

## 20-Acre Residential Development CPTED Narrative

**Project Location:** 777 Isle of Capri Circle, Pompano Beach, Florida 33069

**Project Description:** This proposed multi-family residential development is located at 777 Isle of Capri Circle east of Main Street and North of Loop Road. The project is located on a 20.03-acres of land (7) six-story multi-family buildings and (10) two-story townhome clusters providing 344 Multi-Family and 82 Townhome units. The site also features a centralized Pool/Clubhouse, amenity areas for passive/active open space, and a walking path along the existing lake to the rear.

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 WIRELESS 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. 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. SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.

- h. 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. P224-12600022 02/19/2025
- i. 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.
- j. 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.
- k. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- l. THE PROJECT WILL FEATURE PRE-WIRED UNITS FOR THE OPPORTUNITY FOR RESIDENTS TO INSTALL HARD-WIRED BURGLAR SECURITY ALARMS IN LIEU OF WIRELESS SYSTEMS.

**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. DESIGN OUT ANY POTENTIAL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR MECHANICAL LIGHTING AND SURVEILLANCE.
- d. 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.
- e. TRASH ROOMS DESIGNATED FOR CONDO UNIT OWNERS, APARTMENT BUILDING TENANTS, ETC. MUST BE EQUIPPED WITH CONSTANT LIGHTING AND BE SECURED.
- f. PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO: SIDEWALKS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.

**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. NATURAL SURVEILLANCE IS PROVIDED THROUGH ONE POINT OF GENERAL BUILDING ACCESS, SO USERS ARE CLOSELY MONITORED.

**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. NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE,
- c. MAINTAIN A 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER AROUND GLASS WINDOWS.



- d. 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. P224-12000022  
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- e. ENSURE TO DESIGN OUT ALL LANDSCAPING AND LIGHTING CONFLICTS TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.
- f. 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 AND PREVENTING POTENTIAL CRIMINALS FROM GAINING THE OPPORTUNITY TO COMMIT CRIMINAL ACTIVITY. THE PROJECT ACHIEVES THIS BY IMPLEMENTING THE FOLLOWING CONCEPTS:**

- a. THE SITE IS ACCESSED BY VEHICLES AT THREE LOCATIONS. THESE LOCATIONS ARE DESIGNED AS A DIVIDED TWO-WAY ENTRANCE/EXIT WHERE INCOMING/OUTGOING TRAFFIC CAN BE MONITORED TO AND FROM THE SURFACE PARKING AREAS.
- b. PARKING LOT SPACES ARE CLEARLY IDENTIFIED WITH PAVEMENT MARKING AND SIGNAGE.
- c. TOWING SIGNAGE WILL BE DISPLAYED TO PREVENT UNAUTHORIZED PARKING OR ABANDONMENT OF VEHICLES.
- d. 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.
- e. 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.
- f. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.
- g. WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY.
- h. ENCLOSED TRASH ROOMS & DESIGNATED MULTIFAMILY UNIT OWNER STORAGE ROOMS TO BE EQUIPPED WITH EITHER CONSTANT LIGHTING OR AT A MINIMUM A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
- i. 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.
- j. TRASH ROOMS WILL BE INTERNAL TO THE BUILDING, SECURED WITH ACCESS CONTROL.
- k. CONDO BUILDING UNITS WILL FEATURE A FRENCH-GLASS IMPACT WINDOWS FOR MAIN ENTRY UNIT DOORS AND RING DOORBELL CAMERA.
- l. REINFORCED SECURITY WINDOW WILL BE INSTALLED FOR GENERAL MAIN BUILDING ACCESS DOORS ON THE CONDO BUILDINGS.
- m. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND & SECOND LEVEL SLIDING GLASS DOORS
- n. DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK.



- o. DUMPSTER ENCLOSURES MUST IMPLEMENT A BOTTOM GATE CLEARANCE OF 8" ABOVE THE GROUND. P224-12000022
- p. DUMPSTER ENCLOSURES WITH A PEDESTRIAN PASSAGEWAY INTO THE ENCLOSURE MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS. 02/19/2025
- q. ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC.
- r. INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DOORWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL, THIS INCLUDES INSIDE ENCLOSED GARAGES.

**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 WEST AND SOUTH 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 DRC 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.

**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. PZ24-12000022  
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- d. ALL EXTERIOR POWER OUTLETS WILL HAVE A LOCK OR POWER SECURE INTERNAL CUT-OFF SWITCH TO DENY UNAUTHORIZED ACCESS.
- e. 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.
- f. 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.
- g. THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

**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. PEDESTRIAN ACTIVITY ZONES ARE CREATED 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.

