

CPTED NARRATIVE

1. Trespass and Signage: Territorial Reinforcement and Access Control

- Broward Sheriff's Office No Trespass Program Affidavit included with the application.
- BSO No Trespass Signage so that it is readily available at the main entrance and all sides of the property: North, South, East and West.
- Prominently post signs securely using robust fasteners at all corners.

2. CPTED Lighting Standards

- All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage (and if any storage doors, sheds, etc.), especially those on the exterior perimeter that can be accessed directly from public property such as from public streets and sidewalks.
- Lighting plan A-102 shows lighting in the parking areas with photometric illumination levels concentrated at gateways, doorways & windows; not over-illuminating or creating shadows.
- To enhance security, the use of carefully focused bright soft lights with shielded fixtures help eliminate glare and undesirable light pollution trespass. See sheet A-102.
- Adequate soft lighting is presented as indicated on sheet A-102.

3. Doors, Windows, Overhangs, Fences, Etc.: Security Strengthening, Natural Surveillance and Access Control, Burglar Alarms

- Install either a reinforced security window or a 180 degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also 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.
- The fencing proposed is CPTED oriented is metal vertical rail and 'see-through' to maintain critical Natural Surveillance. Do not block this see-through fence with dense high landscaping.
- The fence has vertical bars that prevent climbing and breaching. Use of narrow spacing has been used to prevent footholds.
- Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high hedges in front of it. Any landscaping in front of fencing shall be low ground cover with a maximum height of 2' to 2.5' feet.
- This building shall have prewire for Burglar/ Security Alarms

4. Parking Lot and adjacent access perimeters:

- Parking lot has full video coverage without gaps.1
- Comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight cones".

- Parking spaces shall be clearly and individually marked and assigned for owners/ authorized guests use only.
- Signage shall be posted in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.
- Towing sign shall be posted to enforce tow away policy consistently concerning non-authorized guests and abandoned vehicles.

5. Surveillance: Natural and Electronic

- Electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
- All cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- All exterior building entrances have surveillance camera coverage.
- There are no potentially vulnerable areas that cannot be covered by electronic monitoring.

6. Miscellaneous: Security Strengthening

- All exterior electrical power outlets shall have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- All exterior water outlet spigots shall have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.