

INFORMATION CONTAINED IN CPTED & SECURITY STRENGTHENING NARRATIVE DOCUMENTS & DIAGRAM DRAWINGS ARE CONSIDERED CONFIDENTIAL PURSUANT TO FLORIDA STATE STATUTES 11*9.071 (3); 119.15 (6B1); 281.301 & 286.011.

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PRINCIPLE #1 - NATURAL SURVEILLANCE:
"SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

- ADEQUATE TREE SPACING TO MINIMIZE VISUAL OBSTRUCTIONS
- EXTERIOR LIGHT POLES AND BUILDING LIGHTS TO AVOID DARK OR BLACK SPOTS. MOTION SENSOR LIGHT AT SERVICE DOOR AND DUMPSTER AREA.
- VISIBLE EXTERIOR DOORS TO THE STREET AND NEIGHBORS ALLOW FOR PUBLIC SURVEILLANCE.



PRINCIPLE #2 - NATURAL ACCESS CONTROL: ²
NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

- -PERIMETER LANDSCAPING WITH TREES AND SHRUBBERY DIRECTS BOTH DRIVERS AND PEDESTRIANS TO THE LOCATIONS INTENDED FOR PUBLIC ACCESS
- -BUILDING LIGHTING PROVIDES WELL LIT WALKWAYS AND ENTRANCES
- ↑ -LIMITED ACCESS POINTS WILL DIRECT THE PUBLIC TO THE ENTRANCE LOCATIONS INTENDED FOR PUBLIC ACCESS.

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PRINCIPLE #3 - TERRITORIAL REINFORCEMENT:
CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL
DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT
ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS
THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED
FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE
THEREBY DISCOURAGED.

- 300 -FREESTANDING SIGNAGE AND BUILDING SIGNAGE WILL CLEARLY IDENTIFY THE BUSINESS AND ASSIST IN DEFINING THE ENTRANCE LOCATIONS INTO BOTH THE BUILDING AND GAS FACILITY
- 000 -PERIMETER LANDSCAPING WITH TREES AND SHRUBBERY DIRECTS BOTH DRIVERS AND PEDESTRIANS TO THE LOCATIONS INTENDED FOR PUBLIC ACCESS

PRINCIPLE #4 - MAINTENANCE: 4
CPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

-  -ROUTINE MAINTENANCE OF LANDSCAPING, LIGHTING & TRASH PICK-UP
-  -WINDOWS WILL BE KEPT CLEAN AND CLEAR.

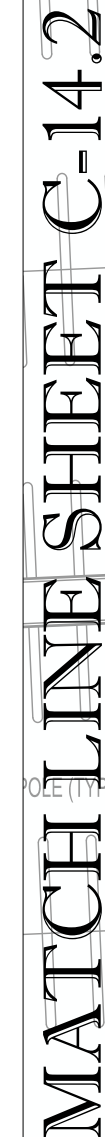
PRINCIPLE #5 - ACTIVITY 5

ACTIVITY SUPPORT - INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

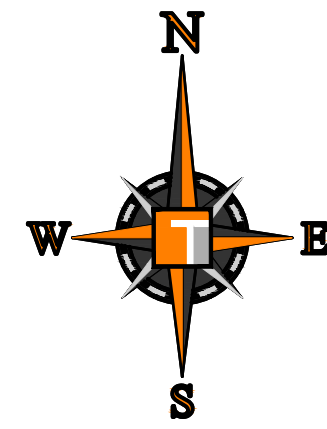
- OPERATING HOURS COINCIDE WITH NEIGHBORING BUSINESSES
- SECURITY CAMERAS

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.

- WI-FI SYSTEM TO BE ENCRYPTED AND PASSWORD PROTECTED.
- COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS MUST BE CLEARLY AND
PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR
CRIMINAL INVESTIGATION.
- ALL EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCK OR POWER SECURE INTERNAL CUTOFF SWITCH.
-ENSURE ALL EXTERIOR WATER OUTLET SPOIGTS HAVE A SECURE LOCKING CAP TO DENY UNAUTHORIZED
USE BY VAGRANTS, ETC. WHO MAY TRESPASS AND LOITER TO WASH THEMSELVES AND THEIR CLOTHES,
AND WHO LEAVE SOILED CLOTHING AND LOTS OF LITTER BEHIND.
- ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND HAVE THE CAPACITY FOR
ELECTRONIC DOOR POSITION SWITCHES IN ORDER TO SIGNAL THE SECURITY SYSTEM THAT A DOOR, WHICH
SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. SECURITY WILL THEN INVESTIGATE
AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.
- 180 DEGREE WIDE ANGLE DOOR VIEWER (PEEPHOLE) SHALL BE INSTALLED ON ALL SOLID EXTERIOR DOORS
INCLUDING GARAGE, SERVICE DOORS, ETC.
- BURGLAR/ SECURITY ALARMS/ SAFES MUST BE INSTALLED AT ANY PROPERTY COMMERCIAL RETAIL
BUSINESSES AND RESIDENTIAL MANAGEMENT OFFICES. ALARMS MUST BE ACTIVATED WHENEVER
BUSINESSES ARE CLOSED OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.
- KEY SECURITY OFFICE/ ROOM CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING
SYSTEM & BE MONITORED BY A SURVEILLANCE CAMERA AT ALL TIMES.
- ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES.
- ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS MUST INSTALL CORNER SECURITY MIRRORS TO
ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETECT/ PREVENT CONCEALMENT/ AMBUSH
OPPORTUNITIES.
- ALL MOTION SENSOR LIGHTS TO BE VANDAL PROOF.
- A 2' TO 2.5' MAXIMUM HEIGHT IS TO BE MAINTAINED FOR ALL HEDGES, BUSHES, LOW PLANTS AND GROUND
COVER.
- A 8" CLEAR TRUNK WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN MUST BE MAINTAINED
FOR CANOPY TREES AND TALL PLANTS.



±2.51 AC
OUTPARCEL
(NOT INCLUDED)



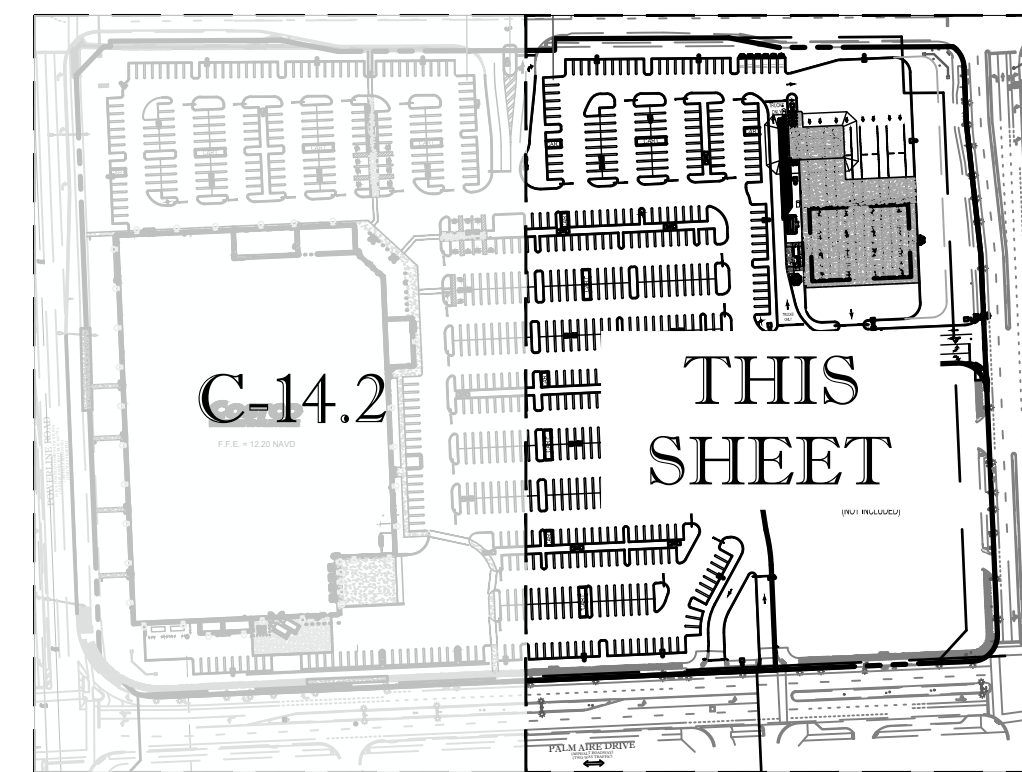
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POMPAÑO BEACH
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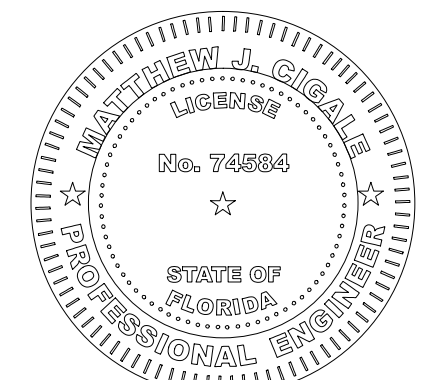
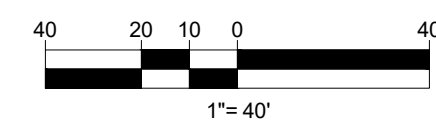
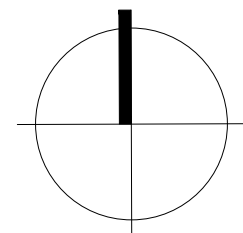
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KEY MAP



July 30, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

[illegible]

F240051
JULY 23, 2025

CPTED PLAN

C-14.1

JULY 23, 2025

COSTCO - POMPANO BEACH

POMPANO BEACH, FLORIDA

CPTED PLAN

C-14.1

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