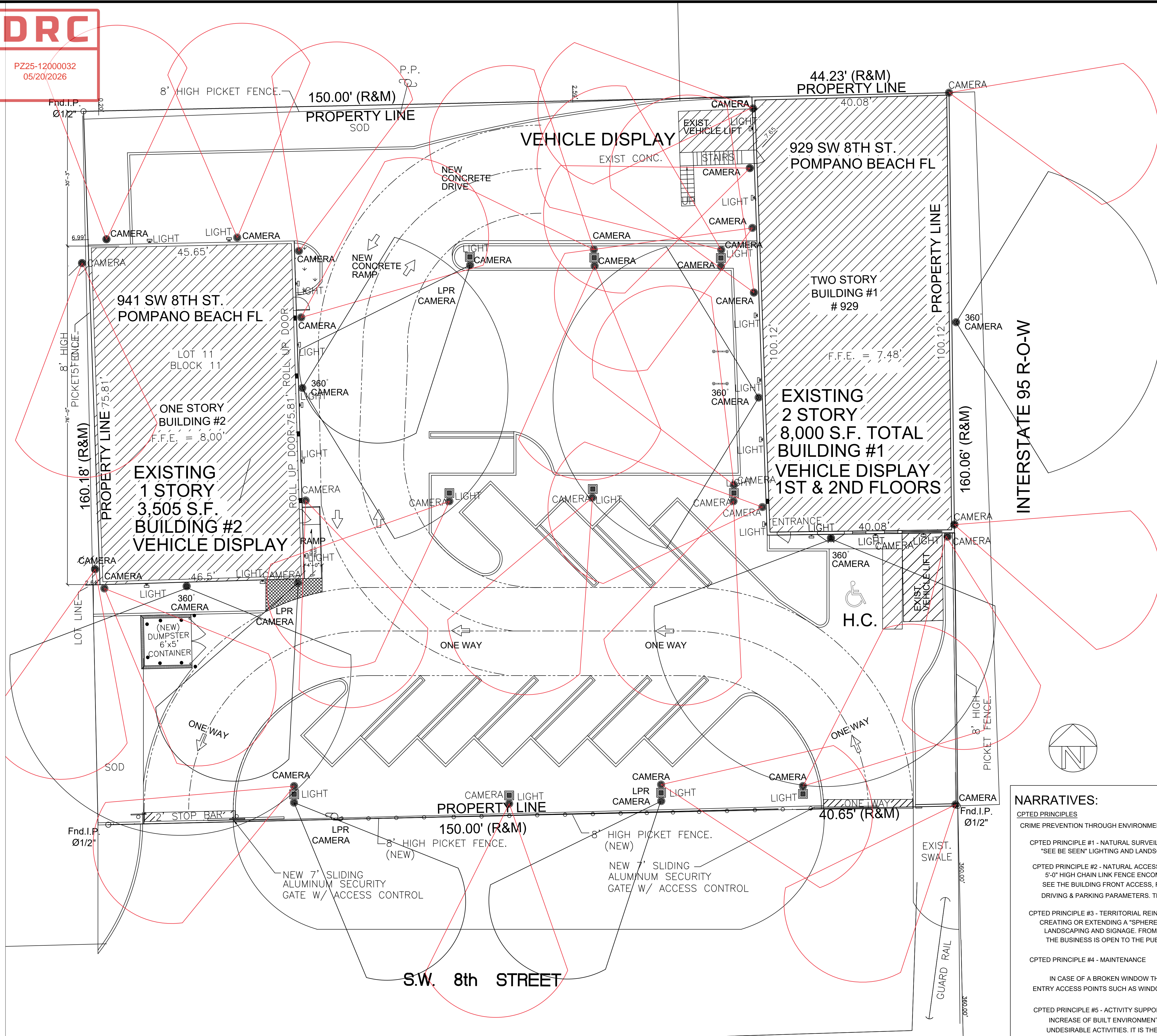
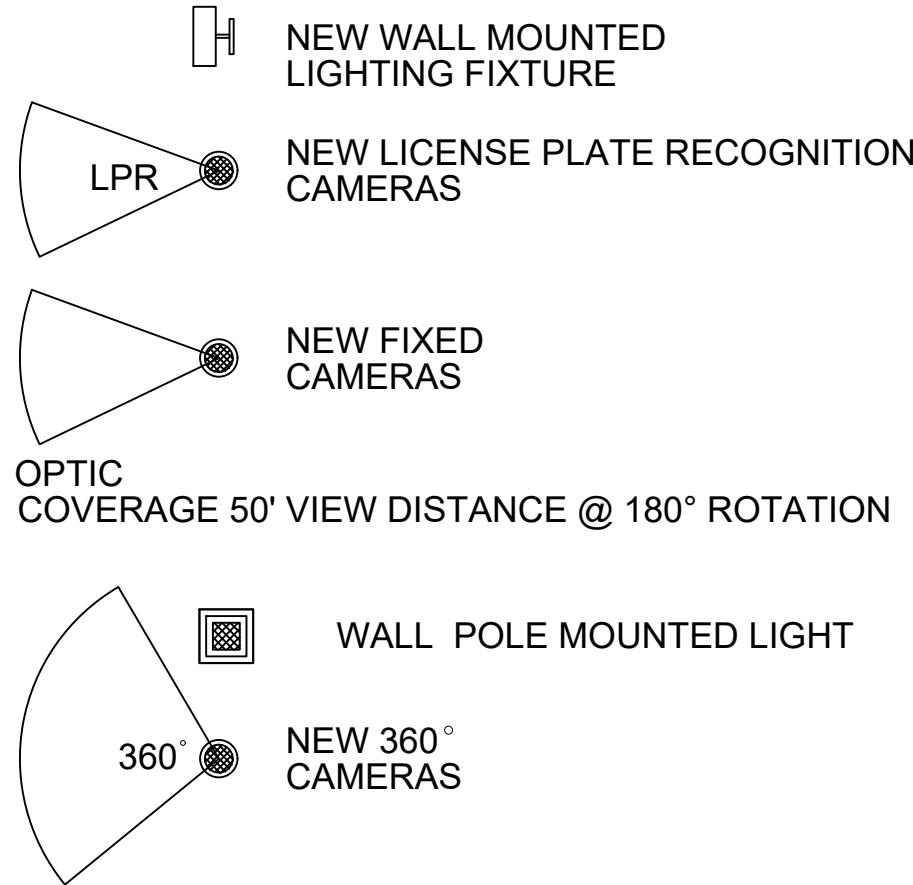


DRC

PZ25-12000032
05/20/2026



LEGEND



PLAN REVIEW NOTES:

- Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.
- Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- 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. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.
- Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- Maintain 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 &/ or Electronic Surveillance.
- 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.
- Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.
- Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.
- Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

NARRATIVES:

CPTED PRINCIPLES

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE
"SEE BE SEEN" LIGHTING AND LANDSCAPING HAS BEEN PROPERLY ILLUMINATED & PLACED ON SITE TO PREVENT A CRIME.

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL
5'-0" HIGH CHAIN LINK FENCE ENCOMPASS ALL SIDES TO PREVENT INTRUDERS AND ALLOWING VISIBILITY OF PATROL CARS TO SEE THE BUILDING FRONT ACCESS, FROM THE STREET, INCLUDING ALL PARKING STRIPING, SIGNS, WITH D TYPE CURBS TO CONTAIN DRIVING & PARKING PARAMETERS. THE NTC SHALL 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 DESIGN SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE, FROM THE SITE LAYOUT IT IS CLEAR TO THE PUBLIC, WHEN THE ROLL GATE IS OPEN THE BUSINESS IS OPEN TO THE PUBLIC AND WHEN THE ROLL GATE AND FRONT SWING GATE IS CLOSED THE BUSINESS IS CLOSED.

CPTED PRINCIPLE #4 - MAINTENANCE

IN CASE OF A BROKEN WINDOW THE OWNER OF THE BUILDING SHALL IMMEDIATELY REPAIR ANY DAMAGED AND OR BROKEN BUILDING ENTRY ACCESS POINTS SUCH AS WINDOWS AND DOORS.

CPTED PRINCIPLE #5 - ACTIVITY SUPPORT

INCREASE OF BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT ON INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. IT IS THE INTENT OF THE BUILDING OWNER TO FORM OR PARTICIPATE IN A NEIGHBORHOOD WATCH PROGRAM

CRIME PREVENTION PLAN

BOUKZAM P.E CONSULTING, INC.
ELECTRICAL * MECHANICAL * PLUMBING *
FIRE PROTECTION * 40-YEAR INSPECTIONS

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10032 EL PARADISO FL, DELRAY BEACH, FL 33446
EMAIL: ANDREWBOKZAM@GMAIL.COM
PH:561-350-1538 P.E.# 98899

REVISIONS

THE NEW AUTO TOY STORE

DRAWING TYPE

CRIME PREVENTION PLAN

SEAL

CROSS COUNTRY FIRE AND SECURITY

DATE: 04/19/26

APPROVED BY

SCALE: NTS

DRAWN BY K.F.R.

CHECKED BY

SHEET CP 1 OF 1

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