

2400 E Atlantic Blvd
Mixed Use Development
CPTED Narrative
CONFIDENTIAL

Project Location: 2400 E Atlantic Blvd

Project Description: This proposed mixed-used project is located at 2400 E Atlantic Blvd and consists of 3.18 Acres. Proposed is a (3) three to (8) eight-story courtyard style mixed use building with ground floor commercial space, ground floor lobby, two courtyards, a 4-6 story parking garage, a 6th floor amenity deck with pool, and (14) three-story walk-up residential units fronting the secondary streets.

Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-201 and SP-202.

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:
 - a. A CCTV SECURITY SYSTEM WITH ELECTRONIC ACCESS CONTROL AT GROUND FLOOR OF EACH BUILDING WILL BE INSTALLED FOR THE PROJECT AT THE TIME OF SUBSTANTIAL COMPLETION.
 - b. CAMERA LOCATIONS WILL BE FOCUSED ON MAIN ENTRANCES, BUILDING PERIMETERS, AND HIGH-USE AREAS. CPTED PLAN CURRENTLY INDICATES CCTV SECURITY CAMERA LOCATIONS WILL BE INSTALLED AND COORDINATED WITH A SECURITY CONSULTANT AT THE TIME OF BUILDING PERMITS.
 - c. AT TIME OF BUILDING PERMITTING, SPECIFIC CAMERA LOCATIONS WILL BE PROPOSED SHOWING COMPLETE FIELD OF COVERAGE.
 - d. ENSURE ALL LIGHTING (AND CAMERAS) ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.
 - e. DEVELOPERS/ CONTRACTORS WILL CONSULT WITH CAMERA SYSTEM DESIGNERS, INSTALLERS AND BSO CPTED TEAM WITH FINAL CAMERA PLANS PRIOR TO INSTALLATION.
 - f. CCTV CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS.
 - g. ENSURE ALL CAMERAS ARE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE

www.KEITHteam.com

LANDSCAPING.

PZ25-12000001

08/06/2025

- h. ENSURE LIGHTING PLACEMENT WILL ENHANCE RATHER THAN CONFLICT WITH CAMERA PLACEMENT. AVOID PLACING A LIGHT THAT WOULD CONCENTRATE LIGHT DIRECTLY INTO A CAMERA LENS THEREBY CAUSING INTERFERENCE IN OPERATIONAL EFFICIENCY.
- i. INSTALL MOTION ACTIVATED SECURITY CAMERAS UP TO AND AT THE PERIMETER BOUNDARIES OF ANCILLARY BUILDINGS, PARKING AREAS, AND/OR LOCATIONS THAT DO NOT HAVE FREQUENT BUILDING ACCESS. THESE WILL HELP DETER CRIMINAL ACTIVITIES SUCH AS BURGLARY, AUTO-THEFT, ROBBERY, SEXUAL ASSAULT & BATTERY, ETC.
- j. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING DETACHED GARAGES AND VEHICULAR ENTRANCE GATES, MUST HAVE CORNER SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT UNDETECTED TRESPASS INTRUSION AND/ OR CONCEALMENT/ AMBUSH OPPORTUNITIES.
- k. LARGE CCTV VIEWING MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MAINTENANCE OFFICE.
- l. 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.
- m. 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.)
- n. 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.
- o. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- p. ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE.

LIGHTING:

- a. AN ADEQUATE FUNCTIONING AND WELL-DESIGNED LIGHTING SYSTEM WILL KEEP AREAS WELL-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.
- c. FOOT-CANDLE ILLUMINATION WILL BE INCREASED AT BUILDING ENTRANCES AND HIGH-USE AREAS OF THE SITE.
- d. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
- e. REDUCTION OF SHADOWS AND GLARE WILL BE ACHIEVED AS BEST POSSIBLE. SECURITY LIGHTING TO BE CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.



- f. THE INSTALLATION OF VANDAL PROOF/RESISTANT LIGHT FIXTURES OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS TO BE ACTIVATED BY PHOTOCELLS, SO THESE AREAS ARE CONSTANTLY ILLUMINATED FROM DUSK TO DAWN. THESE WILL BE DESIGNED WITH APPROPRIATE OPTICS AND TEMPERATURE OF LIGHT, SO THEY ARE NOT HARSH AND INCONVENIENT TO UNIT OCCUPANTS.
- g. TRASH ROOMS LOCATED WITHIN THE BUILDING WILL BE SECURE AND FEATURE ADEQUATE LIGHTING.
- h. PEDESTRIAN SCALE LIGHTING WILL BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, PARKING, WALKING PATHS FOR RECREATIONAL USE.
- i. INSTALL GROUND PEDESTRIAN SCALE LIGHTING NEAR PEDESTRIAN ENTRY GATES AND ALONG COURTYARD PATHWAYS.
- j. PEDESTRIAN SCALE LIGHTING WILL BE A SECONDARY SOURCE OF PATHWAY LIGHTING IN CASE GROWTH OF LANDSCAPE AFFECTS AMBIENT AND POLE LIGHTING.
- k. LIGHT TRESPASS INTO THE ADJOINING PROPERTIES WILL BE AVOIDED, AS THE PROJECT IS TO COMPLY WITH THE CITY'S LIGHTING STANDARDS OUTLINED IN THE EOD ZONING CODE.
- l. BOLLARD LIGHTING CAN BE APPLIED, AS IT PROVIDES BOTH PEDESTRIAN SCALE ILLUMINATION & PHYSICAL PROTECTION FROM VEHICLE INTRUSION ACCIDENTS.

SIDEWALKS:

- a. SITE DESIGNERS CREATED A SIDEWALK CIRCULATION NETWORK THAT OFFERS MULTIPLE PEDESTRIAN ROUTES, ELIMINATING DEAD-ENDS AND ENTRAPMENT ZONES WITHIN THE PROJECT.
- b. CLEAR LINES OF SIGHT TO AND FROM PRIVATE AND PUBLIC AREAS. THE USE OF LARGE OPENINGS WITH THE BUILDING SET CLOSE TO THE STREET WILL CREATE A SENSE OF PLACE.
- c. ALL NON-RESIDENTIAL SPACE WITHIN THE BUILDING OFFERS CONTROLLED ACCESS. NATURAL SURVEILLANCE IS PROVIDED THROUGH MAIN POINTS OF ACCESS, SO USERS ARE CLOSELY MONITORED.
- d. DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE.
- e. SOLID WALLS AND/ OR OTHER RAISED/ ELEVATED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ETC., ARE DISCOURAGED AS THEY HINDER VISIBILITY, MAY ENCOURAGE TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY I.E.: LOITERING, VANDALISM (GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC., AND RESULT IN HIGHER MAINTENANCE COSTS.

LANDSCAPING:

- f. THE PROPOSED LANDSCAPING IS DESIGNED TO REDUCE OBSTRUCTIONS TO THE BUILDING ENTRANCES, WITH TALLER VEGETATION AND TREES PLANTED AWAY FROM ENTRANCES AND WALKWAYS.
- g. NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE,
- h. MAINTAIN A 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER AROUND GLASS WINDOWS.



- i. AT TIME OF MATURE TREE HEIGHT, 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. THIS PRINCIPLE WILL BE FOCUSED AROUND VEHICLE ENTRY POINTS AND AROUND BUILDING ENTRY POINTS THROUGHOUT THE PROJECT.
- j. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.
- k. ENSURE TO DESIGN OUT EXISTING OR POTENTIAL CONCEALMENT AND AMBUSH POINTS TO DETER/ PREVENT CRIMINAL ACTIVITY.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** THIS PRINCIPLE FOCUSES ON MAINTAINING CONTROL OF SITE ACCESS AND PREVENTING POTENTIAL CRIMINALS FROM GAINING ACCESS IN MORE VULNERABLE AREAS TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:

- a. THE SITE IS ACCESSED BY VEHICLES AT TWO GARAGE LOCATIONS. THESE LOCATIONS ARE DESIGNED AS A TWO-WAY MAIN ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE PARKING GARAGE FACILITY.
- b. LAW ENFORCEMENT AND EMERGENCY VEHICLES WILL HAVE UNINTERRUPTED ACCESS TO THE PROPERTY AS THERE ARE NO VEHICLE GATED ENTRIES.
- c. PEDESTRIAN GATES SHALL HAVE SELF-LATCHING LOCK AND AUTO-CLOSE HINGES.
- d. A BLUE LIGHT CALL ASSISTANCE SYSTEM INSTALLED IN ALL GARAGE LEVELS FOR EMERGENCY ASSISTANCE. CALL BOX/BUTTON PLACED NEAR ELEVATORS AND STAIRCASES. BLUE LIGHT AND SURROUNDING AREA MUST BE COVERED BY VIDEO SURVEILLANCE.
- e. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS. THE PROJECT WILL FEATURE ELECTRONIC CONTROLLED ACCESS SYSTEMS WITH KEY FOBs FOR COMMON AREA DOORS.
- f. RESIDENTS WITH FOB'S/ SMARTCARDS SHOULD HAVE ELECTRONIC ACCESS CONTROL TO THE FRONT ENTRANCE DOORS, THE GARAGE ENTRANCE DOOR, THE STAIRWELLS, AND THE TRASH/ GARBAGE ROOM.
- g. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
- h. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
- i. 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.
- j. THE PROJECT WILL FEATURE SMART CARD READER TECHNOLOGY FOR BUILDING ACCESS, WHICH WILL ALSO ALLOW LAW ENFORCEMENT EFFICIENT ACCESS IN THE EVENT OF AN EMERGENCY.
- k. ADEQUATE SIGNAGE WILL BE POSTED, SUCH AS TOWING SIGNS, TO PREVENT UN-AUTHORIZED PARKING AND VEHICLE ABANDONMENT WITHIN THE PROJECT SITE. A TOWING POLICY WILL BE STRICTLY ENFORCED.
- l. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.



- m. A 180-DEGREE PEEPHOLE VIEWER WILL BE IMPLEMENTED FOR EACH MULTIFAMILY UNIT DOOR WITHIN THE RESIDENTIAL COMPONENT OF THE PROJECT. EACH GROUND FLOOR COMMON AREA DOOR WILL FEATURE AN IMPACT RATED VIEWING GLASS WINDOW. P223-12080001
08/06/2025
- n. ALL SOLID EXTERIOR DOORS AT MAIN BUILDING ENTRANCES WILL HAVE AN AUDIBLE AND VIDEO INTERCOM PAGER CAPABLE OF MONITORING THE AREA OUTSIDE THE DOOR. THIS FEATURE PROVIDES AN OPPORTUNITY TO MONITOR AND SURVEY THE EXTERIOR PRIOR TO EXITING TO AVOID BEING AMBUSHED UPON EXITING AND BECOMING A VICTIM OF ROBBERY OR OTHER CRIMES.
- o. MOREOVER, EACH UNIT ENTRY DOOR WILL BE PROVIDED WITH A KEYLESS LOCKING DEVICE, ALSO CONTROLLED BY A FOB/CARD/RFID TAG.
- p. ALL THESE CREDENTIALS WILL BE CREATED/PROGRAMMED BY REGISTERED ON-SITE PROPERTY MANAGEMENT STAFF, ONLY ONCE AND AT THE TIME A RESIDENT MOVE INTO THE COMMUNITY. LOST AND OBSOLETE CREDENTIALS WILL BE IMMEDIATELY VOIDED.
- q. EACH OF THESE CREDENTIALS ALLOW IDENTIFICATION OF USER RESPONSIBLE FOR EACH SINGLE EVENT (DOOR/GATE OPENING), ALLOWING ALL OCCURRENCES TO BE VERIFIED AND CROSS-EXAMINED WITH SURVEILLANCE FOOTAGE CAPTURED BY PROPERTY CCTV SYSTEM.
- r. THERE WILL BE ONE (1) DESKTOP COMPUTER AT BACK OFFICE WITHIN LEASING CENTER DEDICATED TO THE CREATION OF CREDENTIALS, WITH NECESSARY SOFTWARE/HARDWARE. SUCH ROOM WILL BE MONITORED BY A SURVEILLANCE CAMERA CONNECTED TO THE PROPERTY CCTV SYSTEM.
- s. PHYSICAL KEYS TO STAFF-ONLY DOORS (TECHNICAL CLOSETS, STORAGE, MAINTENANCE SHOP, RESTRICTED AREAS) WILL BE KEPT AT KEY STORAGE SAFE WITHIN A MANAGEMENT ROOM, AND PROTECTED BY SURVEILLANCE CAMERA AND ALARM.
- t. FOR MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.
- u. 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.
- v. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
- w. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
- x. FIRST FLOOR ACCESS TO ELEVATOR WILL BE IN ENCLOSED LOCATION (LOBBY, VESTIBULE OR CORRIDOR) ACCESSIBLE ONLY WITH RESIDENT CREDENTIALS (FOB/CARD/RFID TAG). CONVEX MIRRORS WILL BE ADDED WHERE AND IF BLIND SPOTS ARE CREATED, AND PANIC BUTTON WILL BE PROVIDED IN EACH ELEVATOR CAB.
- y. SILENT PANIC / DURESS ACTIVATORS FOR FRONT DESK STAFF & MANAGEMENT OFFICES.
- z. STAIRWELLS TO BE PROMINENTLY NUMBERED / LETTERED TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING.



- aa. DUMPSTER AREAS WILL BE INTERNAL TO THE BUILDING, SECURED WITH ACCESS CONTROL, AND VIDEO SURVEILLANCE. P225-12000001
- bb. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC. 08/06/2025
- cc. FOR COMMERCIAL / RETAIL / MULTI-FAMILY PROJECTS WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS. PURPOSE: TO DETER THE ACCIDENTAL OR INTENTIONAL TRESPASS INTO A RESTRICTED AREA, TO PROTECT EMPLOYEES & TO PREVENT UNAUTHORIZED PERSONS FROM GAINING ACCESS TO PROPERTY, VALUABLES, SENSITIVE EQUIPMENT, ETC. ALSO, TO SIGNAL AN EARLY ALERT TO EMPLOYEES IF SOMEONE UNAUTHORIZED IS ATTEMPTING TO BREACH THE PRIVATE NON-PUBLIC AREA SO THEY CAN BUY TIME TO QUICKLY GET TO SAFETY AND ALERT SECURITY/ POLICE FOR HELP.
- dd. FOR MULTI-FAMILY RESIDENTIAL USES, INSTALL HARD WIRED BURGLAR SECURITY ALARMS, OR AT THE MINIMUM PREWIRE EACH RESIDENTIAL UNIT FOR BURGLAR ALARMS AS RESIDENTIAL UNITS ARE OFTEN TARGETS OF THEFTS, FRAUDS, BURGLARIES, ROBBERIES, ETC. NOTE THAT WI-FI ALARM SIGNALS CAN BE JAMMED WITH EASILY OBTAINABLE EQUIPMENT THEREBY LEAVING PROPERTIES VULNERABLE TO BURGLARIES WITHOUT ANY ALARM PROTECTION. SAFES FOR VALUABLES SUCH AS CASH AND/ OR OTHER IMPORTANT ITEMS INCLUDING FIREARMS, ETC., ARE ALSO STRONGLY RECOMMENDED.
- ee. ENCLOSED TRASH ROOMS & DESIGNATED MULTIFAMILY UNIT OWNER STORAGE ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

PARKING GARAGES / COVERED PARKING

- a. IF THE PARKING GARAGE IS SHARED BETWEEN THE PUBLIC & PRIVATE RESIDENTS, A VEHICLE ACCESS CONTROL GATE MUST BE INSTALLED WITHIN THE GARAGE TO SECURE THE DEDICATED PRIVATE PARKING SECTION OF THE GARAGE THAT IS RESERVED FOR OWNERS / TENANTS. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE. PURPOSE: TO PREVENT VIOLENT CRIMES, AUTO THEFTS, BURGLARIES, ACTS OF CRIMINAL MISCHIEF AMONGST OTHER TYPES DISTURBING CRIMES. GREATER SECURITY MEASURES MUST BE APPLIED TO PROTECT THE RESIDENTS, THEIR VEHICLES & THEIR PROPERTY. THIS ALSO AIDS IN PREVENTING ACCESS TO ANY PRIVATE ELEVATOR(S), STAIRWELLS, RESIDENTIAL COMMON AREAS, HALLWAYS & THE RESIDENTIAL UNITS.
- b. VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY.



EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

- c. ENCLOSED PARKING GARAGES WITH ANY GROUND & SECOND LEVEL WINDOW OPENINGS / WALL PUNCHOUTS THAT WOULD ENABLE UNAUTHORIZED ENTRY INTO THE GARAGE MUST INCORPORATE SEE THROUGH BARRIERS. SOME EXAMPLES OF SUCH BARRIERS ARE PICKET STYLE FENCING, METAL MESH, PERFORATED PANELS, LOUVER STYLE PANELING OR OTHER ARCHITECTURAL ABSTRACT DESIGNS THAT PROVIDE TRANSPARENCY WHILE SIMULTANEOUSLY PREVENTING IMPROPER ENTRY. PURPOSE: TO PREVENT UNAUTHORIZED USERS FROM CIRCUMVENTING THE DESIGNATED ENTRY / EXIT POINTS THEREBY DEPRIVING SUSPECTS THE ABILITY TO COVERTLY ENTER THE GARAGE UNDETECTED FOR THE PURPOSE OF COMMITTING CRIMES TO INCLUDE ROBBERY, BURGLARY, AUTO THEFT, SEXUAL ASSAULT, AMBUSH STYLE ATTACKS, CRIMINAL MISCHIEF, ETC. PLEASE NOTE THAT HORIZONTAL BARS ARE NOT PREFERRED AS THEY CAN FACILITATE CLIMBING DEPENDING ON THEIR SPACING.
- d. USE HIGHLY REFLECTIVE LIGHT COLOR PAINT FOR COVERED PARKING AREAS &/OR MULTI-LEVEL PARKING GARAGES IF PAINT IS TO BE APPLIED IN THESE AREAS. PURPOSE: TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.

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 ALL SIDES OF THE PROJECT.
- 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. POST SUFFICIENT BSO NO TRESPASS SIGNAGE SO THAT IT IS READILY AVAILABLE AT ALL SIDES OF THE PROPERTY: NORTH, SOUTH, EAST AND WEST.
- e. PROMINENTLY POST SIGNS SECURELY USING ROBUST FASTENERS.
- f. 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.
- g. 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.
- h. 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. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)

P225-12600001

08/06/2025

- i. 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. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
- j. 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. (TO BE INCORPORATED TO BUILDING AND HARDSCAPE DESIGN.)
- k. A HEAVY DUTY ADJUSTABLE SECURITY LOCK BAR (16" TO 51") FOR THE FIRST AND SECOND FLOOR SLIDING DOOR WINDOWS (48" SLIDING DOOR OPENING) OF ALL BUILDINGS WILL BE CONSTRUCTED OF HIGH QUALITY METAL AND CAN WITHSTAND 400 POUNDS OF PRESSURE.
- l. 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.

4. **MAINTENANCE / MANAGEMENT:** 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. 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.
- e. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.
- f. 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.



- g. 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. P225-12000601
08/06/2025
5. **ACTIVITY SUPPORT:** PROVIDES 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. PEDESTRIAN ACTIVITY ZONES ARE CREATED WITH SEMI-PRIVATE COURTYARD SPACES WITH BENCHES AND RESTING AREAS THROUGHOUT THE PROJECT.
 - b. PATIO AREAS AND 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.
 - c. ACTIVE COMMERCIAL USES ALONG THE PROPERTY FRONTAGE WITH OUTDOOR SEATING WILL PROVIDE PASSIVE NATURAL SURVEILLANCE ALONG THE ADJACENT STREET FRONTAGE.
 - d. PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
 - e. FOR RESIDENTIAL / HOMEOWNER ASSOCIATIONS IT IS STRONGLY ENCOURAGED TO ESTABLISH A DEDICATED & SECURED COMPUTER WEBSITE TO PROVIDE TIMELY AND VALUABLE CRIME PREVENTION INFORMATION AND TIPS TO RESIDENTS, OWNERS, TENANTS, REGARDING CALENDAR OF EVENTS, IMPORTANT NOTIFICATIONS, COMMUNITY CONCERNS & VIRTUAL MEETINGS, ETC.