DRC

PZ25-12000026

10/15/2025

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

- Site has been arranged with numerous light poles and wall-mounted fixtures so that patrons can always maintain visibility of their surroundings.
- Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Parking spaces are naturally surveilled by building windows and naturally surveilled by visitors and public activity.
- 180-degree wide angle peephole door viewers are included in all doors leading to the exterior.
- Install vandal proof/ resistant security alert lights over all exterior doors and overhangs, including main and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use LED lighting everywhere possible as it provides excellent color rendition for nighttime visibility.
- Use carefully-focused bright soft lights with shielded fixtures.
- Maintain 2-foot maximum height for all hedges, bushes, low plants, and ground cover where shown on the CPTED Plan.
- All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors.
- The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)
- Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2 feet) landscaping under windows and around fencing or walls.

PRINCIPLE #2 - ACCESS CONTROL

- Business is a cashless operation.
- Install hard-wired burglar security alarms (HW Automation, platform Alarm.com). Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
- Entrance to the site is designed to be defined with landscape, fencing, pavement change, and signage.
- 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. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- Maintain 8-foot clearance 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 &/ or Electronic Surveillance.
- Lighting locations will avoid shrub and tree shading.
- All exterior doors must have non-removable door hinge pins.
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control or with an alarm and robust mechanical locking system.
- 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.
- Wayfinding & instructional signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.
- Dumpster/trash enclosure must include a bottom gate clearance of 8" minimum above ground.
- Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- *Perimeter fencing proposed is 358 Security fencing (https://www.cld-systems.com/2023/10/09/what-is-358-security-fencing).*
- A robust locking mechanism such as a throw bolt with a robust shielded padlock is proposed for the dumpster entrance.

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

- Property proposes north property line buffer wall for separation and mitigation against residential area to the north.
- Main entrance to parking area is delineated by landscaping, signage, pavement changes, and striping.
- Property will subscribe to the Broward Sherriff's No Trespass Program. Refer to CPTED Plan for signage locations.
- Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.
- Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 feet to 7 feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners to help prevent vandalism.
- Lights will be provided near doorways and site lighting will cover exterior door areas.
- Reinforced hurricane windows and doors are used.
- 180-degree wide angle viewers are included for all exterior doors.
- Building entrances will be enhanced with architectural elements, walkways, lighting and signage.
- Buildings will be identified using street numbers that are a minimum of 6 inches high and lighted during nighttime hours. Numbers will be unobstructed by landscaping or other external features. This is to be formally coordinated with (BSO) during construction.
- Parking spaces will be clearly and individually marked and assigned for authorized use only.
- Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

PRINCIPLE #4- MAINTENANCE (Broken Window Theory)

- Impact glass is used for all exterior windows.
- All areas will be maintained to high standards, including entrances, signage, 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.
- 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 (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.
- Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

PRINCIPLE #5 - ACTIVITY SUPPORT

- Building entrances are adjacent to parking, which increases visibility in these areas.
- Building is oriented to face parking areas for further visibility.
- Open spaces and parking areas are centrally-located, also promoting visibility.
- Bike racks, if proposed, are located in an area that is naturally surveilled, close to the main entrance of the building.
- No exterior benching is proposed. In the event than any exterior bench seating is proposed, bench design is to be CPTED-oriented to include spacers / dividers / arm rests or preferably use a single seat design.
- Public or visitor restrooms, storage rooms, or locker rooms must be equipped with either constant lighting or a secured motion sensor lighting system that will provide immediate illumination upon entry and a locking system that identifies if the restroom is occupied/vacant.

ELECTRONIC SURVEILLANCE:

- Proposed camera, monitoring, and BSO No Trespass signage locations will be coordinated with the Broward Sheriff's Office CPTED and reviewer **prior** to permitting. Planning and installation of the surveillance monitoring system and signage must include field input from experienced CPTED/ Security Strengthening law-enforcement to ensure optimal results.
- Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
- 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 Wordwide https://bosssecurityworldwide.com/ipcy-180deg8mp-ad.html) .
- Building-mounted electronic surveillance is used to capture full coverage of parking areas parking lot, narrow alley east of the building, and ingress and egress of the site.
- Surveillance monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.
- Site entrance has camera locations oriented to capture the front and rear of vehicles entering and exiting.
- Cameras will be monitored by management or security personnel. Monitors to be located in lobbies or reception areas, visible to visitors.
- 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. This is to be formally coordinated with (BSO) during construction.
- Key security office / room / key storage closet must be covered by electronic surveillance.
- If the building/property has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.
- Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations will be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

PUBLIC SAFETY SECURITY (CPTED) NOTES

CONFIDENTIAL

General Notes

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No.	Revision/Issue	Date
4		
3		
2	DRC RESUBMITTAL	9/8/25
1	DRC SUBMITTAL	7/15/25

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Project Name and Address

RISING TIDE CAR WASH

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POMPANO BEACH FL, 33069

Project: 2025-014	Sheet: PS-2
Date: 7/1/2025	
Scale: NTS	