DRC
PZ24-12000014
09/04/2024

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 SECURITY SYSTEM WILL BE INSTALLED FOR THE PROJECT AT THE TIME OF SUBSTANTIAL COMPLETION. CAMERA LOCATIONS WILL BE FOCUSED ON MAIN ENTRANCES, BUILDING PERIMETERS,AMENITY AREAS, AND SEATING AREAS. CPTED PLAN CURRENTLY INDICATES CCTV SECURITY CAMERA LOCATIONS WILL BE INSTALLED AND COORDINATED WITH A SECURITY CONSULTANT AT THE TIME OF BUILDING PERMITS. VIDEO AND SECURITY CAMERAS WILL BE MONITORED REMOTELY. AT TIME OF BUILDING PERMITTING, SPECIFIC CAMERA LOCATIONS WILL BE PROPOSED SHOWING COMPLETE FIELD OF COVERAGE.

   b. ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT “CONES” INDICATING COMPREHENSIVE COVERAGE. MONITORS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. USE A LARGE ENOUGH MONITOR SO AS NOT TO CROWD MANY SMALL INDECIPHERABLE OR OBSCURE IMAGES ONTO THE MONITORING SCREEN. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MANAGER'S OFFICE, FRONT DESK, LOBBIES, ETC.

   c. ENSURE ALL LIGHTING (AND CAMERAS) ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.

   d. DEVELOPERS/ CONTRACTORS WILL CONSULT WITH CAMERA SYSTEM DESIGNERS, INSTALLERS AND BSO CPTED TEAM WITH FINAL CAMERA PLANS PRIOR TO INSTALLATION.

   e. A SECURITY SYSTEM WILL BE INSTALLED, AND CAMERA LOCATIONS WILL FOCUS ON MAIN ENTRANCES AND HIGH-USE AREAS.

   f. AT TIME OF BUILDING PERMITTING, PROPOSED CAMERA LOCATIONS WILL SHOW COMPLETE FIELD OF COVERAGE.

   g. REQUIRED TO MEET § 115.26 - CITY OF POMPANO BEACH BUSINESS SECURITY CODE: “... USE SECURITY CAMERAS TO PROTECT EMPLOYEES AND THE CONSUMER PUBLIC FROM ROBBERY, BURGLARY AND OTHER VIOLENT CRIMES.”

   h. INSTALL VIDEO SURVEILLANCE OF ALL PRIVATE AND COMMERCIAL RESIDENTIAL INCLUDING ALL APARTMENTS, TOWNHOMES, CONDOMINIUMS, GATED COMMUNITIES, MOTELS, HOTELS, ETC., ALL COMMERCIAL WHOLESALE AND RETAIL BUSINESSES INCLUDING RESTAURANTS, SHOPPING PLAZAS, ENTERTAINMENT BUSINESSES, ETC., INDUSTRIAL DEVELOPMENTS, BUILDINGS, ETC.

   i. MONITORS 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. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MANAGER'S OFFICE, FRONT DESK, LOBBIES, ETC.

   j. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.

   k. ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.

   l. ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN AUDIBLE/ VIDEO INTERCOM AND CALL SYSTEM FOR EXAMPLE AT MAIN ENTRANCE.

   m. 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.

   n. INSTALL MOTION ACTIVATED SECURITY CAMERAS UP TO AND AT THE PERIMETER BOUNDARIES, THE PARKING AREAS, AND ACTIVITY AREAS SUCH AS ANY EXTERIOR AMENITY AREAS TO DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.

   o. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING SHARED INTERIOR HALLWAYS OF THE RESIDENT HOUSING FOR EXAMPLE, 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.

   LIGHTING:

   a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS ADEQUATELY 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. THE DUMPSTER LOCATION WILL FEATURE ADEQUATE LIGHTING AND SECURED ACCESS.

   c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE. PROPOSED LIGHTING DOES NOT CONFLICT WITH PROPOSED LANDSCAPING.

   d. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE.

   e. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER STANDARDS OF THE CODE. THIS INCLUDES THE EXTERIOR DUMPSTER AREA IN A MANNER THAT OFFERS PASSIVE SURVEILLANCE FOR THE NEIGHBORING BUILDING. ANY TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.

   f. ALL STRUCTURES: INSTALL VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY), INCLUDING MAIN, GARAGE, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC. SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTRUSION AND CREATING THE PERCEPTION BY THE INTRUDER OF BEING DISCOVERED, THEREFORE THESE SHOULD BE UTILIZED IN STRATEGICALLY TARGETED AREAS AFTER CAREFUL CONSIDERATION, ESPECIALLY WITH REGARDS TO ANY BUILDING DESIGN FEATURE AREA THAT HAS AN OVERHANG OR OBSTRUCTIVE FEATURE THAT WOULD ATTRACT LOITERERS, TRESPASSERS, THIEVES, BURGLARS, ROBBERS, ETC., WHO MAY USE THESE AREAS FOR CONCEALMENT, SLEEPING, URINATING, OR AMBUSH IN THE CASE OF MORE SERIOUS CRIMES SUCH AS BURGLARY, ROBBERY, SEXUAL BATTERY, ETC.

   g. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

   h. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.

   i. THE PROJECT WILL ADHERE TO LIGHTING REQUIREMENTS OUTLINED IN THE APPROVED CITY OF POMPANO BEACH LAND DEVELOPMENT CODE, ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA “IESNA” G-1-2016 “GUIDELINES, IF APPLICABLE.

   SIDEWALKS:

   a. CLEAR LINES OF SIGHT TO AND FROM PRIVATE AND PUBLIC AREAS. THE USE OF LARGE WINDOWS AND WITHIN THE BUILDING SET CLOSE TO THE STREET WILL CREATE A SENSE OF PLACE.

   b. THERE ARE MULTIPLE SIDEWALK CONNECTIONS TO AND FROM THE SITE OFFERING MULTIPLE PEDESTRIAN ROUTES IN CASE OF AN EMERGENCY AND AVOIDS ENTRAPMENT ZONES.

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

   c. 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.

   d. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE WHICH FREQUENTLY OCCURS DUE TO A LACK OF CPTED/ SECURITY STRENGTHENING PLANNING AND DESIGN EXPERIENCE IN THIS SPECIALIZED FIELD.

   e. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.

   f. NOTE THAT YOUNG IMMATURE TREES WITH 6” INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION.

   g. DESIGN IN DENSE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE (MAXIMUM HEIGHT 2' TO 2.5' FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC., AS A DETERRENT TO LOITERING, TRESPASSING AND TO DENY ANY CONCEALED STAGING AND AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY, ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE AND RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES.

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. 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.

   b. 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.

   c. 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.

   d. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW. CURRENT DESIGN PROVIDES FOR 270 VISUAL ACCESS. REAR DOOR ACCESS TO HAVE 80D PEEP HOLE.

   e. DO NOT BLOCK THE NATURAL SURVEILLANCE BENEFIT OF CPTED 'SEE-THROUGH' FENCING BY PLACING HIGH OBSTRUCTIVE OBJECTS, LANDSCAPING HEDGES OR GROUNDCOVER PLACED CLOSELY ON EITHER SIDE OF IT. ANY LANDSCAPING IN FRONT OF FENCING SHOULD BE LOW GROUND COVER WITH A MAXIMUM HEIGHT OF 2' TO 2.5' FEET, PREFERABLY USE HARSH TERRITORIAL REINFORCEMENT TYPE LANDSCAPING TO STRENGTHEN THE FENCE PERIMETER ACCESS CONTROL BARRIER.

   f. ALL SOLID EXTERIOR DOORS WILL HAVE AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS INCLUDES SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES.

   g. INSTALL HARDWIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREWIRE.

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 NORTH, EAST, AND WEST SIDES.

   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. 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.

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

   f. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.

   g. POST BSO TRESPASS SIGNS PROMINENTLY WITH BOTTOM EDGE OF SIGN AT APPROXIMATELY A MINIMUM OF 6' FOOT HEIGHT FROM GROUND LEVEL FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PROPERTY AND FROM THE SITE PERIMETER LINES. SECURE ROBUSTLY USING STURDY FASTENERS AT ALL CORNERS TO HELP PREVENT VANDALISM.

   h. PROPERTY RULE SIGNAGE LANGUAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING AUTHORIZED LEGITIMATE ACTIVITIES AND/ OR UNAUTHORIZED PROHIBITED ACTIVITIES ON THE PROPERTY. THIS HELPS TO PREVENT, DETER AND/ OR REDUCE DISTURBANCES AND/ OR VIOLATIONS THAT WOULD OTHERWISE OCCUR AND LEAD TO AVOIDABLE AND UNNECESSARY CALLS FOR POLICE RESPONSE.

   i. 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.

   j. 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.

4. **MAINTENANCE:** 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. GRAFFITI WILL BE CLEANED OR PAINTED OVER AS QUICKLY AS POSSIBLE.

   e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK AND READILY ACCESSIBLE POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.

5. **ACTIVITY SUPPORT:** ACTIVITY SUPPORT DOES EXACTLY WHAT THE TITLE PRESENTS; TO PROVIDE SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING. THE PROJECT ADHERES TO THIS PRINCIPLE IN THE FOLLOWING WAYS:

6. **MISCELLANEOUS: CPTED & SECURITY STRENGTHENING:**

   f. 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.

   g. 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.

   h. VIEWABLE MONITOR(S) SHOULD 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.

   i. 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.)

   j. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/ PREVENT THEFT.

   k. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.

7. **CPTED SUPPLEMENTAL STRENGTHENING NOTES:**

   a. 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.

   b. FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION/ SENSOR ALARMS MUST BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL AUTHORIZED PERSONNEL ARE OUT OF THE BUSINESS.

   c. DESCRIBE ACCESS KEY CONTROL SECURITY SYSTEM - GENERAL DESCRIPTION ONLY, AVOID SPECIFIC LOCATION OF KEY STORAGE SAFE.

   d. CENTRALIZED ACCESS CONTROL SYSTEM WITH INDIVIDUAL, PROGRAMMED FOBS AS CREDENTIALS TO ACCESS ALL COMMON DOORS AND GATES. CREDENTIALS CAN BE CANCELED IN CASE OF LOSS/THEFT, AND USE OF CREDENTIALS CAN BE TRACKED AND USERS IDENTIFIED THROUGH SYSTEM LOGS.

   e. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

   f. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

   g. 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 AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC.
   LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO __X__

   h. 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

   i. A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED SECURITY STRENGTHENING DRAWING PLAN" THAT DECLARES THAT "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." THIS IS NECESSARY AS CONTRACTORS ARE STATING THAT THEY DID NOT RECEIVE THE CPTED NARRATIVE PLANS AND THAT THEY ONLY THOUGHT THEY HAD TO DO ONLY WHAT WAS ON THE CPTED DRAWING PLAN WHICH IS ABSOLUTELY WRONG.

   j. 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.

   k. THIS SAFETY AND SECURITY 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.

   l. NOTE: IF THESE SECURITY STRENGTHENING AND CPTED DRAWING AND NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE 'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES ONTO BOTH THE ACTUAL DRAWING AND NARRATIVE PLANS.

   m. 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.

   n. 155.2407.E SITE PLAN REVIEW STANDARDS
   COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

   o. 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 PLANNING & ZONING REVIEW AND APPROVAL.

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

REVISIONS

NO.	DESCRIPTION	DATE

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:	07/30/24
DESIGNED BY:	NW
DRAWN BY:	CD
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by NILES T. WARRICK, P.E. on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER
2024.07.30 23:38:19-04'00'

NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT

VINCENTO THROWER, THOMAS GRANER TRUSTEE

PROJECT

2851 DR. MLK JR. BLVD., POMPANO BEACH

SHEET TITLE

CPTED NOTES

SHEET NUMBER	SP-103
PROJECT NUMBER	14232.00

STATUS: PRELIMINARY

Plotted by: cdelanoy On 7/30/2024 4:02 PM
Drawing name: H:\14232.00 - 2851 Dr. MLK Jr. Blvd. - 2851 Dr. MLK Jr. Blvd. Trust\Engineering\Cad\14232.00-SP-102.dwg
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