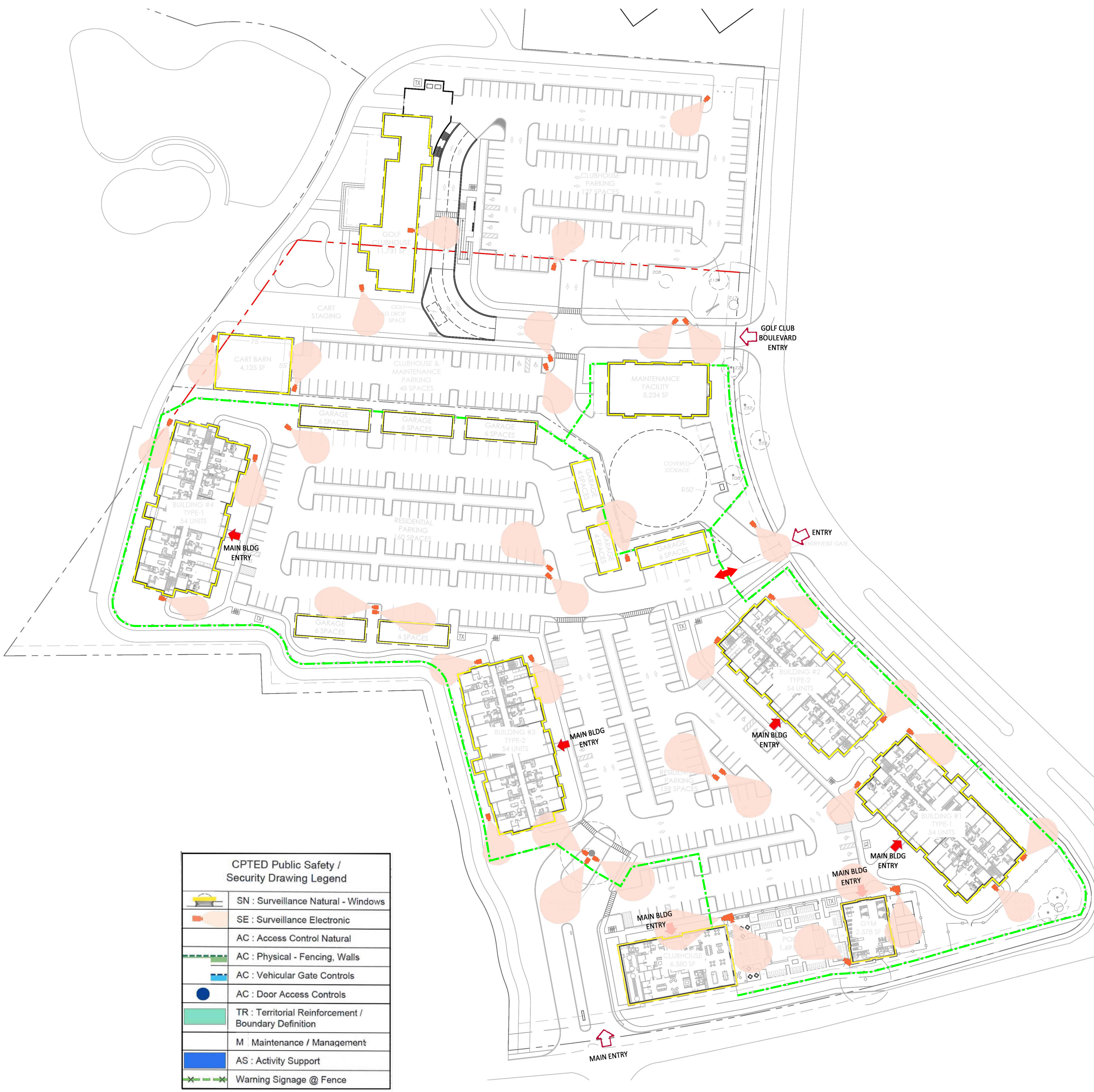

>Oaks at Palm Aire Apartments Public Safety / CPTED Plan CPTED Principles as they apply to this project:

CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

• There are windows and glazing in the residential units on all four sides. Residents can observe visitors entering from the street into the apartment entrances and surface parking lots.
• The lighting plan is providing excellent illumination to the exterior of the buildings, apartment entrances, back patios, the exterior walkways and public spaces and vehicular entrance for good visibility, natural surveillance, and supervision. Lighting will be on sidewalk pathways, and at the ends of the apartment buildings to prevent dark spots and hiding areas.
• Security surveillance cameras coverage at the site entrances and exits are a critical part of this public safety plan, as well as the clubhouses, amenity areas, and pool. Parking lot area surveillance camera coverage, or line of sight "cones" of camera views are demonstrated on the Public Safety plan.
• Video surveillance, and smart video analytics will be placed around the entranceway onto the site. The video surveillance system will be recorded, with data stored off-site as a secure location, with a 30-day retention of data. There will be warning signage announcing that the property is under video surveillance.
• ~~At the resident~~ entry foyers, there will be an audible/video intercom and resident/guest call system using a Bluetooth compatible System. Entrance doors will be electronically locked, ~~and functionally integrated into the apartment intercom door lock system~~
• The result of the Public Safety Plan is to design out any potential landscaping and lighting conflicts, in order to avoid existing or future obstructions to natural or mechanical surveillance
• Design out existing or potential concealment ambush points
• Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Sight "cones" are shown indicating comprehensive coverage.
• Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping
• If apartment doors have a security glazing vision panel, it should be on the opposite site of the door handle. There is a peephole in the Bluetooth security doorbell system, that enables the occupants to view who is outside the door.
• Video surveillance systems should be a fixed-lens, that has weather proof and vandal resistant covers.

• The lighting plan in CPTED Report of how CPTED lighting standards will be addressed at this specific site. Lighting and luminaire output shall comply with the IESNA G-1-2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure," and the Broward County Code and Pompano Beach Ordinance Section 155.5401, C-12-05, Section 39-112 for minimum lighting requirements. In

addition, the lighting minimum requirements must comply with FL State Statute Section 768.0706, with a lighted parking lot illuminated at an intensity of at least an average of 1.8 foot-candles per square foot at 18 inches above the surface from dusk ~~until dawn or controlled~~ by photocell or any similar electronic device that provides ~~light from dusk until dawn~~. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by photocell or any similar electronic device that provides light from dusk until dawn.
• All Structures shall have installed adequate exterior lighting controlled by time clock or photocell, at all main building entrance doors and overhangs, where applicable.

• 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 any building design feature area that has an overhang that would attract loitering and trespassers, who use these areas for concealment, ambush, sleeping, urinating, etc
• Lighting should usually be primarily concentrated at gateways and doorways; it should not over illuminate, or create shadows or sky glow/light pollution/light trespass.
• To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass
• Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended
• Any potential landscaping and lighting conflicts will be designed out to avoid existing or future obstructions to natural surveillance or mechanical surveillance
• Lighting luminaire placement will support and enhance video surveillance placement. Lighting should not be directed into a camera lens, thereby causing interference in operational efficiency.
• Appropriate Lighting illumination will be placed on the front door of the apartment units; the street number of each apartment will be illuminated; the rear patio area of each apartment; at the ends of buildings where there is green space in between will be illuminated; around the pedestrian pathways will have pedestrian level lighting; and multipurpose areas; and the development entrance signage.
• Any existing or future fencing should be CPTED oriented, such as the proposed aluminum metal railing, to be 'see-through,' to maintain critical Natural Surveillance.
• Fences should limit, or not have easily accessible horizontal bars, that could be used for climbing and breaching any security fencing. Use narrow spacing not to exceed 4 inches, to prevent footholds or squeezing under or through the fencing.
• Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high hedges in front of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 3' feet
• Burglar/ Security Alarms may be installed at the apartments or townhouses where applicable.
• ~~Costly equipm~~ent such as ground floor exterior air conditioning units, must be clearly and permanently marked, and serial numbers and photos stored, for criminal investigation. This identification information must be ready available in the event of a theft or burglary, to help law enforcement try to quickly track and recover the stolen items. Protective screens will be considered for securing the air conditioner compressors from theft.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

• Access Control for Multi-Family Properties include limiting property and building access points, and entrances. Public access points should channel guests through the fewest entry points possible
• Perimeter access control will be accomplished by having attractive 6-foot metal picket type fencing, and low concrete retaining walls on the boundaries, as per the site plan
• The vehicular and pedestrian entrances into the development will use access control for residents vehicles, and will be under video surveillance
• Residents will have access control to their front doors, and the garage entrance doors, where applicable.
• Motion activated sensors and surveillance cameras may be used on the perimeter boundaries, and the parking areas, and activity areas to detect movement and record any activity, in what should otherwise quiet, except building residents and their invited guests.
• All exterior doors will be hollow metal, have non-removable hinge pins. Resident access control may use key control apps such as Skybell, https://store.skybell.com or Ring or equivalent. Dead bolt locks should have a one-inch throw, and the latch plate shall be anchored into the door frame with 3-inch screws
• Include anti-pry robust security bar device on any ground floor level sliding glass doors, and provide ventilation locks on exterior windows, and sliding glass doors.
• User's (Resident/ Guests/Visitors) personal vehicles have been burglarized in parking lots leading to significant property loss, and the theft of personal identification, which has resulted in identity theft fraud. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to residents and guests; therefore, lighting and video surveillance coverage is essential.
• Parking spaces areas should be designated, and areas designated for authorized guests use only, but never have the names or unit numbers identified on the parking spaces, or wheel blocks.
• Post signage in parking areas forbidding vehicles, other than owner's/ authorized guests/ employees, to park and loiter in private parking lot.
• Post towing signs and enforce tow away policy consistently, concerning non-resident/ non authorized guests, and abandoned vehicles
Safety aisles will be designed in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION

• Ground planting and hedges along the building exteriors where designed, should be less than 2' 6" feet, and mature tree canopies pruned to be clear under 8 feet. This will allow a clear unobstructed line of sight around the perimeter for police and residents to see into the property. The plantings create a setback from the building windows and make crimes of burglary, vandalism and graffiti attacks more difficult.
• Design in dense, low profile and/or harsh thorny non-obstructive (maximum height 2'-6" feet) landscaping plantings in any vulnerable areas such as under window sills, around fencing or walls, and around property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and deny any concealed staging, and ambush opportunity for potential criminal activity.
• The Developer will submit a BSO No-trespass Program affidavit with the project application. There will be posted, No Trespass, way-finding ground rules and other signage to reinforce territoriality and access control of legitimate users. Distribution of the signage will be uniform and on the placed at each building entrance, and on the exterior perimeter walls and fencing, at least every 100' The Police No trespass signs will be displayed prominently with the bottom edge of the sign at approximately 5' from ground level, for clear unobstructed viewing throughout the property and from the site perimeter lines. The signs will be secured with sturdy fasteners at all corners to prevent vandalism. The project will post sufficient Broward Sheriff's Office No trespass signage should readily visible at the main entrance, and sides of the property.

CPTED PRINCIPLE #4 MAINTENANCE

• Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater.
• It is suggested that exterior wall surfaces along the building perimeter, including the garage, and public paths of travel, should be treated with a graffiti resistant resin to prevent vandalism up to the wainscoting, or 5 feet.
• Lighting luminaires will be energy efficient LED fixtures, that require little or no maintenance
• Maintain a 2'-6" foot to 3' 0" maximum height for all hedges, bushes low plants, and ground cover plantings.
• Waste Management There are two dumpsters for the three buildings. At strategic locations, there may be community garbage cans to reduce littering and trash at the multi-purpose area and tot lot and lakeside walking trail.
• Dog pick up stations will be placed around the pathways, to reduce the opportunity for damaging the plantings, and having to deal with the incivilities of not picking up after your pet.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

• This residential development will be operating 24 hours a day and have residents using the grounds on a continual basis, and thus provide eyes on the street.
• Groundrules will be clear and visible, and spell out clearly the rules of legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass
• The activity support from having a number of residents living on the site around the clock is the strongest deterrent to crime on and around the property
• The residents serve as capable guardians of the property and can challenge trespassers, and call police for quick response
• Resident amenity spaces will serve as legitimate activity support. There are walking trails, bike racks, and common area space. There may be a centrally located post office mail kiosk that will encourage residents to walk the property, provide natural surveillance and supervision of the site.
• Way-finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes.

GENERAL DEFENSIBLE SPACE NOTES:

• The site plan is proposing warning and groundrule signage, site video surveillance, LED site and parking lighting, which will provide for a safe and secure living environment for the property
• If the development has a Wi-Fi system, it needs to be encrypted and password protected. An open WiFi system will attract non-legitimate users to loiter and use the open free Wi Fi
• All exterior water sprockets should have a locking device on it in order to prevent unauthorized users from using the water and or hoses for inappropriate or illegitimate uses. 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.
• All exterior electrical sockets should have a locking device placed on a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc who loiter and trespass to charge their mobile phones, etc.
• Any publicly accessible seating benches or platforms should be designed with intermittent railings 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 features like divots or beveling.
• All exterior low walls, or any surface that could be used by skateboarders, will have divots places every 3 feet, to deter vandalism and misuse of the exterior architecture for extreme skateboarding activity
• Exterior A/C condenser equipment must have enhanced security-strengthening features such as an A/C In-line alarm, One-Way Tamper Resistant Screws, A/C Security Cage or other adequate protection. If exterior AC compressors are exposed to public access, serial numbers and images of the equipment should be stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators quickly track down and recover the stolen items. The equipment must be secured robustly to deter or prevent theft.
• Protection of pedestrians from vehicle ramming accidents along the sidewalks will be accomplished with sidewalk curbs, staggering of mature trees, metal light poles, and planters. These street furniture features should be 'scattered' along entranceways and pedestrian sidewalks in an irregular pattern in an effort to prevent vehicle intrusion in higher volume pedestrian areas. A large heavy obstacle such as these can help to deter a vehicle from causing injury to pedestrians and damage to the building
• The proposed development addresses the Emergency Radio Signal Ordinance adopted from NFPA-72, to ensure Law Enforcement, and Fire Rescue, and EMS can operate unimpeded within the structure to respond to life threatening emergencies. The property is only five stories tall apartments, and each apartment has its own entry.

PUBLIC SAFETY CPTED PLAN

NORTH

SCALE: 1" = 50'-0"

DRC
PZ23-12000017
11/20/2024

	BY
PRE APP MEETING 04/04/2023	
DRC SUBMITTAL 06/13/2023	
DRC RE-SUBMITTAL 07/21/2024	
DRC RE-SUBMITTAL 10/16/2024	

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES

OAKS @ PALM AIRE
FOR:
MORGUARD
LOCATED AT:
POMPANO BEACH, FLORIDA

Jose Saumell — Digitally signed by Jose Saumell. DN: E=JSaumell@msaarchitectsinc.com, CN=Jose Saumell, O=MSA Architects Inc, L=Miami, S=Florida, C=US. Date: 2024.10.16 09:19:17-04'00'

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DRAWN	
CONTRACT DATE	10/12/22
SCALE	AS SHOWN
JOB NO.	2181.PRJ
SHEET TITLE:	PUBLIC SAFETY CPTED PLAN
SHEET NUMBER:	PS.1