

CPTED NOTES:

○ CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE

- THE PROPOSED TRUCK COURT IS BORDERED BY SW 3RD STREET AND SW 13TH AVENUE.
- THIS INTERSECTION NATURALLY PROVIDES THE SUBJECT SITE WITH SUFFICIENT STREET VISIBILITY.
- SITE LAYOUT IS DESIGNED TO AVOID CREATING ANY HIDDEN SPACES FREE OF OBSTRUCTIONS.
- TRAILER PARKING AREAS ALONG THE BUILDING WILL BE SUPPLIED WITH AMPLE LIGHTING LEVELS FROM THE PROPOSED SITE AND BUILDING LIGHTING.
- THE PROPOSED LANDSCAPING WILL REDUCE OBSTRUCTIONS TO BUILDING ENTRANCES, AND THE TALLER VEGETATION AND TREES WILL PLANTED AWAY FROM THE BUILDING ENTRANCES.
- THE PROPOSED LANDSCAPING AROUND THE SITE PERIMETER AND NEAR BUILDING WILL BE MAINTAINED AS TO PRESERVE A CLEAR LINE OF SIGHT BETWEEN 2.5 FEET AND 8 FEET.
- TREE LIMBS WILL BE TRIMMED PERIODICALLY TO NOT HANG LOWER THAN 8 FEET AND THE SHRUBS AND HEDGES WILL BE TRIMMED TO A MAXIMUM HEIGHT OF 2.5 FEET.
- THE EXISTING BLACK METAL FENCE SURROUNDING THE SITE PROVIDES VISIBILITY THROUGH THE GAPS IN THE ALUMINUM POSTS.
- THE SIDEWALK ALONG THE NORTH SIDE OF SW 3RD STREET IS WELL LIT WITH EXISTING STREET LIGHTS.
- EXISTING EXTERIOR DOORS HAVE A SEE-THROUGH SECURITY WINDOW PROVIDING THE OPPORTUNITY TO MONITOR AND SURVEIL THE EXTERIOR PRIOR TO EXITING TO AVOID AMBUSH.
- A FUNCTIONING, WELL-DESIGNED LIGHTING SYSTEM WILL KEEP ALL PAVED AREAS WELL-LIT AT NIGHT HOURS TO ESTABLISH A SENSE OF SECURITY FOR THE SITE.

○ CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL

- THE SUBJECT SITE IS ACCESSED PRIVATELY BY VEHICLES AT ONLY ONE LOCATION ALONG SW 13TH AVENUE, WHICH IS PROTECTED BY A COMBINATION OF AN EXISTING BLACK METAL FENCE (TO BE RETAINED) AND A LOCKABLE GATE.
- PROJECT SITE IS BORDERED BY THE EXISTING BLACK METAL FENCE AROUND THE ENTIRE SITE, SEPARATING THE ADJACENT PROPERTIES.
- THE FENCE CONSTRUCTED WITH SHARP METAL TIPS TO HINDER POTENTIAL CLIMBING.
- ALL OF THE LANDSCAPE AREA SURROUNDING THE PROPOSED PAVEMENT WILL CONSIST OF LARGE RETENTION AREAS WHICH CREATES A SENSE OF TERRITORY AND OBSTRUCTION TO PREVENT PEDESTRIAN ACCESS, IN ADDITION TO THE PERIMETER FENCING.
- ACCESS TO THE ROOF IS LIMITED TO ONE SECURED LOCATION ON THE OPPOSITE SIDE OF THE EXISTING BUILDING, AT THE SOUTHWEST CORNER.
- SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES ALONG SW 13TH AVENUE.
- SIDEWALK IS LIMITED TO ONLY SW 3RD STREET WHERE PEDESTRIAN TRAVEL IS NOT ENCOURAGED NEAR THE SUBJECT SITE'S ACCESS POINT ALONG SW 13TH AVENUE.
- LIGHTING WILL BE PRESENT THROUGHOUT ALL VEHICULAR AREAS AS WELL AS THE SIDEWALK ALONG SW 3RD STREET.
- EXTERIOR DOORS HAVE NON-REMOVABLE DOOR HINGE PINS.
- PROPOSED GATE WILL HAVE A THROW BOLT WITH A ROBUST SHIELDED PADLOCK, RATHER THAN A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.

○ CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT

- A BSO NO TRESPASS PROGRAM AFFIDAVIT WILL BE SUBMITTED SIMULTANEOUSLY WITH THE APPLICATION.
- BSO NO TRESPASS SIGNAGE WILL BE POSTED AT ALL ENTRANCES AND ALL SIDES OF THE PROPERTY (NORTH, EAST, SOUTH, AND WEST).
- BOTTOM EDGE OF SIGNAGE WILL BE APPROXIMATELY AT 6' HEIGHT FROM GROUND LEVEL, SECURED ROBUSTLY USING STURDY FASTENERS AT ALL CORNERS TO PREVENT VANDALISM.
- PROPERTY RULE SIGNAGE LANGUAGE WILL BE CLEAR AND PROMINENTLY POSTED IN APPROPRIATE AREAS LISTING CLEAR POLICIES AND REGULATIONS REGARDING LEGITIMATE AND/OR UNAUTHORIZED ACTIVITIES ON THE PROPERTY.
- VULNERABLE AREAS SUCH AS CORNERS OF THE PROPERTY NOT WITHIN CAMERA COVERAGE RANGE WILL BE PLANTED TO DETER LOITERING, TRESPASSING, AND TO DENY AMBUSH OPPORTUNITIES FOR CRIMINAL ACTIVITY.
- LANDSCAPING WILL BE DESIGNED TO DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE AREAS.
- LARGE RETENTION AREAS CREATE A SENSE OF TERRITORY AND OBSTRUCTION TO PREVENT PEDESTRIAN ACCESS, IN ADDITION TO THE PERIMETER FENCING.
- A 6' HIGH METAL PERIMETER FENCE SEPARATES THE PRIVATE DEVELOPMENT FROM THE ADJACENT PUBLIC SPACES.
- "NO TRESPASSING" SIGNAGE SHALL BE IMPLEMENTED WHERE APPLICABLE.
- MOTION SENSOR SECURITY ALERT LIGHTS BY EXTERIOR DOORS, LOADING DOCK DOORS, SHALL BE INSTALLED WHERE APPLICABLE.
- PAVEMENT TREATMENTS AS WELL AS STRIPING AND SIGNAGE WILL BE UTILIZED THROUGHOUT THE TRUCK COURT.

○ CPTED PRINCIPLE #4 - MAINTENANCE

- LANDSCAPE MAINTENANCE WILL INDICATE AN ADEQUATE FUNCTIONING, WELL-KEPT PROPERTY, PROMOTING A SENSE OF OCCUPANCY AND DETERRING CRIMINAL ACTIVITY.
- THE GROUNDS WILL BE CLEAN AND FREE OF DEBRIS.
- MAINTENANCE STAFF WILL TRACK ANY DAMAGE OR HAZARDS ON THE PREMISES AND PERFORM NECESSARY REPAIRS IN A TIMELY FASHION.
- ANY GRAFFITI WILL BE CLEANED OR PAINTED OVER PROMPTLY.

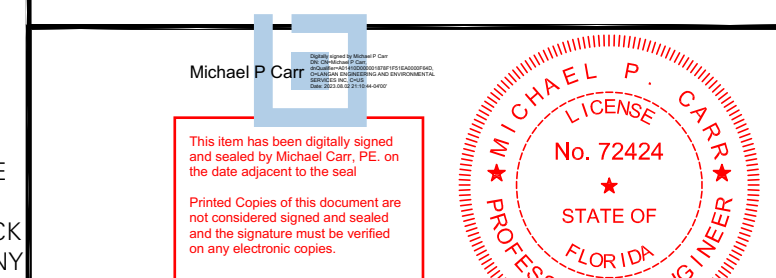
○ CPTED PRINCIPLE #5 - ACTIVITY SUPPORT

- THE PROPERTY HAS BEEN DESIGNED TO CREATE ACTIVE SPACE AND AREAS SURROUNDING THE DEVELOPMENT TO ALLOW FOR BETTER VISIBILITY AT ACCESS POINTS AND BUILDING ENTRANCES.
- THREE FAÇADE OF THE BUILDING ARE ACTIVE SPACES. THE SOUTH SIDE INCLUDES PUBLIC PARKING, AND THE WEST AND EAST SIDE ARE PRIVATELY ACCESSED PARKING AND LOADING AREAS.
- THE TRUCK DOCK DOORS AND ARE VISIBLE FROM THE SUBJECT PROJECT CORNERS.

CPTED LIGHTING STANDARDS

- LIGHTING COMPLIES WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESA" G-1-2016 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
- IN AREAS NOT ALREADY INSTALLED WITH LIGHTING OVER EXTERIOR UNIT DOORS AND OVERHANG OR IN AREAS OF OBSTRUCTIVE FEATURES USED FOR CONCEALMENT, MOTION SENSOR SECURITY LIGHTS WILL BE INSTALLED AS NECESSARY.
- SECURITY LIGHTING WILL NOT OVER-ILLUMINATE OR CREATE SHADOWS AT GATEWAYS, DOORWAYS, AND WINDOWS.
- IF ADDITIONAL LIGHTING REQUIRED, BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES WILL BE USED TO ELIMINATE GLARE OR LIGHT POLLUTION. BRIGHT SOFT LIGHTS ARE PREFERRED OVER HIGH INTENSITY SPOTLIGHTS.
- DESIGN FOR LIGHTING AND LANDSCAPE AVOIDS EXISTING AND FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
- LIGHTING (AND CAMERAS) WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY GROWTH OF EXISTING OR FUTURE LANDSCAPING.
- LIGHTING PLACEMENT WILL NOT CONFLICT WITH CAMERA PLACEMENT.
- SECURITY STRENGTHENING
- HARD WIRED BURGLARY SECURITY ALARMS AND SAFES WITHIN THE COMMERCIAL BUSINESS ARE INSTALLED AS NECESSARY TO PROTECT ANY VALUABLE ASSETS. ALARMS ARE ACTIVE OUTSIDE OF BUSINESS OPERATING HOURS.
- DUMPSTER ENCLOSURE
- PEDESTRIAN ACCESS IS DETERRED BY THE EXISTING DUMPSTER'S CONCRETE ENCLOSURE AND PRIMARY ACCESS IS FROM THE INTERIOR OF THE BUILDING. THE DUMPSTER IS IN A GATED AREA OUTSIDE OF PEDESTRIAN ACCESS.
- KEY ACCESS IS NOT UTILIZED AT THE TIME OF THIS SUBMITTAL. IN THE CASE THAT A KEY STORAGE BOX IS TO BE REQUIRED IN FUTURE IMPROVEMENTS, THE KEY CONTROL SECURITY SYSTEM WILL BE WIRED AND HAVE AN ALARM TO NOTIFY THE BUSINESS OWNER OF ACTIVITY.
- PARKING LOTS
- TO AVOID NON-LEGITIMATE UNAUTHORIZED USERS AND TRESPASSERS FROM BREACHING THE PROPERTY, THE ACCESS CONTROL SYSTEM TO THE PROPOSED GATE WILL BE EQUIPPED WITH A SENSOR SO AN ALARM COMPANY CAN BE NOTIFIED TO PREVENT POTENTIAL BURGLARIES OR CRIME.
- CAMERA COVERAGE SURVEILLANCE WILL OVERLAP WITHOUT GAPS IN COVERAGE.
- ELECTRONIC SURVEILLANCE
- SECURITY CAMERAS WILL BE INSTALLED IN AREAS OF IMPROVEMENTS TO PROTECT EMPLOYEES AND CONSUMER PUBLIC FROM CRIME.
- CAMERAS WILL BE STRATEGICALLY PLACED TO VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS AROUND BUILDING PERIMETER.
- AREAS NOT COVERED BY NATURAL SURVEILLANCE WILL BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING.
- VIDEO SURVEILLANCE WILL COVER EXTERIOR BUILDING ENTRANCE.
- MISCELLANEOUS
- NO EXTERIOR ELECTRICAL POWER OUTLETS ARE ACCESSIBLE TO PUBLIC ON THE SIDE OF IMPROVEMENTS. IF THEY ARE PROPOSED, A LOCK OR NEARBY POWER CUTOFF SWITCH SHALL DENY USE BY VAGRANTS.
- NO PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPOUTS ARE ACCESSIBLE TO PUBLIC.
- VEHICLE OR PEDESTRIAN INTRUSION WILL BE PREVENTED BY THE PROPOSED, SUBSTANTIALLY RESTRICTIVE GATE.
- NO EXTERIOR STORAGE TANKS WILL BE UTILIZED TO KEEP CONTENTS UNDER PRESSURE OR CONTAIN FLAMMABLE CONTENTS.

Revisions		
Date	Description	No.
07/19/23	CITY OF POMPANO BEACH DRC	1



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Project

BLP - POMPANO BEACH

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CITY OF POMPANO BEACH

BROWARD COUNTY FLORIDA

Drawing Title

CPTED PLAN

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