CONFIDENTIAL

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

1. **NATURAL/ELECTRONIC SURVEILLANCE:** THIS PROJECT ADHERES TO THIS PRINCIPLE BY THE ORGANIZATION OF PHYSICAL FEATURES, ACTIVITIES, AND PEOPLE IN SUCH A WAY AS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THESE ELEMENTS OF THE PROJECT DESIGN FURTHER CREATE A PERCEPTION OF SAFETY BY PRESENTING A FEAR OF DETECTION FOR POTENTIAL INTRUDERS. THIS PROJECT IMPLEMENTS THIS PRINCIPLE IN THE FOLLOWING WAYS:
   a. A CCTV SECURITY SYSTEM WITH ELECTRONIC ACCESS CONTROL AT GROUND FLOOR OF EACH BUILDING WILL BE INSTALLED FOR THE PROJECT AT THE TIME OF SUBSTANTIAL COMPLETION.
   b. CAMERA LOCATIONS WILL BE FOCUSED ON MAIN ENTRANCES, BUILDING PERIMETERS, AND HIGH-USE AREAS. CPTED PLAN CURRENTLY INDICATES CCTV SECURITY CAMERA LOCATIONS WILL BE INSTALLED AND COORDINATED WITH A SECURITY CONSULTANT AT THE TIME OF BUILDING PERMITS.
   c. AT TIME OF BUILDING PERMITTING, SPECIFIC CAMERA LOCATIONS WILL BE PROPOSED SHOWING COMPLETE FIELD OF COVERAGE.
   d. ENSURE ALL LIGHTING (AND CAMERAS) ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.
   e. DEVELOPERS/ CONTRACTORS WILL CONSULT WITH CAMERA SYSTEM DESIGNERS, INSTALLERS AND BSO CPTED TEAM WITH FINAL CAMERA PLANS PRIOR TO INSTALLATION.
   f. CCTV SPECIFICATIONS WILL BE SUBMITTED AT TIME OF BUILDING PERMITTING. CAMERAS WILL BE WEATHER AND VANDAL RESISTANT.
   g. CCTV CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS.
   h. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
   i. ENSURE 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.
   j. INSTALL MOTION ACTIVATED SECURITY CAMERAS UP TO AND AT THE PERIMETER BOUNDARIES OF ANCILLARY BUILDINGS, PARKING AREAS, AND/OR LOCATIONS THAT DO NOT HAVE FREQUENT BUILDING ACCESS. THESE WILL HELP DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.
   k. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING VEHICULAR ENTRANCE GATES, MUST HAVE CORNER SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT UNDETECTED TRESPASS INTRUSION AND/ OR CONCEALMENT/ AMBUSH OPPORTUNITIES.
   l. FENCES, GATES AND/ OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS.
   m. LARGE CCTV VIEWING MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MAINTENANCE OFFICE.
   n. VIEWABLE MONITOR(S) SHOULD BE PLACED IN A CENTRAL AREA TO PROVIDE CLEAR INDICATION THAT VIDEO SURVEILLANCE IS IN USE & BROADCASTING TO ALL THAT CRIMES WILL BE DISCOVERED & RECORDINGS USED AS EVIDENCE FOR ARREST & PROSECUTION.
   o. VIEWABLE MONITOR(S) SHOULD CAPTURE & DISPLAY PUBLIC POINTS OF INGRESS & EGRESS. (CAMERA FEEDS THAT ARE TO REMAIN OFF LIMITS TO STAFF FOR INTERNAL SECURITY REASONS DO NOT HAVE TO BE DISPLAYED ON THE VIEWABLE MONITOR.)
   p. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
   q. INTERNAL MAIL ROOMS DEDICATED FOR LARGE PARCEL DELIVERIES WILL BE CAPTURED BY VIDEO SURVEILLANCE. THIS INCLUDES SECURED AREAS DESIGNATED FOR PACKAGE DELIVERIES & STORAGE.
   r. THE PROJECT WILL FEATURE PRE-WIRED UNITS FOR THE OPPORTUNITY FOR RESIDENTS TO INSTALL HARD-WIRED BURGLAR SECURITY ALARMS
   s. TO ENHANCE NATURAL SURVEILLANCE AND PROMOTE A SECURE ENVIRONMENT, ALL COMMON AREAS—INCLUDING THE ROOFTOP ACCESS POINT—WILL BE CONTINUOUSLY MONITORED THROUGH A CCTV SYSTEM.
   t. 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.
   u. ELEVATOR QUEUING AREAS ON ALL FLOORS MUST BE CAPTURED BY VIDEO SURVEILLANCE.
   v. INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP ACCESS.

   LIGHTING:

   a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS WELL-LIT AT NIGHT TO ESTABLISH A SENSE OF SECURITY FOR THE SITE.
   b. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER THE STANDARDS OF THE CODE. THIS INCLUDES THE TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
   c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE.
   d. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
   e. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE. SECURITY LIGHTING TO BE CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE, CREATE SHADOWS, OR LIGHT POLLUTION.
   f. THE INSTALLATION OF VANDAL PROOF/RESISTANT LIGHT FIXTURES OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS TO BE ACTIVATED BY PHOTOCELLS, SO THESE AREAS ARE CONSTANTLY ILLUMINATED FROM DUSK TO DAWN. THESE WILL BE DESIGNED WITH APPROPRIATE OPTICS AND TEMPERATURE OF LIGHT, SO THEY ARE NOT HARSH AND INCONVENIENT TO UNIT OCCUPANTS. WE PROPOSE THIS SOLUTION IN LIEU OF MOTION-SENSOR LIGHTS IN ORDER TO PRIORITIZE COMFORT OF RESIDENTS, WHO TEND TO CONSIDER LIGHTS GOING ON AND OFF OUTSIDE THEIR UNIT WINDOWS AS DISTRACTING AND INVASIVE.
   g. TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
   h. PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.
   i. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

   SIDEWALKS:

   a. SITE DESIGNERS CREATED A SIDEWALK CIRCULATION NETWORK THAT OFFERS MULTIPLE PEDESTRIAN ROUTES, ELIMINATING DEAD-ENDS AND ENTRAPMENT ZONES WITHIN THE PROJECT.
   b. CLEAR LINES OF SIGHT TO AND FROM PRIVATE AND PUBLIC AREAS. THE USE OF LARGE OPENINGS WITH THE BUILDING SET CLOSE TO THE STREET WILL CREATE A SENSE OF PLACE.
   c. ALL NON-RESIDENTIAL SPACE WITHIN THE BUILDING OFFERS CONTROLLED ACCESS. NATURAL SURVEILLANCE IS PROVIDED THROUGH ONE POINT OF ACCESS, SO USERS ARE CLOSELY MONITORED.

   LANDSCAPING:

   a. THE PROPOSED LANDSCAPING IS DESIGNED TO REDUCE OBSTRUCTIONS TO THE BUILDING ENTRANCES, WITH TALLER VEGETATION AND TREES PLANTED AWAY FROM ENTRANCES AND WALKWAYS.
   b. NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.
   c. THE PROPOSED LANDSCAPING IS DESIGNED TO REDUCE OBSTRUCTIONS TO THE BUILDING ENTRANCES, WITH TALLER VEGETATION AND TREES PLANTED AWAY FROM ENTRANCES AND WALKWAYS.
   d. MAINTAIN A 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER AROUND GLASS WINDOWS.
   e. AT TIME OF MATURE TREE HEIGHT, 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 AND ELECTRONIC SURVEILLANCE. THIS PRINCIPLE WILL BE FOCUSED AROUND VEHICLE ENTRY POINTS AND AROUND BUILDING ENTRY POINTS THROUGHOUT THE PROJECT.
   f. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.
   g. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:
   a. THE SITE IS ACCESSED BY VEHICLES AT ONE LOCATION OFF OF BLOUNT RD. THE LOCATION IS DESIGNED AS A TWO-WAY MAIN ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE SURFACE PARKING AREAS. AND THE NORTH WILL BE AN EGRESS ONLY.
   b. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS.
   c. THE PROJECT WILL FEATURE ELECTRONIC CONTROLLED ACCESS SYSTEMS WITH KEY FOBS FOR COMMON AREA DOORS.
   d. RESIDENTS WITH FOBS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE STAIRWELLS, AND THE TRASH/ GARBAGE ROOM.
   e. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
   f. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
   g. THE PROJECT DOES NOT ANTICIPATE HAVING ANY TYPE OF LATE-NIGHT BUSINESS AS DEFINED BY THE CITY OF POMPANO BEACH LAND DEVELOPMENT CODE AS A PLACE OF RETAIL OR COMMERCIAL BUSINESS THAT IS OPEN FOR BUSINESS TO THE PUBLIC AT ANY TIME BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M. AND WHICH DOES NOT MEET THE DEFINITION FOR A CONVENIENCE BUSINESS.
   h. THE PROJECT WILL FEATURE FOB CARD READER TECHNOLOGY FOR BUILDING ACCESS, WHICH WILL ALSO ALLOW LAW ENFORCEMENT/EMERGENCY RESPONDERS EFFICIENT ACCESS IN THE EVENT OF AN EMERGENCY.
   i. MAIN ACCESS GATES WILL FEATURE A KNOX SWITCH FOR FIRE DEPARTMENT ACCESS IN THE EVENT OF AN EMERGENCY.
   j. ADEQUATE SIGNAGE WILL BE POSTED, SUCH AS TOWING SIGNS, TO PREVENT UN-AUTHORIZED PARKING AND VEHICLE ABANDONMENT WITHIN THE PROJECT SITE. A TOWING POLICY WILL BE STRICTLY ENFORCED.
   k. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW THAT IS LOCATED ON THE OPPOSITE SIDE OF THE DOOR LATCH.
   l. A 180-DEGREE PEEPHOLE VIEWER WILL BE IMPLEMENTED FOR EACH RESIDENTIAL UNIT DOOR. EACH GROUND FLOOR COMMON AREA DOOR WILL FEATURE AN IMPACT RATED VIEWING GLASS WINDOW THAT IS LOCATED ON THE OPPOSITE SIDE OF THE DOOR LATCH. .
   m. SOLID EXTERIOR DOORS AT MAIN BUILDING ENTRANCES WILL HAVE AN AUDIBLE INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR.
   n. FOB CREDENTIALS WILL BE CREATED/PROGRAMMED BY REGISTERED ON-SITE PROPERTY MANAGEMENT STAFF, ONLY ONCE AND AT THE TIME A RESIDENT MOVE INTO THE COMMUNITY. LOST AND OBSOLETE CREDENTIALS WILL BE IMMEDIATELY VOIDED.
   o. FOB CREDENTIALS ALLOW IDENTIFICATION OF USER RESPONSIBLE FOR EACH SINGLE EVENT (DOOR/GATE OPENING), ALLOWING ALL OCCURRENCES TO BE VERIFIED AND CROSS-EXAMINED WITH SURVEILLANCE FOOTAGE CAPTURED BY PROPERTY CCTV SYSTEM.
   p. EMPLOYEE-ONLY AREAS WITHIN THE BUILDING WILL BE CLEARLY DELINEATED THROUGH THE USE OF SECURED DOORS OR VISIBLE PHYSICAL BARRIERS TO DISCOURAGE UNAUTHORIZED ACCESS.
   q. THERE WILL BE ONE (1) DESKTOP COMPUTER AT BACK OFFICE WITHIN LEASING CENTER DEDICATED TO THE CREATION OF CREDENTIALS, WITH NECESSARY SOFTWARE/HARDWARE. SUCH ROOM WILL BE MONITORED BY A SURVEILLANCE CAMERA CONNECTED TO THE PROPERTY CCTV SYSTEM.
   r. PHYSICAL KEYS TO STAFF-ONLY DOORS (TECHNICAL CLOSETS, STORAGE, MAINTENANCE SHOP, RESTRICTED AREAS) WILL BE KEPT AT KEY STORAGE SAFE WITHIN LEASING OFFICE, AND PROTECTED BY SURVEILLANCE CAMERA AND ALARM.
   s. CENTRALIZED ACCESS CONTROL SYSTEM WITH INDIVIDUAL, PROGRAMMED FOBS AS CREDENTIALS TO ACCESS ALL COMMON DOORS AND GATES. CREDENTIALS CAN BE CANCELED IN CASE OF LOSS/THEFT, AND USE OF CREDENTIALS CAN BE TRACKED AND USERS IDENTIFIED THROUGH SYSTEM LOGS.
   t. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
   u. SECURITY BAR DEVICES WILL BE INSTALLED ON ALL ACCESSIBLE FIRST- AND SECOND-FLOOR LEVEL DOORS, IF ANY, TO DETER UNAUTHORIZED ENTRY AND ENHANCE PHYSICAL ACCESS CONTROL.
   v. FIRST FLOOR ACCESS TO ELEVATOR WILL BE IN ENCLOSED LOCATION (LOBBY, VESTIBULE OR CORRIDOR) ACCESSIBLE ONLY WITH RESIDENT CREDENTIALS (FOB/CARD/RFID TAG). CONVEX MIRRORS WILL BE ADDED WHERE AND IF BLIND SPOTS ARE CREATED, AND PANIC BUTTON WILL BE PROVIDED IN EACH ELEVATOR CAB.
   w. ENCLOSED TRASH ROOMS & DESIGNATED MULTIFAMILY UNIT OWNER STORAGE ROOMS TO BE EQUIPPED WITH EITHER CONSTANT LIGHTING OR AT A MINIMUM A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
   x. INTERNAL DUMPSTER AREAS TO THE BUILDING WILL BE SECURED WITH ACCESS CONTROL, AND VIDEO SURVEILLANCE.
   y. THE SITE DESIGN DOES NOT INCORPORATE AN OUTDOOR GARBAGE ENCLOSURE. INSTEAD, WASTE MANAGEMENT WILL BE HANDLED INTERNALLY VIA A DEDICATED GARBAGE ROOM LOCATED WITHIN THE BUILDING. THIS FACILITY WILL BE SERVICED BY A TRASH CHUTE SYSTEM AND SUPPORTED BY A COMPACTOR TO ENSURE EFFICIENT DISPOSAL. THE PROPERTY OPERATIONS TEAM WILL REMOVE TRASH FROM THE BUILDING DAILY TO MAINTAIN CLEANLINESS AND SECURITY.

3. **TERRITORIAL REINFORCEMENT:** THIS PRINCIPLE INCLUDES DEFINING PUBLIC VS. PRIVATE PROPERTY. REGULAR OCCUPANTS ESTABLISH A SENSE OF OWNERSHIP OF PRIVATE SPACE AND NOTICE POTENTIAL CRIMINAL ACTIVITY BEFORE IT HAPPENS. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:
   a. PERIMETER LANDSCAPE FURTHER SEPARATES PUBLIC VS PRIVATE SPACE, SPECIFICALLY ALONG THE PROPERTY'S ALL SIDES OF THE PROJECT.
   b. PROJECT WILL BE PARTICIPATING IN THE BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM.
   c. SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.
   d. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.
   e. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.
   f. WAY-FINDING SIGNAGE MUST BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS INDICATING SAFE DIRECTIONAL TRAVEL ROUTES TO WARN AND AVOID USERS FROM GETTING CONFUSED AND WANDERING INTO POTENTIALLY UNSAFE AND DANGEROUS AREAS THAT MIGHT EXPOSE THEM TO INCREASED SAFETY AND SECURITY RISKS.
   g. ANY PUBLICLY ACCESSIBLE SEATING BENCHES OR PLATFORMS SHOULD BE DESIGNED TO DETER LOITERING/ SLEEPING BY VAGRANTS/ TRESPASSERS. AN EXAMPLE WOULD BE TO INCORPORATE INDIVIDUAL SEATING ON A BENCH BY INCLUDING ARM BARS BETWEEN DESIGNATED SINGLE SEATING POSITIONS. LARGE HORIZONTAL PLATFORMS SHOULD INCORPORATE AN ANTI-LOITERING/ SLEEPING DESIGN FEATURE.
   h. 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.
   i. THERE IS A LIMITED TURN AROUND SPACE ON ENTRY DRIVEWAY, ENTRY GATE WILL BE STOP AND GO. ALL PERSONS ENTERING WILL HAVE THEIR LICENSE PLATES RECORDED BY THE CCTV SYSTEM.
   j. THERE WILL BE NO ASSIGNED PARKING SPACES AT ASPIRE 1650. ALL SPACES WILL BE RESERVED FOR RESIDENTS AND VISITORS OF THE COMMUNITY. ALL RESIDENTS AND VISITORS WILL HAVE TO REGISTER THEIR VEHICLES SO PROPERTY MANAGER CAN SURVEIL PARKING EFFECTIVELY.
   k. INSTALL SUFFICIENT SIDEWALK SAFETY AISLES (NON-MOUNTABLE CURBS) IN FRONT OF THE PARKED CARS TO PROTECT PEDESTRIANS FROM DANGEROUSLY HAVING TO WALK BEHIND OTHER PARKED CARS THAT MAY BE BACKING UP, AND FROM HAVING TO RISK WALKING DANGEROUSLY IN CONFLICT WITH THE CAR TRAVEL LANES.
   l. SPEED BUMPS WILL BE INCORPORATED TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL
   m. APPROPRIATE SIGNAGE, SUCH AS STOP SIGN, WILL BE INCORPORATED AT TURNS ENTERING THE RIGHT-OF-WAY FROM THE ASPIRE 1650 EXIT DRIVEWAY.
   n. FENCES, GATES AND/ OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
   o. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED,CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
   p. ENSURE ALL EXTERIOR WATER OUTLET SPIGOTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED USE BY VAGRANTS, ETC. WHO LOITER AND TRESPASS TO WASH THEIR BODIES AND CLOTHES.
   q. RULE SIGNAGE WILL BE VISIBLY DISPLAYED AT A LOBBY ENTRY POINT FOR RESIDENTS AND STAFF MEMBER TO BE CONSISTENTLY REMINDED OF COMMUNITY STANDARDS, POLICIES, AND PROCEDURES.
   r. GIVEN LIMITED TURN AROUND SPACE ON ENTRY DRIVEWAY, ENTRY GATE WILL BE STOP AND GO. ALL PERSONS ENTERING WILL HAVE THEIR LICENSE PLATES RECORDED BY THE CCTV SYSTEM
   s. ASPIRE 1650 WILL NOT OFFER ASSIGNED PARKING SPACES. ALL PARKING AREAS WILL BE DESIGNATED EXCLUSIVELY FOR USE BY RESIDENTS AND THEIR VISITORS. TO SUPPORT EFFECTIVE MONITORING AND MANAGEMENT, ALL VEHICLES MUST BE REGISTERED WITH THE PROPERTY MANAGEMENT TEAM.

PZ25-12000022
07/15/2025

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REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	08/26/2025
DESIGNED BY:	BB
DRAWN BY:	DJE
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by **Thomas F. Donahue**, P.E. on the date adjacent to the seal.

THOMAS F. DONAHUE LICENSE No. 60529 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature must be verified on any electronic copies.

2025.10.01 17:04:07-04'00'

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

GREEN MILLS GROUP

PROJECT

ASPIRE 1650

SHEET TITLE

CPTED NOTES

SHEET NUMBER	SP-202
PROJECT NUMBER	16500.00

STATUS: PRELIMINARY

Plotted by: jchapa On 9/29/2025 1:54 PM

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