DRC
PZ22-12000013
07/17/2024

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:

LIGHTING:

a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS ADEQUATELY 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. THE DUMPSTER LOCATION WILL FEATURE ADEQUATE LIGHTING AND SECURED ACCESS.
c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE. PROPOSED LIGHTING DOES NOT CONFLICT WITH PROPOSED LANDSCAPING.
d. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE.
e. THE ENTIRE SITE WILL FEATURE ADEQUATE LIGHTING, PER STANDARDS OF THE CODE. THIS INCLUDES THE EXTERIOR DUMPSTER AREA IN A MANNER THAT OFFERS PASSIVE SURVEILLANCE FOR THE NEIGHBORING BUILDING. ANY TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
f. SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.
g. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
h. THE PROJECT WILL ADHERE TO LIGHTING REQUIREMENTS OUTLINED IN THE APPROVED CITY OF POMPANO BEACH LAND DEVELOPMENT CODE, ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1-2016 "GUIDELINES, IF APPLICABLE.

SIDEWALKS:

a. CLEAR LINES OF SIGHT TO AND FROM PRIVATE AND PUBLIC AREAS. THE USE OF LARGE WINDOWS AND WITHIN THE BUILDING SET CLOSE TO THE STREET WILL CREATE A SENSE OF PLACE.
b. THERE ARE MULTIPLE SIDEWALK CONNECTIONS TO AND FROM THE SITE OFFERING MULTIPLE PEDESTRIAN ROUTES IN CASE OF AN EMERGENCY AND AVOIDS ENTRAPMENT ZONES.

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. MAINTAIN A 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER AROUND GLASS WINDOWS.
c. 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.
d. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE WHICH FREQUENTLY OCCURS DUE TO A LACK OF CPTED/ SECURITY STRENGTHENING PLANNING AND DESIGN EXPERIENCE IN THIS SPECIALIZED FIELD.
e. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.
f. NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION.
g. DESIGN IN DENSE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE (MAXIMUM HEIGHT 2' TO 2.5' FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC., AS A DETERRENT TO LOITERING, TRESPASSING AND TO DENY ANY CONCEALED STAGING AND AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY, ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE AND RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES.

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. 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.
b. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.
c. 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.
d. 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.

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 NORTH, EAST, AND WEST SIDES.
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. 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.
e. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL SIDES OF THE PROPERTY: NORTH, EAST AND WEST.
f. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.
g. 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.
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. 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.
i. 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.
j. 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.

4. **MAINTENANCE:** 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. GRAFFITI WILL BE CLEANED OR PAINTED OVER AS QUICKLY AS POSSIBLE.
e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK AND READILY ACCESSIBLE POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.

5. **ACTIVITY SUPPORT:** ACTIVITY SUPPORT DOES EXACTLY WHAT THE TITLE PRESENTS; TO PROVIDE 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. CONNECTIONS TO 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.

6. **MISCELLANEOUS: CPTED & SECURITY STRENGTHENING:**

f. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
g. 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.
h. 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.
i. 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.
j. 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.)
k. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/ PREVENT THEFT.
l. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.

7. **CPTED SUPPLEMENTAL STRENGTHENING NOTES:**

a. 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.
b. 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.
c. 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 A 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.
d. FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION/ SENSOR ALARMS MUST BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL AUTHORIZED PERSONNEL ARE OUT OF THE BUSINESS.
e. DESCRIBE ACCESS KEY CONTROL SECURITY SYSTEM - GENERAL DESCRIPTION ONLY, AVOID SPECIFIC LOCATION OF KEY STORAGE SAFE.
f. 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.
g. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
h. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
i. MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC.
LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO __X__
j. CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL MUST EACH BE INCLUDED AND DESCRIBED IN DETAIL ON THE NARRATIVE AND DRAWING PLANS. ALSO, DEVELOPER AND/ OR LEGAL AGENT MUST INITIAL EACH INDIVIDUAL LISTED ITEM DECLARING ACKNOWLEDGEMENT AND COMPLIANCE
k. A STATEMENT MUST BE PROMINENTLY PLACED ON THE "CPTED SECURITY STRENGTHENING DRAWING PLAN" THAT DECLARES THAT "EACH AND ALL OF THE CPTED SECURITY STRENGTHENING NARRATIVE PLAN CONDITIONS ARE PART OF AND INTEGRAL TO THE APPROVED DEVELOPMENT PLANS AND MUST BE COMPLETED FOR PROJECT APPROVAL." THIS IS NECESSARY AS CONTRACTORS ARE STATING THAT THEY DID NOT RECEIVE THE CPTED NARRATIVE PLANS AND THAT THEY ONLY THOUGHT THEY HAD TO DO ONLY WHAT WAS ON THE CPTED DRAWING PLAN WHICH IS ABSOLUTELY WRONG.
l. THE SERVICES OF AN INDEPENDENT, AND HIGHLY EXPERIENCED, QUALIFIED, AND CERTIFIED SECURITY CRIME PREVENTION/ CPTED CONSULTANT ARE HIGHLY RECOMMENDED TO ACHIEVE AND MAINTAIN OBJECTIVE CREDIBLE SECURITY REVIEW INTEGRITY, AND TO EXPEDITE PROCESSING.
m. THIS SAFETY AND SECURITY REVIEW DOES NOT GUARANTEE A CRIME WILL NEVER OCCUR; IT IS AN EFFORT TO MITIGATE OPPORTUNITIES FOR CRIME AND TO HELP AVOID ANY PRESENT AND FUTURE SECURITY DEFICIENCIES, CONFLICTS, THREATS, BREACHES, OR LIABILITIES THAT MIGHT OCCUR WITHOUT ANY REVIEW.
n. NOTE: IF THESE SECURITY STRENGTHENING AND CPTED DRAWING AND NARRATIVE PLANS ARE A RESUBMITTAL, YOU MAY INCLUDE 'COMMENT RESPONSES' TO CONDITIONS, BUT YOU MUST ABSOLUTELY INCLUDE YOUR RESPONSES ONTO BOTH THE ACTUAL DRAWING AND NARRATIVE PLANS.
o. PLEASE NOTE THAT ALL COMMENTS MADE BY THE BROWARD SHERIFF'S OFFICE REGARDING YOUR PLAN ARE PRELIMINARY ONLY, AS ADDITIONAL SECURITY STRENGTHENING AND CPTED ATTRIBUTES MAY BE REQUIRED AS DEVELOPMENT PROGRESSES.
p. 155.2407.E SITE PLAN REVIEW STANDARDS
COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.
q. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

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REVISIONS

NO.	DESCRIPTION	DATE

Plotted by: jchapa On: 6/11/2024 12:08 AM

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:	06/10/2024
DESIGNED BY:	NW
DRAWN BY:	FA
CHECKED BY:	NW
BID-CONTRACT:	

This item has been digitally signed and sealed by NILES T. WARRICK, P.E. on the date adjacent to the seal.
NILES T. WARRICK LICENSE No. 94320 STATE OF FLORIDA PROFESSIONAL ENGINEER
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
2024.06.11 16:42:01-04'00'
NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)

CLIENT
DUET PROPERTY DEVELOPMENT, LLC

PROJECT
NORTH OCEAN PARK
3424 NE 16th STREET
POMPANO BEACH
FL, 33062

SHEET TITLE
CPTED NOTES

SHEET NUMBER	SP-103
PROJECT NUMBER	09520.05

Drawing name: P:\09520.05 - The Duet - Ocean Park - PARK - Duet Property Holdings\Engineering\Cadd\09520.05-SP-102.dwg

STATUS: PRELIMINARY