



CPTED NARRATIVE

2701 EAST ATLANTIC BOULEVARD

June 1, 2026

Project Description: The proposed development includes 36 Hotel. Amenity uses are only available to the project's residents and their guests.

The summary below outlines how the project addresses each Crime Prevention Through Environmental Design ("CPTED") principles.

CPTED AND SECURITY STRENGTHENING NARRATIVE

CPTED PRINCIPLE #1 -- NATURAL SURVEILLANCE

The project incorporates multiple design features intended to maximize natural and electronic surveillance throughout the site and building.

- Impact-rated storefront glazing is utilized along the ground floor to maximize visibility into and out of the building and minimize concealed areas.
- Active ground-floor uses, including lobby and amenity spaces, are designed with storefront glass to increase activity, visibility, and passive surveillance at the pedestrian level.
- Hotel guest rooms on upper floors include balconies with open railings to maintain visual connection to the public realm and support natural surveillance.
- Designated ADA-accessible ramps, walkways, promenades, stairways, and similar publicly accessible elevated features shall incorporate open or transparent guardrail systems to improve visibility and eliminate concealed areas.
- Recessed exterior areas, including alcoves, patios, balconies, and similar publicly accessible spaces, should be minimized where feasible. Where such elements are required, they shall incorporate enhanced security measures including surveillance cameras, motion-sensor lighting, convex mirrors, transparent fencing, lockable gates, and/or vision panels.
- All interior emergency stairwell doors shall include vision panels or reinforced security windows to facilitate visibility and improve surveillance opportunities.
- Solid exterior doors shall incorporate reinforced security glazing, vision panels, or a minimum 180-degree wide-angle viewer to allow visual screening prior to exiting.
- Hotel guest room doors shall include wide-angle door viewers (peepholes).
- Landscaping shall be designed and maintained to preserve clear sightlines and avoid obstruction of natural or electronic surveillance systems:
 - o Hedges, shrubs, and ground cover shall generally be maintained at a maximum height of 2 to 2.5 feet.
 - o Canopy trees shall maintain a minimum 8-foot clear trunk height.
 - o Landscaping shall not obstruct surveillance cameras, pedestrian visibility, lighting intent, or emergency access.
- Security lighting shall be strategically concentrated at entrances, gateways, windows, pedestrian pathways, parking areas, and other critical access points without creating excessive glare or deep shadow conditions.
- Pedestrian-scale lighting shall be provided along sidewalks, walkways, parking areas, recreational paths, and other pedestrian circulation routes.

- Shielded LED fixtures with focused illumination are preferred to improve nighttime visibility while minimizing glare and light trespass.
- Surveillance cameras shall be strategically located to maximize active and passive observation of:
 - o Building entrances and exits
 - o Service areas
 - o Parking areas and garages
 - o Pedestrian circulation routes
 - o Elevator lobbies and common areas
 - o Valet and queuing areas
 - o Other vulnerable or concealed locations
- Camera placement shall be coordinated to avoid future obstruction by landscaping or architectural elements.
- Surveillance monitors displaying live camera feeds shall be located in actively occupied areas such as security offices, reception desks, or management offices to support continuous passive observation.
- Convex mirrors shall be provided at blind corners and vulnerable areas not fully visible through natural or electronic surveillance.
- Proposed camera and monitoring locations shall be coordinated with the project security consultant and the Broward Sheriff's Office CPTED reviewer prior to permitting.

CPTED PRINCIPLE #2 -- NATURAL ACCESS CONTROL

The project incorporates layered access control strategies intended to clearly define public and private areas while reducing opportunities for unauthorized access.

- Pedestrian access points shall be minimized and controlled through electronically secured entry systems.
- Vehicular access shall be limited to controlled entry points, including gated access where applicable.
- Building access shall utilize electronic credential systems including key cards, FOBs, biometric systems, or similar access-control technology.
- Elevator access shall be controlled through credential-based systems where appropriate.
- All exterior doors shall include non-removable hinge pins and shall be designed to accommodate electronic door position switches connected to the security alarm system.
- Burglary, intrusion, and sensor alarm systems shall be activated whenever the building or tenant spaces are unoccupied.
- Sliding glass doors located at ground or second levels shall incorporate anti-pry security devices where applicable.
- Access-controlled vehicular gates serving parking garages or secured parking areas shall be monitored by video surveillance.
- Key storage areas, valet key cabinets, and management/security offices shall incorporate robust mechanical and electronic security systems, including:
 - o Controlled access
 - o Alarm protection
 - o Surveillance coverage
 - o RFID/signal-blocking protection where electronic key devices are stored
- Areas designated for employee or customer transactions, including reception desks, concierge stations, podiums, bars, and counters, shall provide clear delineation between public and restricted areas to prevent unauthorized access.

- Emergency access systems shall be coordinated to provide law enforcement and emergency responders with controlled access during emergency incidents.
- Public Wi-Fi systems, if provided, shall be encrypted, password protected, and disabled when facilities are closed to the public where feasible.

CPTED PRINCIPLE #3 -- TERRITORIAL REINFORCEMENT

The site design establishes clear distinctions between public, semi-private, and private areas through architecture, paving, landscaping, fencing, and signage.

- Maintained landscaping, paving transitions, and architectural features shall define public versus private zones throughout the site.
- The private access drive shall utilize differentiated paving materials to reinforce territorial boundaries.
- Fencing systems shall maintain visibility and support natural surveillance through open-style construction such as steel picket or rail fencing with transparent spacing.
- Fence designs shall avoid climbable horizontal elements and incorporate narrow spacing between vertical members to discourage unauthorized access.
- Hollow aluminum fencing is discouraged in favor of more robust steel construction where enhanced security is required.
- Dumpster enclosures and trash room access points shall incorporate secured gates, lighting, and surveillance to deter loitering, concealment, and illegal dumping.
- Graffiti-resistant coatings shall be applied to exterior wall surfaces in vulnerable locations.
- Public benches, ledges, and similar site furnishings shall incorporate anti-loitering and anti-sleeping design features where appropriate.
- Bicycle storage areas shall be located near active building entrances and within visible, monitored areas.

CPTED PRINCIPLE #4 -- MAINTENANCE

Long-term maintenance and operational oversight are essential to preserving the effectiveness of CPTED strategies.

- The property shall be professionally managed to ensure the ongoing maintenance of landscaping, lighting, signage, security systems, and building components.
- Landscaping and lighting systems shall be regularly maintained to preserve visibility, surveillance capability, and site safety.
- Graffiti, vandalism, damaged fixtures, and malfunctioning security systems shall be promptly repaired or replaced.

CPTED PRINCIPLE #5 -- ACTIVITY SUPPORT

The project encourages legitimate activity and occupancy within publicly accessible areas to reinforce safety through increased visibility and presence.

- Active uses along the ground floor increase pedestrian activity and natural surveillance throughout the site.
- Lobby, amenity, and gathering spaces are positioned along primary circulation areas to support continuous occupancy and passive observation.
- Valet operations, queuing areas, and pedestrian gathering spaces shall remain visible from both natural and electronic surveillance systems.

SIGNAGE AND WAYFINDING

- BSO “No Trespassing” signage shall be prominently installed at all site entrances and property perimeters in compliance with applicable requirements.
- Wayfinding and instructional signage shall clearly identify:
 - o Entrances and exits
 - o Restricted areas
 - o Emergency egress routes
 - o Parking regulations
 - o Pedestrian crossings
 - o Hours of operation
 - o Other operational or life-safety information
- Property address signage shall remain clearly visible from the public roadway, unobstructed by landscaping or architectural features, and preferably reflective for emergency response visibility.
- Parking areas shall include signage prohibiting unauthorized parking, loitering, and trespassing, together with enforced towing policies.

LIGHTING STANDARDS

- Exterior lighting shall comply with applicable IESNA security lighting guidelines.
- Motion-sensor security lighting shall be installed at exterior doors, service areas, trash rooms, garages, and other vulnerable locations.
- Lighting design shall avoid excessive glare, shadowing, or light trespass while maintaining consistent visibility throughout pedestrian and vehicular circulation areas.
- Covered parking areas and garages should utilize light-colored reflective finishes to improve overall illumination levels.

PARKING GARAGE AND VEHICULAR SAFETY

- Parking garages and parking areas shall incorporate comprehensive surveillance coverage and controlled access measures.
- Traffic calming features, including bollards, rumble strips, signage, crosswalk markings, and warning devices, shall be incorporated where pedestrian and vehicular circulation intersect.
- Blue-light emergency call stations or equivalent emergency communication systems shall be installed within parking structures where appropriate.
- Garage exits onto public roadways shall incorporate traffic-control devices including stop signage, pavement markings, warning signage, flashing indicators, or similar safety measures.
- Convex mirrors shall be utilized at blind corners and conflict points to improve visibility.

SECURITY STRENGTHENING MEASURES

- Management and security offices shall include reinforced security glazing, intercom systems, surveillance monitoring capability, and/or door viewers.
- Silent panic/duress alarm systems shall be provided at reception, valet, or other staffed operational areas where appropriate.
- Exterior utility connections, including electrical outlets and water spigots, shall incorporate locking or secured access devices to prevent unauthorized use.
- Exterior A/C condenser equipment shall incorporate anti-theft and tamper-resistant protection measures.

- Public and common-use restrooms, storage rooms, locker rooms, and similar support spaces shall include constant or motion-activated lighting systems.
- Single-user public restrooms shall include occupancy indicator locking hardware.
- Exterior furniture intended for public use shall be identifiable as property of the development and secured when appropriate.
- Emergency radio signal requirements shall be coordinated to ensure uninterrupted communication capability for law enforcement and emergency responders within the building.

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