

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.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.
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. BURGLARY 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-HARDWARE 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.
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. BUSINESS SECURITY ORDINANCE: NATURAL AND ELECTRONIC SURVEILLANCE
- 8.A. NOT APPLICABLE TO THIS SITE
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 LAY-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.
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.
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.

CPTED AUTHOR CONTACT INFORMATION

STEPHEN FECCIA, PLA  
JESSAMINE DESIGN BUILD, LLC  
STEVE@JESSAMINEDB.COM  
(508) 736-6897



Know what's below.  
Call before you dig.

THE SATORI AT LIGHTHOUSE POINT  
4211 N FEDERAL HIGHWAY  
POMPANO BEACH, FL

Sheet Title	CPTED NOTES
Revision Dates	
Date	08/25/2025
Sheet Number	SP-5.1
Seal	

STEPHEN M FECCIA, PLA  
LA 6667289