OR FOB CARDS WITH SECONDARY KEY BACKUP + VOICE CONTROLS AND VIDEO RECORDINGS). EX-EMPLOYEES, FORMER CONTRACTORS, ANY UNAUTHORIZED PERSONS, ETC., WILL BE SPOTTED AND IMMEDIATELY REMOVED FROM ANY ACCESS PERMISSIONS.

TR **TERRITORIAL REINFORCEMENT (TR)**

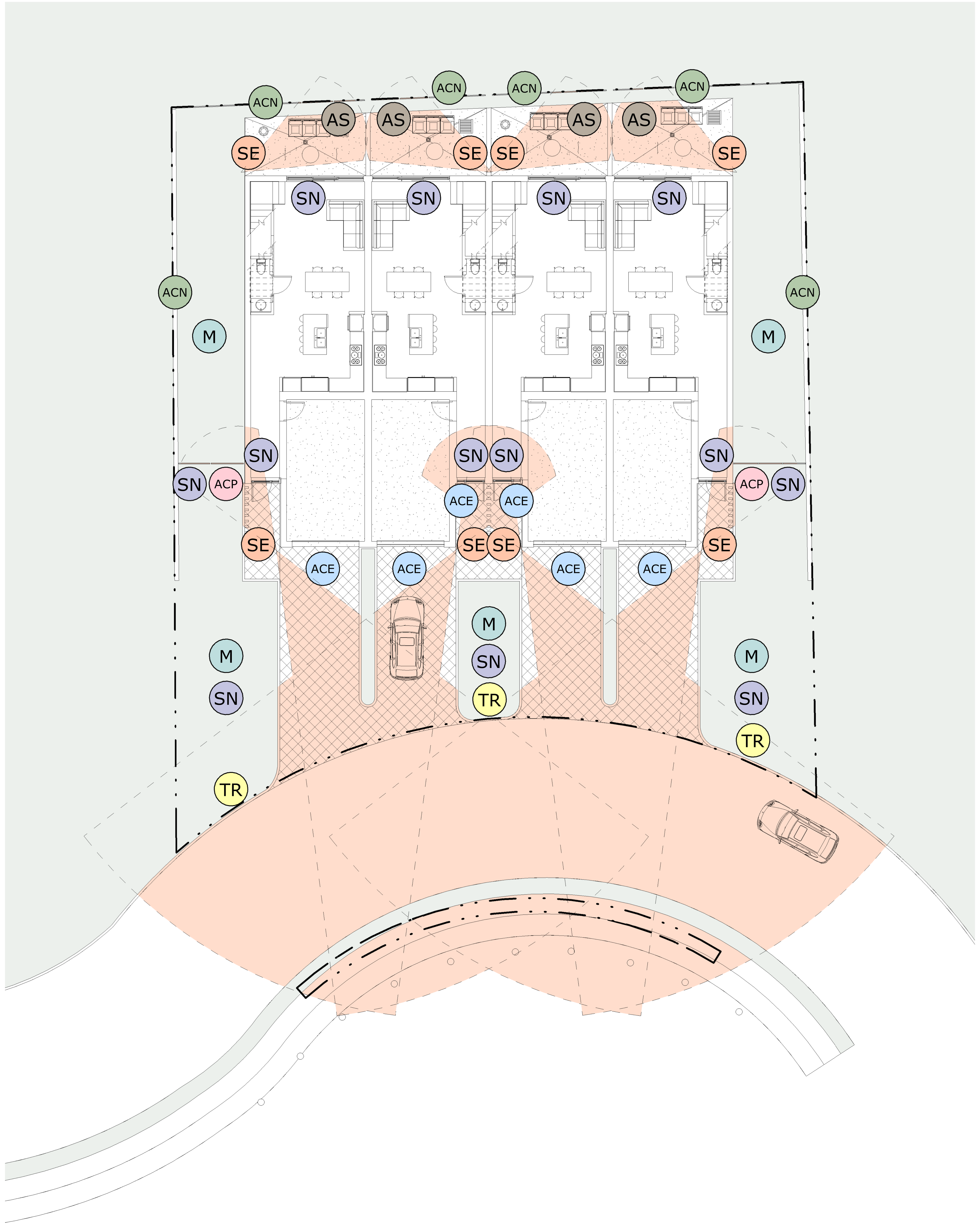
TERRITORIAL REINFORCEMENT PROMOTES SOCIAL CONTROL THROUGH INCREASED DEFINITION OF SPACE AND IMPROVED PROPRIETARY CONCERN. THE IMPLEMENTATION OF SIGNAGE AT KEY POINTS WILL ADDRESS THIS PRINCIPLE. EXAMPLES MAY INCLUDE “NO TRESPASSING” SIGNS ALONG WITH SECURITY SYSTEM SIGNAGE NEAR ACCESS ZONES. THE SECURITY CAMERAS WILL ALSO FUNCTION AS TERRITORIAL REINFORCEMENT ELEMENTS BY DETERRING CRIMINAL ACTIVITY. TERRITORIAL REINFORCEMENT IS ALSO EXPRESSED FROM PREVIOUS PRINCIPLES BY USING BUILDINGS, FENCES, PAVEMENT, SIGNS, LIGHTING AND LANDSCAPE TO EXPRESS OWNERSHIP AND DEFINE THE PUBLIC, SEMI-PUBLIC AND PRIVATE SPACES. ENROLLMENT IN THE BSO TRESPASS PROGRAM IS REQUIRED. DEMONSTRATION THAT A SUFFICIENT AMOUNT OF AUTHORIZED LEGAL SIGNAGE IS PROPERLY POSTED THROUGHOUT THE PROPERTY WITH THE GUIDANCE OF A BSO DEPUTY (SEE NOTE #11).

M **MAINTENANCE (M)**

MAINTENANCE WILL BE HANDLED BY PERSONNEL (PRIVATE MAINTENANCE CLEANING COMPANIES / JANITORS / CARETAKERS, LANDSCAPE COMPANY, ETC.) APPOINTED BY THE OWNERS TO CARRY OUT RELATIVE TASKS. MAINTENANCE AND MANAGEMENT HAVE BEEN CONSIDERED THROUGHOUT THE DESIGN PHASE WITH THE CAREFUL SELECTION OF BUILDING MATERIALS AND FINISHES. ULTIMATELY, THE PRINCIPLE OF HAVING GOOD MAINTENANCE PORTRAYS A GREATER SENSE OF OWNERSHIP AND IMAGE.

AS **ACTIVITY SUPPORT (AS)**

ACTIVITY SUPPORT INCREASES THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE EVENTS. ACTIVITY SUPPORT WILL BE PRESENT IN PARTICULAR AREAS OF THE FACILITY AS DESIGNATED PUBLIC AREAS FOR SEATING, WAITING, LOUNGING, ETC. WILL BE PROVIDED. APPROPRIATELY LOCATED NEAR THE REAR OF THE BUILDING, THERE ARE BENCHES AND SEATS FOR OWNERS AND THEIR GUESTS. NEVERTHELESS, EACH UNIT WILL BE EQUIPPED WITH A ROOF TERRACE ALLOWING A PANORAMIC VIEW TO THE NORTH AND SOUTH ENDS OF THE BUILDING. THERE WILL ALSO BE A VEHICLE DISPLAY NEAR THE FRONT ENTRY TO FURTHER EMPHASIZE ACTIVITY IN THIS SPACE. TO ALLOW FOR PUBLIC OUTDOOR SPACES INTENDED FOR THE USE OF THE OWNERS, THIS PRINCIPLE REINFORCES THE NATURAL SURVEILLANCE (SN) AS WELL AS THE TERRITORIAL REINFORCEMENT (TR) OF THE BUILDING.



1 / A-903 CPTED SITE PLAN
SCALE: 1" = 10'-0"

NOTES:

1. REFER TO SUBMITTED CPTED NARRATIVE ABOVE FOR DISCUSSION ON HOW THE (8) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.

2. THE PROPOSED DEVELOPMENT WILL NOT FEATURE LATE-NIGHT BUSINESS.

3. THE PROJECT WILL INCORPORATE A CCTV SECURITY SYSTEM. EXACT CAMERA LOCATIONS WILL BE DETERMINED BASED ON THE RECOMMENDATIONS OF THE SECURITY CONSULTANT AND CONSULTATION WITH THE BSO DURING THE BUILDING PERMIT REVIEW.

4. SECURITY CAMERA LOCATIONS AND ANGLE VIEWS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. BUILDING PERMIT APPLICATION WILL BE SUBMITTED FOR INSTALLATION OF THE SECURITY SYSTEM. DETAILED PLANS SHOWING "CONE OF COVERAGE" SHALL BE PROVIDED AT THE TIME OF THE BUILDING PERMIT PRIOR TO INSTALLATION.

5. 180-DEGREE WIDE ANGLE DOOR VIEWERS (PEEPHOLES) &/ OR REINFORCED SECURITY WINDOWS WILL BE INSTALLED IN ALL RESIDENTIAL SOLID EXTERIOR UNIT DOORS TO ENABLE SCREENING OUTSIDE DOOR FOR SAFE EXITING.

6. ANY EXTERIOR ELECTRICAL POWER OUTLETS AND ANY PERIMETER OR BUILDING FACADE WATER SERVICE SPIGOTS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUT OFF SWITCH TO DENY UNAUTHORIZED USE OR ROBUST LOCKING CAP OR LOCKABLE COVERS.

7. CLEAR SIGHT VIEWS, ACTIVITY NODES, AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLICING OF THE ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS, STOREFRONTS WINDOWS WILL NOT BE OBSTRUCTED, AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.

8. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPE, NAMES, QUANTITIES, AND MAINTENANCE NOTES.

9. ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER SHALL BE MAINTAINED AT A MAXIMUM 30" HEIGHT (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).

10. CANOPY TREES AND PALMS SHALL ME MAINTAINED WITH AN 8" CLEAR TRUNK (REFER TO LANDSCAPE PLANS FOR ADDITIONAL DETAILS AND MAINTENANCE NOTES).

11. BROWARD COUNTY "NO TRESPASS" SIGNAGE, PER BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS.

12. PROJECT WILL INCLUDE MOTION SENSOR SECURITY LIGHTING OVER OR AT ALL EXTERIOR BUILDING FACADE DOORS SUCH AS SERVICE DOORS, GARAGE ACCESS, EXIT HALLWAYS, ETC.

A. ***** CPTED / SECURITY CONSULTANT *****
The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.
Initials SM
B. ***** DISCLAIMER *****
SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.
Initials SM
C. ***** CPTED & SECURITY STRENGTHENING *****
CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. ***
Initials SM
D. ***** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *****
“… COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS…”
THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.
Initials SM
E. ***** PRELIMINARY APPLICATION REVIEWS (PAM) *****
All comments made by the Broward Sheriff’s Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.
Initials SM
F. ***** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING *****
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. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then this must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder.
Initials SM
G. ***** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *****
Note: 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, DO NOT JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.
Initials SM
H. ***** LATE-NIGHT BUSINESS NOW OR LATER? NO**
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.
Initials SM
I. ***** ATTENTION VERY IMPORTANT *****
Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the
ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.
Initials SM
OWNER/ OWNER’S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: SIGN
FULL NAME: SERGE MICHAUD

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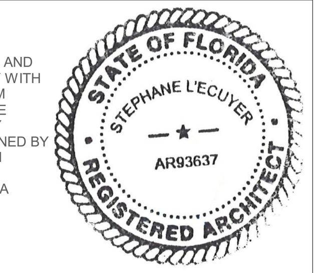
SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637



Stephane L'Ecuyer Digitally signed by Stephane L'Ecuyer Date: 2025.01.28 16:24:17-05'00'

#	Date	Description
3	01.28.25	MINOR SPA (DRC COMMENTS) REV-03

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

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3233 - 3237 CANAL DRIVE POMPANO BEACH FLORIDA 33062

Title
CPTED SITE PLAN

Drawn Bernard Ouellette	*Field* Architecture
Verified Alexander Baramily	*Scale* 1" = 10'-0"
Approved Stéphane L'Écuyer	*Date* 01/28/25
Project Manager Alexander Baramily	*Dwg. no. Page* 3
Project 22-824	A-903

Autodesk Docs://22-824 Townhomes Canal Drive Pompano/22-824 Townhomes Canal Drive Pompano R25.rvt

ARCH D 24"X36" (A1)

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DRC
PZ23-12000054
03/05/2025