DRC
PZ26-12000005
07/15/2026

Pompano Citi Center Public Safety/CPTED Plan
CPTED Principles as they apply to this project:

CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

There are open spaces on the paths of travel on all four sides. Residents, visitors, customers, employees, and guests can observe persons entering from the street into the building entrances, parking lots, and adjacent buildings.

The photometric lighting plan is demonstrating that the proposed lighting plan is providing excellent illumination to the exterior of the exterior walkways and public spaces, and as a result, creates good visibility for natural surveillance, and supervision.

Video surveillance, and smart video analytics will be placed around the courtyard and paths of travel. The video surveillance system will be recorded, and announced with warning signage, that the property is under video surveillance.

The result of the Public Safety Plan is to design out any potential landscaping and lighting conflicts, in order to avoid existing or future obstructions to natural or mechanical surveillance.

Ensure all cameras are strategically placed, so they will not be obstructed by the growth of existing, or future landscaping plantings.

Minimize any existing or potential concealment ambush points.

Ensure electronic surveillance cameras and monitors are strategically located for active and passive observation. Sight "cones" on the Public Safety Plan are indicative of comprehensive coverage.

Strategically plan the monitoring system to avoid obstructing the clear surveillance sight lines. Place the monitors in the most advantageous location for maximum viewing, such as in the management and leasing office area, rather than locked away in an office, where they are not usually viewable, or of any help in an immediate emergency.

CPTED Lighting Standards: Natural Surveillance

The lighting plan includes a comprehensive detailed description in CPTED Report of how CPTED lighting standards will be addressed at this specific site. Lighting and luminaire output shall comply with the IESNA G-1-2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure," and Miami Dade County Code 8-C for minimum lighting requirements.

Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, etc.

Exterior lighting will adequately cover the courtyard areas and paths of travel; it should not over-illuminate or create shadows or sky glow/light pollution.

To enhance security, use carefully focused bright soft LED lights with shielded fixtures to eliminate glare, and undesirable light pollution trespass.

Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Any potential landscaping and lighting conflicts will be designed out to avoid existing or future obstructions to natural or mechanical lighting, and surveillance.

Lighting luminaire placement will support and enhance video surveillance placement. Lighting should not be directed into a camera lens thereby causing interference in operational efficiency.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

- Access control is accomplished in this courtyard by have the paths of travel defined by the adjacent buildings and their doorways.
- There will be video surveillance at the courtyard paths of travel and community use and amenities areas.
- Video surveillance system should be a fixed-lens that has weather proof and vandal resistant covers.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION

Ground planting and hedges along the building exterior, where designated, should be less than 2'-6" feet, and mature tree canopies pruned is under 8 feet, to allow clear zone of natural surveillance for police and security patrol to be able to have a clear unobstructed line of sight around the perimeter, and into the property.

Design in dense, low profile and/or harsh thorny like non-obstructive (maximum height 2'-2'-6" feet) landscaping plantings in any vulnerable areas, such as under window sills, around fencing or walls, and remote property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and to deny any concealed staging, and ambush opportunity for potential criminal activity.

The use of a Guard Tour system <u>may</u> be employed to provide accountability as the designated security services patrol the property, including the exterior of the buildings, all pathways and arcade areas, the lots, and pedestrian travel paths. If security patrol services are used, the officer will conduct periodic and random patrol patterns, and log into the location tags to keep a record of patrol routes and times. The log data will be stored for 30 days.

The Developer will submit a Broward Sheriff's Office No-trespass Program affidavit with the project application.

There will be posted, No Trespass, way-finding ground rules, and other signage to reinforce territoriality and access control of legitimate users. Distribution of the signage will be uniform and on the placed at each building entrance, and on the exterior perimeter walls and fencing, at least every 100'. The Police No trespass signs will be displayed prominently with the bottom edge of the sign at approximately 6' from ground level, for clear unobstructed viewing throughout the property and from the site perimeter lines. The signs will be secured with sturdy fasteners at all corners to prevent vandalism. The project will post sufficient Broward Sheriff's Office No trespass Signage so that it is readily visible an all entrances and sides of the property: north, south, east, and west.

CPTED PRINCIPLE #4 MAINTENANCE

Mature tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter, or greater.

The property must meet city landscape requirements that may conflict with CPTED goals. Plantings and hedges are natural growing materials, and do change and mature with time. Property management will take reasonable measures to maintain the landscaping to prescribed heights.

It is suggested that exterior wall surfaces along the building perimeter, including the lots, and public paths of travel, should be treated with a graffiti resistant resin to prevent vandalism up to the wainscoting, or 5 feet.

Lighting luminaires will be energy efficient LED fixtures or equivalent that requires little or no maintenance.

Maintain 2' - 2'-6" foot maximum height for all hedges, bushes, low plants, and ground cover.

All exterior doors in the project will have non-removable door hinge pins, and have the capacity for electronic door position switches, to notify the head end security system that a door has been opened, that should not be open, and send notification to the appropriate parties.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

This courtyard area will be operating 24/7, and have residents using the courtyard and paths of travel on a continual basis, and as a natural consequence, provide eyes on the street.

Groundrules will be posted, clear and visible, and spell out clearly the rules of lawful and legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass. Property rules signage language must be clear, and prominently posted in appropriate areas listing the rules for authorized legitimate activities on the property.

The level of activity support from having a number of residents living on the site around the clock, are the strongest deterrent to crime on and around the property.

Residents can serve as capable guardians of the property and can challenge trespassers and call police, or security, for quick response.

Resident amenity spaces will serve as legitimate activity support.

Way-finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas.

GENERAL DEFENSIBLE SPACE NOTES:

The Public Safety plan is proposing numerous CPTED measures to improve site security. These measures include: site pedestrian access control, warning and groundrule signage, site video surveillance, LED lighting for the site and lots lighting, Blue Light assistance call stations if deemed necessary.

No Trespassing signs are to be used with proper State Statute references, and stated who will it be enforced by the appropriate law enforcement agency.

Security Cameras are recommended to fully view the courtyard and paths of travel and primary points of entry.

All exterior water sprockets should have a locking device on it, in order to prevent unauthorized users from using the water and or hoses for inappropriate or illegitimate uses. 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.

All exterior electrical sockets should have a locking device placed on a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets 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.

Any publicly accessible seating benches or platforms should be designed with intermittent railings to deter loitering/ sleeping by vagrants/ and 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 features like divits or beveling.

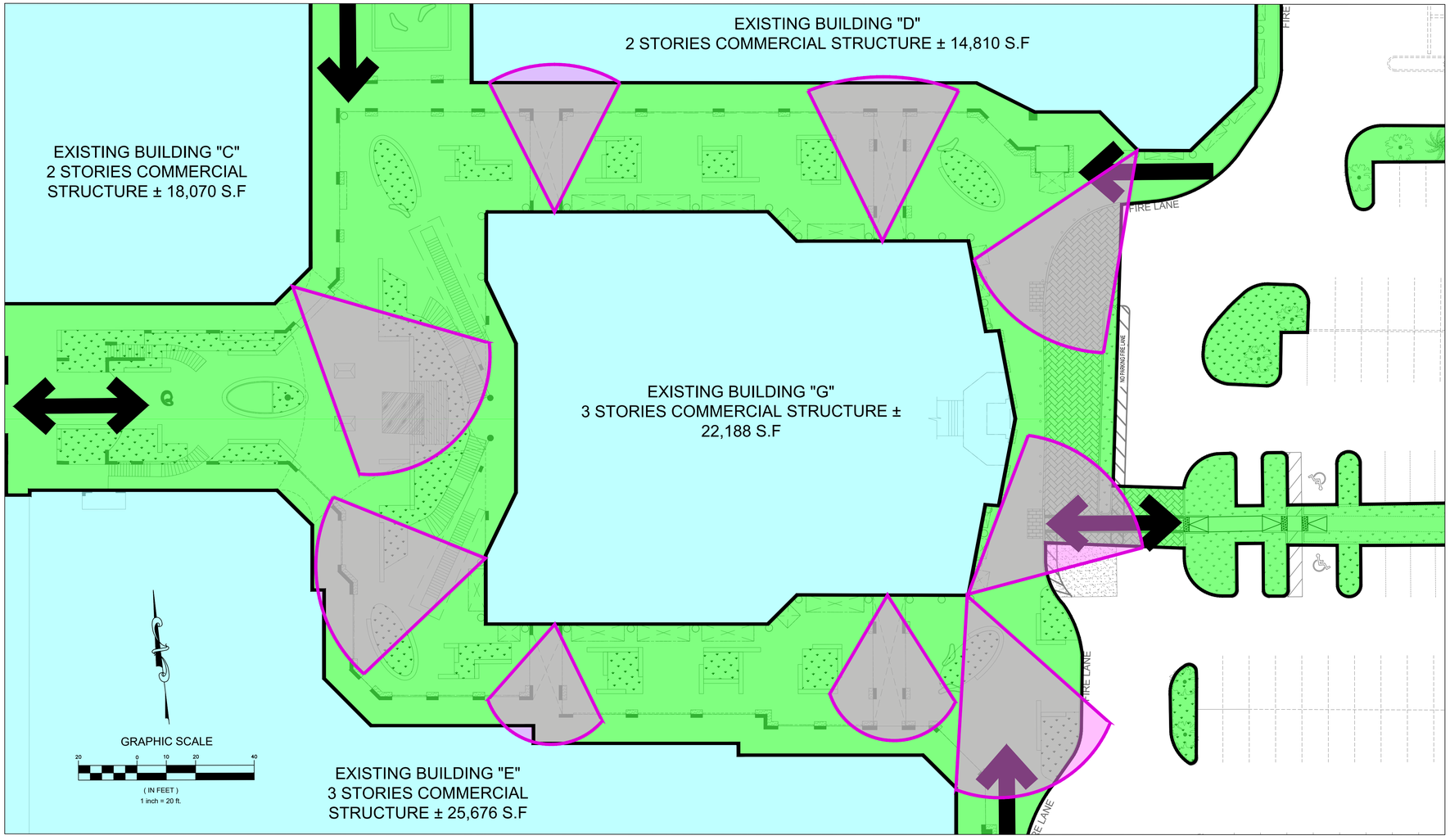
Bike storage racks must be placed close to the main access doors providing convenience and maximum natural and electronic security surveillance.

All exterior low walls, or any surface that could be used by skateboarders, will have divots places every 3 feet, to deter vandalism and misuse of the exterior architecture for extreme skateboarding activity.

Protection of pedestrians from vehicle ramming accidents along the sidewalks will be accomplished with staggering of mature trees, metal light poles, and anchored planters. These street furniture features should be 'scattered' along entranceways and pedestrian sidewalks in an irregular pattern in an effort to prevent vehicle intrusion in higher volume pedestrian areas. A large heavy obstacle such as these can help to deter a vehicle from causing injury to pedestrians and damage to the building.

The project will address requirements and safety plans for mass notification systems related to any serious or life-threatening emergencies, such as fire, environmental, or active assailant, etc. Mass Emergency notification systems are in place for the Rainbow Village Apartments, utilizing the planned Life Safety Alarm annunciation system. This public address system can be programmed to make announcements that are life safety, or security in nature.

If the building 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.



CPTED PUBLIC SAFETY/ SECURITY DRAWING LEGEND

- VIDEO SURVEILLANCE
- COURTYARD / TERRITORIAL PLAN LAYOUT
- NATURAL ACCESS CONTROL PLAN LAYOUT
- PEDESTRIAN ACCESS ROUTE

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Plans for

POMPANO CITI CENTRE
1300-1460 N.E. 23RD STREET
POMPANO BEACH, FL

CPTED SAFETY PLAN

Sheet No.
PS-1

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