



TRUE PLAN 1 CPTED PLAN SCALE: 1/8" = 1'-0"

CPTED SYMBOLS LEGEND

- ACN: ACCESS CONTROL (NATURAL)
- AS: ACTIVITY SUPPORT
- M: MAINTENANCE
- SE: SURVEILLANCE (ELECTRONIC)
- SE: SURVEILLANCE (NATURAL)
- TR: TERRITORIAL REINFORCEMENT
- TR: TERRITORIAL REINFORCEMENT

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN NOTES:
REFER TO THE ACCOMPANYING CPTED NARRATIVE AND NOTES (SHEET A4.1) FOR ADDITIONAL INFORMATION AS TO HOW THE CPTED PRINCIPLES ARE BEING IMPLEMENTED FOR THIS PROJECT.

CPTED FEATURES KEYNOTES

- SECURED RESIDENT ENTRANCE
- SECURED VEHICLE ENTRY/EXIT
- SECURED GATES AT SIDE SETBACKS
- PERIMETER FENCE
- NATURAL SURVEILLANCE OF FRONT YARD (CLEAR LINE OF SIGHT FROM LOBBY, RETAIL & UNIT BALCONIES ABOVE)
- SURVEILLANCE CAMERA

CPTED PRINCIPALS

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE
SEE AND BE SEEN IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL
NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT
CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.

CPTED PRINCIPLE #4 - MAINTENANCE
CPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. LANDSCAPING AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

CPTED PRINCIPLE #5 - ACTIVITY SUPPORT
INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY. IF YOU HAVE ANY QUESTIONS OR CONCERNS WITH INCORPORATING THE CPTED PRINCIPLES IN YOUR DESIGN, PLEASE CONTACT DEPUTY PATRICK NOBLE WITH THE BROWARD COUNTY SHERIFF'S OFFICE AT: PATRICK_NOBLE@SHERIFF.ORG OR AT (954) 709-7006.

CPTED GENERAL SPECIFICATIONS

A. CPTED / SECURITY CONSULTANT
THE SERVICES OF AN INDEPENDENT, & HIGHLY EXPERIENCED, QUALIFIED, & CERTIFIED SECURITY CRIME PREVENTION/ CPTED CONSULTANT WILL BE ENGAGED TO ACHIEVE & MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY.

B. SITE PLAN REVIEW STANDARDS
COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

C. NOTE
WHEN A BROWARD SHERIFF'S OFFICE CPTED PRACTITIONER IS REQUIRED TO ASSIST IN AN INSPECTION OF THE PROJECT DURING THE CERTIFICATE OF COMPLETION & OR CERTIFICATE OF OCCUPANCY APPLICATION PHASE, SECURITY STRENGTHENING & CPTED MEASURES THAT HAVE NOT BEEN ADEQUATELY ADDRESSED WILL STILL BE REQUIRED TO ENSURE THE SAFETY & WELL-BEING OF THE EMPLOYEES, RESIDENTS, TENANTS, VISITORS & ALL LEGITIMATE USERS OF THE SITE.

D. ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING
ANY PROJECT FEATURES THAT MAY AFFECT THE PRINCIPLES & GOALS OF SECURITY STRENGTHENING & CPTED ON ANY OF THE OTHER PLAN SECTIONS SHOULD ALSO BE INCLUDED IN THE CPTED/ SECURITY PLANS.

E. LATE-NIGHT BUSINESS NOW OR LATER? NO.
MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE. NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS. THEREFORE ALL DEVELOPMENT PROJECTS, NEW & RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN & OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED & COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY & SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY & DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC. OPENING ANY LATE-NIGHT BUSINESS WITHOUT MEETING THE CONDITIONS IN THE LAW MAY ALSO RESULT IN ADDITIONAL STATUTORY PENALTIES.

F. BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM
NOTE THAT PARTICIPATION IN THE BSO NO TRESPASSING PROGRAM IS REQUIRED. IF THIS SITE IS ALREADY ON THE PROGRAM, THEN ADDITIONAL SIGNAGE MAY BE NECESSARY ALONG WITH AN UPDATED AFFIDAVIT SIGNED BY AUTHORIZED PERSONNEL. PLEASE CONTACT THE BSO POMPANO BEACH C.P.T.E.D ADVISOR REGARDING PLACEMENT OF THE NO TRESPASS SIGNS.

CPTED SECURITY STRENGTHENING CONDITIONS

A. NATURAL SURVEILLANCE (LANDSCAPING)

- 1.) MAINTAIN 2-TO-2.5-FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.
- 2.) MAINTAIN AN 8- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8'39; FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &P/ 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.)

A1. NATURAL SURVEILLANCE (LIGHTING)

- 1.) ALL STRUCTURES: INSTALL VANDAL PROOF / RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTING OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY), INCLUDING MAIN, GARAGE, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC.
- 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.) SHARED USE STORAGE ROOMS DESIGNATED FOR CONDO / CO-OP UNIT OWNERS, APARTMENT BUILDING TENANTS, ETC. MUST BE EQUIPPED WITH CONSTANT LIGHTING OR AT MINIMUM HAVE A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

A2. NATURAL SURVEILLANCE SECURITY STRENGTHENING

- 1.) 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.
- 2.) FOR RESIDENTIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW OR A VISION PANEL (IMPACT RATED) OPPOSITE THE FRONT THE DOOR LOCKING HARDWARE, OR AT THE MINIMUM A WIDE-ANGLE DOOR VIEWER (DOOR SCOPE / PEEP-HOLE).
- 3.) EXTERIOR DESIGN ELEMENTS AND/OR FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, MUST NOT HAVE SOLID WALLS OBSTRUCTING & OR PREVENTING NATURAL SURVEILLANCE.
- 4.) ALL METAL INTERIOR EMERGENCY STAIRWELL DOORS MUST HAVE A SECURITY WINDOW / VISION PANEL TO FACILITATE NATURAL SURVEILLANCE.

A3. ELECTRONIC SURVEILLANCE SECURITY STRENGTHENING

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 ENSURE OPTIMAL RESULTS

- 1.) SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.
- 2.) ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- 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.

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SEAL & SIGNATURE

REVISION LOG

No.	Description	Date
1	DRC Revisions	11.05.25
2	AAC Submission	01.05.26
3	P&Z Submission	01.20.26

CPTED PLAN

CONFIDENTIAL

PZB
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Date
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PZ22-001-12000032
02/25/2026
A202

Scale

As indicated