



PZ25- 12000022
11/05/2025

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

MAINTENANCE/MANAGEMENT: VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH LACK MAINTENANCE AND ABANDONMENT. MAINTENANCE IS AN IMPORTANT FACTOR IN PRESERVING A SAFE ENVIRONMENT AND THIS PROJECT AIMS TO SATISFY THIS PRINCIPLE IN THE FOLLOWING WAYS:

- a. LANDSCAPE MAINTENANCE OF THE SURROUNDING AREAS WILL INDICATE AN ADEQUATE FUNCTIONING PROJECT, THEREFORE PROMOTING THE SENSE OF OCCUPANCY, FURTHER DETERRING CRIMINAL ACTIVITY.
- b. THE GROUNDS WILL BE CLEAN AND CLEAR OF DEBRIS.
- c. MAINTENANCE STAFF WILL TAKE NOTICE OF ANY DAMAGE OR HAZARDS WITHIN THE MAINTAINED AREAS. THEY WILL PERFORM QUICK REPAIRS TO KEEP THE SITE CLEAN AND SAFE.
- d. RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM.
- e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.
- f. IF APPLICABLE, ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.
- g. ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
- h. THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

5. ACTIVITY SUPPORT: ACTIVITY SUPPORT PROVIDES SUPPORT TO THE SURROUNDING AREAS BY ESTABLISHING A PRESENCE OF PEOPLE AND ACTIVITY. CRIMINALS ARE LESS LIKELY TO COMMIT A CRIME IF THEY KNOW OTHER PEOPLE MAY BE WATCHING. THE PROJECT ADHERES TO THIS PRINCIPLE IN THE FOLLOWING WAYS:

- a. THE PEDESTRIAN NETWORK WILL PROMOTE ACTIVITY ON THE PROPERTY, FURTHER SUPPORTING THE PRINCIPLE OF NATURAL SURVEILLANCE AS PEOPLE WILL BE AWARE OF WHAT IS HAPPENING IN THE SURROUNDING AREAS.
- b. FOR RESIDENTIAL / HOMEOWNER ASSOCIATIONS / PROPERTY MANAGEMENT COMPANIES, IT IS STRONGLY ENCOURAGED TO ESTABLISH A DEDICATED & SECURED COMPUTER WEBSITE TO PROVIDE TIMELY AND VALUABLE CRIME PREVENTION INFORMATION AND TIPS TO RESIDENTS, OWNERS, TENANTS, REGARDING CALENDAR OF EVENTS, IMPORTANT NOTIFICATIONS, COMMUNITY CONCERNS & VIRTUAL MEETINGS, ETC.
- c. ANY PLAYGROUNDS / TOT LOTS MUST BE CAPTURED BY SECURITY SURVEILLANCE, HAVE POSTED SIGNAGE FOR RULES & HOURS OF OPERATION AND BE EQUIPPED WITH PADDED FLOORING.

7. MISCELLANEOUS: CPTED & SECURITY STRENGTHENING:

- a. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- b. IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI- FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
- c. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND / OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS / MECHANISMS.
- d. 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.
- e. 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.)
- f. ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS WILL BE SECURED TO THE GROUND ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/ INCIDENTS.

CONFIDENTIAL



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Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

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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

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(FOR THE FIRM)

CLIENT

GREEN MILLS GROUP

PROJECT

ASPIRE 1650

SHEET TITLE

CPTED NOTES

**SHEET
NUMBER** **SP-203**

PROJECT NUMBER	16500.00
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Plotted by: jchapa On 10/10/2025 12:11 PM

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