

DRC

PZ23-12000009
10/02/2025

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED SUPPLEMENTAL STRENGTHENING NOTES:

- OPENINGS, GATES AND/ OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASY 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. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED, CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY.
- c. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED, CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS A POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY.
- d. 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.
- e. DESCRIBE ACCESS KEY CONTROL SECURITY SYSTEM - GENERAL DESCRIPTION ONLY, AVOID SPECIFIC LOCATION OF KEY STORAGE SAFE.
- f. 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.
- g. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
- h. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
- i. 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
- j. 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
- k. 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.
- l. 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.
- m. 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.
- n. 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.
- o. 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.

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

DRC

PZ23-12000009
01/02/2025

REVISIONS	
1.	PER DRC COMMENTS 07/18/2024
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THE OFFICE, AND WHILE CREATED, ENVELOPED, AND DEVELOPED FOR THE OFFICE, AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB LINDAEN ARCHITECTURE, INC.

FLORIDA INDOOR TENNIS
POMPAÑO BEACH, FL 33069

3000 NORTH MILITARY TRAIL - SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mail@rwb-arch.com

RWB
L i n d a e n
A R C H I T E C T U R E

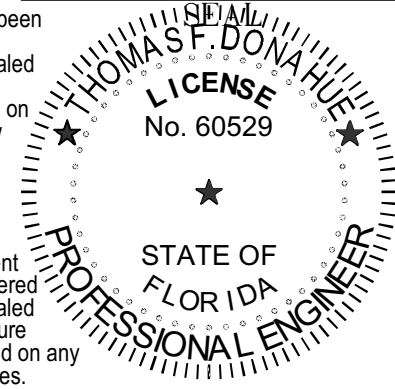
PROJECT # 21-035
DATE PER ISSUANCE
SHEET # **SP-203**

CPTED PLAN
NOTES

This item has been
digitally
signed and sealed
by Thomas F.
Donahue, P.E. on
the date below
using a Digital
Signature.

Printed copies
of this document
are not considered
signed and sealed
and the signature
must be verified on any
electronic copies.

2024.07.18 11:41:47-04'00'



THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)