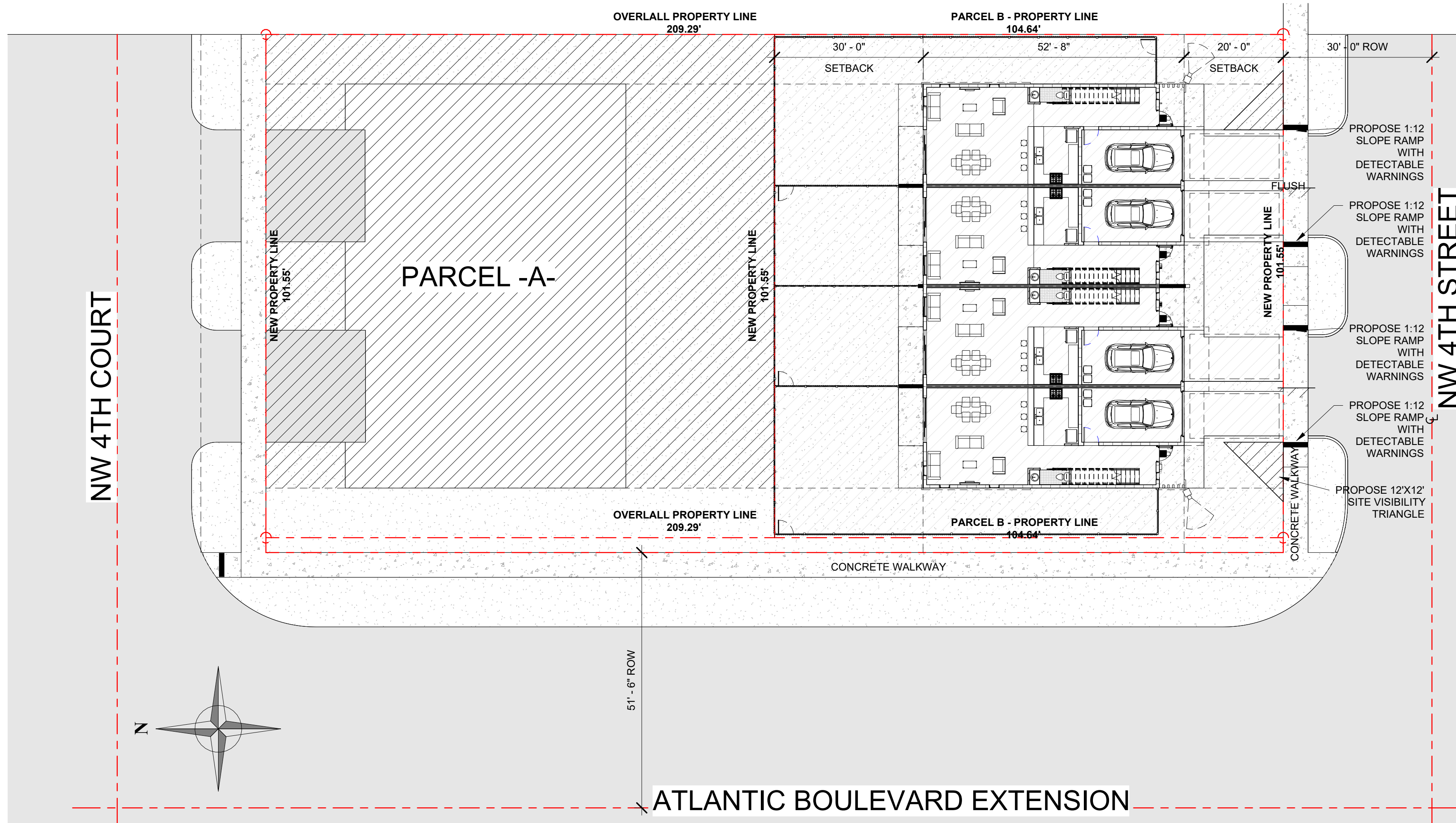


LEGEND

- WALL MOUNTED BOX LIGHT
- CAMERA
- DOOR BELL WITH CAMERA



① CPTED SITE PLAN  
1/16" = 1'-0"

A. Natural Surveillance (Landscaping)  
1.) Maintain an 8'-feet clear tree trunk 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. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)  
Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.  
**RESPONSE: WE COMPLY**

A1. Natural Surveillance (Lighting)  
1.) 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."  
**RESPONSE: WE COMPLY**

2.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not overilluminate or create shadows.  
**RESPONSE: WE COMPLY**

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.  
**RESPONSE: WE COMPLY**

4.) Adequate soft lighting is preferable to high intensity "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.  
**RESPONSE: WE COMPLY**

5.) Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.  
**RESPONSE: WE COMPLY, SEE PLAN**

6.) 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.  
**RESPONSE: WE COMPLY, SEE PLAN**

A2. Natural Surveillance - Security Strengthening

1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).  
Goal: This feature provides an opportunity to monitor and surveil the exterior prior to exiting 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 such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.  
**RESPONSE: PROVIDED DOORBELL WITH CAMERA**

2.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.  
**RESPONSE: PROVIDED DOORBELL WITH CAMERA**

3.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. 4.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.  
**RESPONSE: N/A**

A3. Electronic Surveillance - Security Strengthening  
\*\*\* ATTENTION \*\*\*  
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 LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. (For residential single-family homes, townhomes, villas & the like, hard-wired doorbell cameras for front & rear points of entry i.e.: RING, NEST, etc. are also encouraged.)  
**RESPONSE: PROVIDED SEE PLAN**

2.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.  
**RESPONSE: PROVIDED SEE PLAN**

3.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.  
**RESPONSE: PROVIDED SEE PLAN**

4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.  
**RESPONSE: PROVIDED SEE PLAN**

5.) 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, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.  
**RESPONSE: PROVIDED SEE PLAN**

6.) Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.  
**RESPONSE: PROVIDED SEE PLAN**

7.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.  
**RESPONSE: PROVIDED SEE PLAN**

8.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations (if applicable) must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.  
**RESPONSE: PROVIDED SEE PLAN**

B. Access Control - Security Strengthening  
1.) 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.  
**RESPONSE: TO BE PROVIDED**

2.) All exterior doors must have non-removable door hinge pins.  
**RESPONSE: PROVIDED**

3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).  
**RESPONSE: PROVIDED**

4.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms. There must be sufficient wiring installed for future use behind the drywall. The wires must be in direct proximity to front entrance doors and rear doors / side doors / sliding glass doors (if any) that lead into & out of the residential unit. These wires must be of acceptable size and capacity to provide the necessary electrical power for a hard-wired alarm system & be easily recognizable by a professional installer. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. (For residential, hardwired doorbell cameras. are also encouraged as an option to consider)  
**RESPONSE: PROVIDED**

5.) Any existing or future fencing anywhere on the site (except for privacy fence) should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred. 6.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.  
**RESPONSE: PROVIDED**

7.) 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 & this is of most concern for unattended young children that may suffer from a fall injury.  
**RESPONSE: PROVIDED**

C. Territorial Reinforcements Security Strengthening  
\*\*\* ATTENTION \*\*\*  
BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.  
**RESPONSE: TO BE PROVIDED**

2.) Post sufficient Broward Sheriffs 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.  
**RESPONSE: TO BE PROVIDED**

3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 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 at all corners to help prevent vandalism.  
**RESPONSE: TO BE PROVIDED**

4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.  
**RESPONSE: TO BE PROVIDED**

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.  
C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking

1.) (Parking lots) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.  
**RESPONSE: PROVIDED**

2.) (Parking lots) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.  
**RESPONSE: N/A**

3.) (Parking lots) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.  
**RESPONSE: TO BE PROVIDED**

4.) Install anti-vehicular impact traffic safety bollards preferably lighted, &/or large heavy planters secured to the ground, &/or large boulders, along heavily traveled roadways and along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.  
**RESPONSE: N/A**

D. Maintenance & Management - Security Strengthening  
1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND/OR easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.  
**RESPONSE: N/A**

2.) Ensure all publicly accessible exterior water outlet spigots (if any) have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.  
**RESPONSE: TO BE PROVIDED**

3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.  
**RESPONSE: TO BE PROVIDED**

4.) 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. \*\*\*Note\*\*\* For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.  
**RESPONSE: TO BE PROVIDED**

PROPOSED 4-TOWNHOUSE DEVELOPMENT FOR:  
LOT 933 (PARCEL-B) COLLIER CITY  
POMPANO BEACH, FL 33069

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	5/05/2025
SCALE:	AS NOTED
JOB. NO.:	024-021
SHEET:	
.SP-1.3	
OF:	SHEETS: