

1. Natural Surveillance

Landscaping selected and trimmed so all entrances and ground floor windows are visible from the street and/or to neighbors. Shown on the Landscape drawings Shrubs, Trees, and Ground covers will be placed so not to interfere with casual human surveillance. Landscaping that is selected will be maintained and trimmed to prevent places of concealment.

Canopy trees with a clear trunk from the ground to 8 feet, and without any foliage or branches hanging below 8 feet. All trees will comply to the City landscaping code.

Trees will be placed so not to block view of any camera surveillance system. Windows of the buildings will be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units, common spaces, and offices.

Barriers between outdoor areas, such as Fences, Gates and Playground Equipment are designed to be at least partially see through, so that an adult could not hide behind them. They must also have narrow slats and no cross bars that would facilitate easy breaching for intruders to climb up and over.

Parking areas and recreation areas are visible from the units and common areas. Shared facilities will be under electronic surveillance. Shared facilities, such as laundry rooms or mail rooms, are adjacent to well-travelled areas and are under video surveillance. Main entry gates and pedestrian gates to enter the property are also under video surveillance.

Apartment entry and all exterior entry and service doors will have wide-angle viewers (peep holes). in all exterior unit doors.

There is an onsite office located within view of a property entrance which and is posted with after-hours emergency contact information. There are designated parking spaces with number markers assigned to residents with appropriate signage. No specific identifying unit numbers will be included so as not to inadvertently reveal if a unit resident is not home to avoid signaling a burglary opportunity. Parking spaces will be designated for visitors and residents with signage. There are areas on the property for bicycles with signage and encouraged locking locations.

2. Access Control

The main entry to the complex is controlled by automated gates. The property has a perimeter fence with access controlled pedestrian gates at the main entrance. All access points are controlled using a programmable fob entry credential. The credentials are programmed on-site through the property management team. When a resident moves out, a credential can be instantly deactivated. Each apartment has an electronic deadbolt for unit access using the same credential to enter the property, common areas, elevators, stairwell doors, and amenities.

The automated gate system has a designated lane for resident entry and visitor entry. A telephone entry system is at the visitor entry lane with electronic directory. Emergency services are controlled by the required Knock Key that has been approved by the Pompano Fire Department. Police and other first responder's will use the call box to push in a code given to them by their dispatch. A "Bail Out Lane" is located before the controlled access gate system so as to not block the flow of vehicle traffic when a guest or visitor is unable to contact a resident. There is also a public parking area next to leasing for future residents to check in.

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A video surveillance system has been placed to view this entry and exit area using high resolution ip cameras and recording. There are also cameras located in each building in high traffic areas as well as common areas and amenities to enforce a visual deterrent. Video surveillance signage is located throughout the property.

3. Territorial Reinforcement

There are clear transitions between the sidewalk and public property and the complex's property. Signage and pathways are clearly visible and identify as public and private areas.

Benches with single seating separators and seating areas in the playground and park areas are for residents and their guest. Signage on the property will clearly state property, and pool rules.

4. Maintenance Plan

There is an on-site maintenance facility located at the rear of the property which would require maintenance personnel to navigate through the complex allowing every opportunity to observe any abnormal conditions, activity, or general issues on the property. The management team or and maintenance staff will be keeping the property clean and answering and addressing any maintenance issues, hazards, including or even burnt-out malfunctioning lights, overgrown landscaping, etc. Illegally parked vehicles or vehicles on unapproved surfaces will be removed promptly. Tow policies for unauthorized vehicles will be posted and enforced.

5. Activity Support

Throughout the complex the residents can engage in activities in the common or outdoor areas, such as BBQ's, Playground, Dog Park and Amenities areas.

The lease documents for residents specifically state that certain behavior will not be tolerated, and can be considered a breach of contract, thus allowing to evict a problem resident more easily.

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