



Crime Prevention Through Environmental Design

Site Survey – Oleander Point Condominiums

The recommendations provided are strictly suggestions to help reduce the chances of a crime being committed against the property. Cocoa Police Department is conducting this, audit and is not responsible for any crime committed against the property or any persons associated to the property.

This security survey has been conducted as a public service of the CPTED survey team and the Cocoa Police Department. The information contained herein is based on guidelines set by the Florida Crime Prevention Training Institute and the observations of the individual members conducting the survey. This survey is intended to assist you in improving the overall level of security only. It is not intended to imply the existing security measures, or proposed security measures are absolute or perfect. All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications, the proper licenses and variances should be obtained and inspections should be conducted by the appropriate agency.



Cocoa Police Department

Crime Prevention Through Environmental Design – Site Audit

Date Received: 11-28-2025	Date Returned: 12-31-2025
Date Completed: 12-28-2025	
Police Occurrence Number:	HRCRT Incident Number:
Address/Location: 100, 102, 104 Riverside Drive (Oleander Point)	
Police Division/Office: Patrol/Alpha Squad	Councilor/District:
CPTED Auditor: Sergeant John A. Picheco	
Contact Person(s): Michael Young	
Telephone/Cell: 321 446 2954	Office:
Person Requesting Audit: Michael Young	
History of Area: See other recommendations (on page 11).	

CPTED – Site Audit

Crime Prevention through Environmental Design (CPTED – pronounced Sep-ted) is a proactive crime fighting technique in which the proper design and effective use of parks, open spaces building(s) and the surroundings lead to a reduction in crime as well as an improvement in the quality of life for citizens of the community. It is very important to realize CPTED principals reduce the opportunity for crime, however programs should be implemented to tackle the root cause of the crimes affecting the areas where the audits are performed. These steps go hand in hand to create a safer environment to work live or play.

The four key concepts of CPTED are Access Control, Surveillance, Territorial Reinforcement, and Lighting.

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Access Control

Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime.

Positives

1. Front doors have electronic access by code only by residents.
2. Each gate and door to the property has a key access only by residents.
3. Large clear visible building numbers located on each building.
4. Fencing and gates between each building and on each side of the property.
5. All doorways clearly visible from parking lot.
6. No landscaping blocking visibility of doorways or windows.
7. Access to garages is timed and automatically closes between uses.

Needs Improvement

1. Outside vendors or personal staff of residents have electronic access code. Should rotate codes monthly.
2. No controls on fence leading to each shore on the north and south sides of property.
3. No monitored cameras on property.

Surveillance

The three types of surveillance are Natural, Organized, and Mechanical.

Generally, criminals do not want to be seen. Placing physical features, activities, and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance.

Positives

1. Maintained Landscaping
2. Porches overlooking marina
3. Walkways overlooking parking lot
4. Good percentage of windows on buildings
5. Peepholes on doors
6. Landscaping follows 3ft/9ft rule in some areas
7. Large open recreation area in rear of property

Needs Improvement

1. No monitored cameras on property.
2. Some areas do not follow 3ft/9ft rule. (At the north and south gates)

Territorial Reinforcement

Positives

1. Signs on fencing deterring trespassing.
2. See through fencing on north and south side of property.
3. Clearly marked vehicle entry and exit to property.
4. Marked parking spaces.
5. Barrier on boardwalk giving physical deterrent to casual trespassers.

Needs Improvement

1. Vegetation on north and south ends of property need to be cut back (3ft/9ft rule) to provide clear visibility for natural surveillance.

Lighting

Positives

1. Good lighting to highlight landscaping and Front Entrance and dock area.
2. Side building lighting is old and out of date. Could use upgrade to modern (and cheaper) LED options.

Needs Improvement

1. Some lights in area are turned off due to lighting trespassing into units. Lights need to be repositioned and focus on surrounding areas and access points.

Exterior Review

AREA	DESCRIPTION / NOTES	YES	NO	N/A
HEDGES/BUSHES				
Higher than 4 feet		X		
Close to windows			X	
Entrapment areas		X		
Near windows or doors			X	
TREES				
Blocking view of bldg. from road			X	
Entrapment areas			X	
FENCES				
Higher than 4 feet		X		
Private/semi private		X		
Chain link		X		
Landscaping around fences		X		
Lock on gates		X		
PARKING LOT LIGHTING				
Motion detectors			X	
Fluorescent lighting				X
High pressure sodium		X		
Low pressure sodium				X
Metal halide				X
STORAGE SHEDS				
Secure lock on door		X		
Visible from business			X	
PARKING				
Close to main doors		X		
Lighted parking lot		X		
Assigned Parking Spaces			X	
GARBAGE BINS				
Close to door		X		
Causing entrapment zones			X	
AIR CONDITIONERS				
Window Mounted				X
Roof Mounted			X	
VENTILATION GRATES				
Secured or Locked		X		
GATE ACCESS				
Pedestrian gates to access social areas		X		
Pedestrian gates to access property		X		
Vehicle gates to access property			X	

Security Review

AREA	DESCRIPTION/NOTES	YES	NO	N/A
ALARM SYSTEM				
Installed			X	
Monitored with Key Holders			X	
Motions/Glass Breaks			X	
All Doors Alarmed			X	
Stickers on Windows			X	

Building - Exterior

AREA	DESCRIPTION	YES	NO	N/A
MAIN DOOR				
Solid door			X	
Glass door with metal frame		X		
Re-enforced frame for dead bolt				X
More than one lock device			X	
Lighted area		X		
Alarm system on door			X	
Un-obstructed view into business		X		
REAR DOOR				
Solid door		X	X	
Glass door with metal frame		X	X	
Re-enforced frame for dead bolt		X	X	
More than one lock device			X	
Lighted area		X		
Alarm system on door			X	
Un-obstructed view into business		X		
OTHER DOORS				
Comments on other doors				X
WINDOWS				
Lighted Areas		X		
Steel Frames		X		
Windows Open			X	
If Yes, Equipped with Locks to prevent entry?				X
Obstructions on Ground Away from Window			X	
Alarm System on Windows			X	
Windows Located Near Ground			X	
If Yes, clear from Obstruction?				X
Bars on Windows				X

Site Scan

Sight Lines (obstructions & design problems)

All buildings are clearly visible from all angles with no obstructions at main entrance ways. Gates at north and south of property have vegetation that breaks the (3ft/9ft rule). Property is clearly visible from all walkways and balconies.

Entrapment Zones (alley ways & entrance ways)

Some out buildings on ground floor have areas that are not in sight of upper levels with no cameras or other type of surveillance to detect trespassers.

Movement Predictors (desired lines, existing pathways, & bridges or tunnels)

Sidewalks from building entrance to driveway follows normal pedestrian path. Outside rear boardwalk has a clear path around property and is well lit.

Activity Generators (parking lots, corner stores, parks, benches, & bus stops)

Property had adequate parking for each apartment building. Downtown Cocoa Village and local restaurants within walking distance for community activities.

Community Impact (type of buildings around the site & existing land use)

Private church/school within walking distance. Need to build cooperation with local LEO to keep transients away from these areas.

Recommendations

Landscaping

Have all landscaping refer to the 3ft/9ft rule for proper visibility. Especially at the north and south gates.

Lighting

Upgrade to LED or HID white light source on side and rear of building. Front of property lighting provided good visual of surrounding areas. Dock area is also well lit.

Pedestrian Circulation

Walkways from ground floor to upper levels have clear paths and proper lighting.

Parking Lot & Vehicle Circulation

All residents had interior parking garages assigned. Vehicle gates and doors had proper mechanical apparatus to keep “following” vehicles from entering the secured areas. Free spaces in front of buildings are spacious and well lit with excellent visibility from any area of property.

Activity Generators

Encourage a local police officer attend resident meetings when the main topic of discussion would be security issues or quality of life issues.

Encourage signup for Uneighbors Program @ www.uneighbors.com.

Encourage use of CopDots to protect property @ www.copdots.com.

Recommendations Continued

Other Recommendations

What residents believe are the issues on property:

Trespassing is the number one problem among residents.

There are trespassers on property that residents shoo away and then fail to notify police.

Residents call police reference to trespassers, but there is no police response.

Residents believe that trespassers are becoming violent due to an act of violence in Rockledge of a subject being confronted on a dock.

At least twice a month someone is jumping the fence and trespassing on property to fish, swim in pool/hot tub.

One to two subjects are found within the parking garage each year.

The security guard is deterring the trespassing issue.

Actual calls for service at 100, 102, and 104 Riverside Drive:

21 calls for service over the past twelve (12) months

3x Lost/found property

2 x Death Investigations (residents have passed away in their homes)

Suspicious Activity (resident states a caller is making threats over the phone)

Battery (started as juveniles trespassing on dock fishing, was confronted by resident who was battered, but declined to prosecute)

Structure Fire

Police Service (resident turned over ammunition to be destroyed)

Welfare Check on Resident

2 x Suspicious Vehicles (subject living on boat in Indian River near Condominium)

Suspicious Person (three youth jumped the fence and trespassed on property, fled prior to LEO arrival)

Police Service (Boat in distress in Indian River)

Alleged Fraud Complaint

Police Service (VIN Verification)

Police Service (Small boats docking on shore near Condominium)

Police Service (Abandoned boat near Condominium)

2 x Police Service (Derelict boat near Condominium)

Minor Vehicle Fire in parking lot

And 38 officer initiated patrol checks of the area surrounding the Condominium.

There have been only two calls for service to the Cocoa Police Department reference trespassing.

No calls for service have been initiated by anyone stating they are a security guard for the property.

Recommendations:

The two main issues are no cameras monitoring the vulnerable areas that subjects may attempt to trespass and the use of a security guard during the evening hours on too large a property with no access to video monitoring equipment. The guard is required to conduct walk/checks of the property during his shift. As I conducted my security walk through the property it took approximately 40 minutes to walk the entire property (outside and interior garage area). An average security guard will conduct a walking check for an area this size and take approximately 20 minutes to complete this route. During this time he is ONLY covering what he sees. If a subject desires to enter the property all they have to do is wait until the guard passes by and they would have access until the guard conducts another walk through. Also during this time his "station" is the front door to the center building. While he is conducting his check the entire front of the complex has no one watching the area. This is very inefficient with modern technology available that is cost effective.

The main area that is a concern for security is the north and south boardwalk. Even though it is well off the ground it has no surveillance or alarm when someone climbs over it. The ideal item to cover this is an infrared laser beam covering the whole length of the outside of the walkway, set to trip when something larger than a bird or squirrel crosses the beam. This tool is used by business' that have outdoor, fenced in displays housing merchandise (like Home Depot, Walmart, or Tractor's Supply). This tool coupled with a monitoring camera system can be used by a company to ascertain if someone has breached the property line and can make a call to police for a service call to meet the subjects. This tool can be set for certain time periods (11pm – 5am) and turned off during regular activity hours by the residents.

There are no cameras monitoring anywhere on the property. The property is a very large, expansive area. Any breach of the property lines can be witnessed and recorded by a monitoring system (for future evidence / prosecution). The video does not violate people's privacy as it covers all common areas where an expectation of privacy is not a concern (any person on the outside of the property, be it from the roadway or river can video record the outside areas visible from the public). A few properly placed cameras with a monitoring service is very cost effective and will cover a vast area of the property that a lone security guard cannot. A service like this will be able to generate proper calls to law enforcement to document and quell trespassing issues.

The fencing at the north and south gate appears to be an after effect and added security. The landscaping does not conform to the 3ft/9ft rule and blocks natural surveillance from the roadway and from the interior of the property to see outside the property. Both areas can be re-designed with proper landscaping and signage stating that the grounds are monitored.

A lighting survey by FPL (at no charge) can be done to see where and what type of lighting can be upgraded. This will in effect reduce lighting costs to the residents. The main focus of the survey would be the north and south sides of the property where video monitoring will interact with the proper lighting of those areas. At this time those areas have less lighting than the front or back of the property. This gives the appearance of a security breach to those that desire to trespass after hours.