PRINCIPLE #1 - NATURAL SURVEILLANCE (See and Be Seen) ()

- Provide lighting to all vehicular use areas, to be continuously illuminated during all dark hours.
- Public parking spaces are naturally surveilled by visitors.
- Windows on 2nd level and above levels face the street, as well as the parking areas.
- Provide 180-degree wide angle peephole door viewers for all residential unit doors.
- Use carefully-focused bright soft lights with shielded fixtures.
- Fencing proposed at the front facing sides of the property shall be of vertical picket assembly & spaced to prevent footholds.
- Balcony railing design includes 2” horizontal bar spacing to discourage climbing.
- Exterior stairwells on the 3rd floor will be see-through.

PRINCIPLE #2 - ACCESS CONTROL

- Perimeter fencing is included for the residential units, separating visitor areas from private resident yards.
- Balcony railings are designed as open-style (not solid or opaque).
- Low hedges and shrubs are to be maintained at a maximum height of 2 feet in front of buildings.
- Lighting will be installed and maintained to avoid obstruction by landscaping, fencing, and other site elements.
- All mature trees will be maintained cleared of branches and leaves to allow proper visibility up to a minimum of 8 feet from grade.
- Lighting locations will avoid shrub and tree shading.
- Address signage will be prominently displayed & posted where necessary.
- All exterior doors must have non-removable door hinge pins.
- Include anti-pry robust security bar device (Charlie Bar) on any ground & second level sliding glass doors.

PRINCIPLE #3 - TERRITORIAL REINFORCEMENT (Sphere of Influence) ()

- Parking areas are delineated by changes in pavement color or material.
- Property will subscribe to the Broward Sherriff's No Trespass Program. Refer to CPTED Plan for signage locations · Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines (refer to sheet PS-1 for locations). Secure signage robustly using sturdy fasteners at all corners to help prevent vandalism.
- Lights will be provided near unit doorways and site lighting will cover exterior door areas.
- Impact glass is used for all exterior windows.
- 180-degree wide angle viewers are included for all exterior doors.
- Building entrances will be enhanced with architectural elements, lighting and landscaping.
- 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.
- Parking spaces will be clearly and individually marked and assigned for owners/ authorized guests use only.
- Tow away and unauthorized signage will be provided in the parking areas.
- Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways (refer to sheet PS-1 for locations).

PRINCIPLE #4- MAINTENANCE (Broken Window Theory)

- Impact glass is used for all exterior windows.
- All common areas will be maintained to high standards, including entrances, signage, amenity areas, swales, and parking areas. Trash will be removed and landscaping will be maintained.
- Trees and shrubs will be pruned away from windows, doors, and walkways.
- Exterior lighting will be maintained in full function at all times.
- Rules will be strictly enforced regarding junk vehicles, inappropriate outdoor storage, and dumping.
- Exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.
- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.
- Costly equipment, such as ground floor exterior air conditioning units, must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- All units with elevators shall include panic button pr emergency call system.

PRINCIPLE #5 - ACTIVITY SUPPORT

- Sidewalk, if required, placement is adjacent to parking, which increases activity along the project front.

ELECTRONIC SURVEILLANCE:

- Cameras will be vandal-proof and bullet-style. CPTED plan shows camera locations with 100-degree horizontal field of view (see UniFi https://ui.com/us/en/camera-security/bullet) and 180-degree view (see Boss Security Worldwide https://bosssecurityworldwide.com/ipcy-180deg8mp-ad.html).
- Building-mounted electronic surveillance is used to capture full coverage of parking areas (under building coverage and open to the sky) as well as private plazas and outdoor amenity areas.
- Cameras will be monitored by management or security personnel at an offsite location.
- All cameras will be strategically placed so they will not be obstructed by the growth of existing or future landscaping, as well as light poles.
- Each residential unit is to be pre-hardwired for burglar alarms in preparation of future owners installing a burglar alarm system.
- Add wiring for alarms/chimes/cameras on the roof top balcony doors.

CONFIDENTIAL

DRC
PZ25-12000046
06/03/2026

PUBLIC SAFETY SECURITY (CPTED) NOTES

General Notes

Digitally signed by ce074638-cbc0-42f6-a121-7c0b60ff1658
Date: 2026.04.27 15:33:13 -05'00'

No.	Revision/Issue	Date
4		
3		
2	DRC RESUBMITTAL	3/11/26
1	DRC SUBMITTAL	12/3/25

PLANW3ST
10152 INDIANTOWN RD.
159
JUPITER, FL 33478
954-529-9417
planw3st.com

Project Name and Address

3305 SE 5 STREET

3305 SE 5 STREET
POMPANO BEACH FL 33069

Project	Sheet
2025-058	PS-2
Date: 10/25/2025	
Scale: NTS	