CONFIDENTIAL

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRENGTHENING CONDITIONS

PER BSO COMMENTS DATED 02/17/2026, THE FOLLOWING CPTED ELEMENTS ARE INCLUDED AS CPTED STRENGTHENING CONDITIONS.

A1. NATURAL SURVEILLANCE (LIGHTING):

1. ALL TRAFFIC SAFETY BOLLARDS MUST PROVIDE ILLUMINATION TO ENSURE ADEQUATE PEDESTRIAN SCALE LIGHTING.
2. PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO SIDEWALKS, EXTERIOR SHOPPING CENTERS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.
3. TO ENHANCE SECURITY, CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS WILL BE INCORPORATED. LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY & REQUIRES MINIMAL ELECTRICITY.

A2. ELECTRIC SURVEILLANCE SECURITY STRENGTHENING:

1. ROOF TOP SECURITY SURVEILLANCE CAMERAS FOR CITY HALL BUILDING & PARKING GARAGE MUST BE INCORPORATED.
2. SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, PARKING GARAGE LEVELS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.
3. ALL DESIGNATED COMMON USE & EMPLOYEE ELEVATOR WAITING AREAS MUST BE EQUIPPED WITH ELECTRONIC SURVEILLANCE MONITORING.
4. FOR COMMERCIAL & INDUSTRIAL, 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 (IF ANY), ETC
5. THE CURRENT LOCATION OF THE SECURITY DESK PROVIDES UNOBSTRUCTED SIGHTLINES TO THE MAIN ENTRANCE AND ALL PUBLICLY ACCESSIBLE STAIRWELLS, ENHANCING NATURAL SURVEILLANCE AND SUPPORTING EARLY IDENTIFICATION OF POTENTIAL SECURITY CONCERNS. ACCESS CONTROL TO THE FIRST FLOOR LOBBY WILL BE STRENGTHENED THROUGH THE INSTALLATION OF TURNSTILES, WITH ALL ENTRY ACTIVITY CONTINUOUSLY MONITORED BY ON SITE SECURITY PERSONNEL UTILIZING THE BUILDING'S INTEGRATED CAMERA SYSTEM.
6. BALCONY RAILINGS ON THE SECOND LEVEL OR HIGHER SHOULD HAVE A VERTICAL BAR OR OTHER ANTI-CLIMBING DESIGN. HORIZONTAL BARS ARE DISCOURAGED AS THEY CAN EASILY FACILITATE CLIMBING.
7. THE SERVICE YARD IN THIS LOCATION WILL HAVE A CMU ENCLOSURE, CONTROLLED ACCESS AND SECURITY CAMERAS. THE PERSONNEL AND OVERHEAD ROLLING DOORS HAVE ACCESS CONTROL AND ARE MONITORED BY SECURITY CAMERAS.
8. THE SITE WILL INCORPORATE CLICK 2 ENTER FOR ANY ELECTRONIC VEHICLE ACCESS CONTROL GATES FOR IMMEDIATE ENTRY BY FIRST RESPONDERS.

B.1 ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES:

1. ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS WILL BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.
2. KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM
3. MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

C. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING:

1. THE PARKING GARAGE STAIRWELLS ARE DESIGNED AS OPEN AIR CONDITIONS WITH CLEAR VISIBILITY THROUGHOUT, INHERENTLY ELIMINATING CONCEALED RISER AREAS AND ACHIEVING THE INTENDED CPTED OBJECTIVE OF PREVENTING CONCEALMENT.
2. THE PARKING GARAGE STAIRWELLS ARE DESIGNED AS OPEN-AIR CONDITIONS, PROVIDING CLEAR VISIBILITY AND SUPPORTING NATURAL SURVEILLANCE WITHOUT THE NEED FOR ADDITIONAL TRANSPARENT SCREENING.
3. ROLL UP DOORS IN LOADING / RECEIVING AREAS MUST HAVE AN INTEGRATED SECURITY WINDOW TO PROVIDE NATURAL SURVEILLANCE FOR THE BENEFIT OF AUTHORIZED PERSONNEL & BE CAPTURED ON VIDEO SURVEILLANCE.
4. ACCESS DOORS ADJACENT TO LOADING / RECEIVING AREAS MUST HAVE A REINFORCED SECURITY WINDOW & CAPTURED ON VIDEO SURVEILLANCE.
5. THE PARKING GARAGE INCORPORATES EXTERIOR ARCHITECTURAL FINS THAT ARE SPECIFICALLY DESIGNED TO PROVIDE DAYLIGHT AND NATURAL VENTILATION, ELIMINATING THE NEED FOR A MECHANICALLY VENTILATED SYSTEM. INCORPORATING ADDITIONAL SCREENING AS SUGGESTED WOULD SIGNIFICANTLY REDUCE DAYLIGHT PENETRATION, RESTRICT AIRFLOW, AND COMPROMISE BOTH THE BUILDING'S PASSIVE VENTILATION STRATEGY AND THE ARCHITECTURAL INTENT OF THE FAÇADE, AS WELL AS POTENTIALLY ENCOURAGE CONCEALMENT.
6. SAFETY BOLLARDS HAVE BEEN ADDED ALONG THE SOUTH ELEVATION OF THE PARKING DECK. WAYFINDING SIGNAGE WILL BE ADDED TO DIRECT PEDESTRIANS TO THE CITY HALL ENTRANCE AND THE PARKING DECK STAIRWELLS AND ELEVATORS.
7. LEVELS 3 THROUGH 7 WILL BE DESIGNATED FOR CITY-EMPLOYEE PARKING AND SECURED WITH ACCESS-CONTROL GATES LOCATED AT LEVEL 3

D. MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING:

1. HVAC AIR INTAKE UNITS FOR THE CITY HALL BUILDING SHOULD BE INSTALLED ON THE ROOF TOP & SECURED AGAINST MISUSE, VANDALISM, TAMPERING, ETC.

E. ACTIVITY SUPPORT- SECURITY STRENGTHENING:

1. FOR PROJECTS WITH MULTIPLE STAIRWELLS, EACH STAIRWELL MUST BE PROMINENTLY IDENTIFIABLE WITH WAYFINDING SIGNAGE, PREFERABLE BY NUMBER OR LETTER, TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING. STAIRWELL NUMBERING MUST BE VISIBLE AT THE ENTRY AS WELL AS INSIDE THE STAIRWELL.
2. SINGLE USE RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE.

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REVISIONS

NO.	DESCRIPTION	DATE
1	DRC RESUBMITTAL	01/14/2026

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	03/11/2026
DESIGNED BY:	CA
DRAWN BY:	BN
CHECKED BY:	CA
BID-CONTRACT:	

This item has been digitally signed and sealed by CHRISTOPHER T. ANDREONI, P.E. on the date adjacent to the seal.

CHRISTOPHER T. ANDREONI LICENSE No. 84184 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2026.04.21 10:45:57-04'00'

CHRISTOPHER T. ANDREONI, P.E.
FLORIDA REG. NO. 84184
(FOR THE FIRM)

CLIENT

RP POMPANO LLC

PROJECT

POMPANO BEACH CITY HALL & PARKING DECK

SHEET TITLE

CPTED STRENGTHENING NOTES

PZB
PROJECT NUMBER P26-12000002
05/27/2026

SHEET NUMBER SP-203

PROJECT NUMBER 15083.00

STATUS: PRELIMINARY

Plotted by: jchapa On 4/13/2026 4:51 PM

Drawing name: H:\15083.00 - Downtown Pompano - RP Development LLC\Engineering\Cadd\Phase II (City Hall)\15083.00-SP-2XX-CPTED Plan.dwg