

July 2, 2024

CPTED Narrative

PROJECT LOCATION: 20 N Ocean, Pompano Beach FL, 33062

Below is a description on how the project addresses each Crime Prevention Through Environmental Design (“CPTED”) principles. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-201.

1. **NATURAL/ELECTRONIC SURVEILLANCE:** The Project adheres to this principle through 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 feeling 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. Video and security cameras will be monitored remotely. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.
 - d. Developers/ contractors will consult with camera system designers, installers and BSO CPTED team with final camera plans prior to installation.
 - e. 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.
 - f. 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.
 - g. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
 - 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. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
- j. 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.
- k. 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.
- l. 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.
- m. Burglary / intrusion/ sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.
- n. 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.

LIGHTING:

- o. An adequate functioning and well-designed lighting system will keep areas adequately lit at night to establish a sense of security for the site.
- p. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- q. Installation of vandal proof/resistant light fixtures over all exterior service 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. We propose this solution in lieu of motion-sensor lights in order to prioritize comfort of residents, who tend to consider lights going on and off outside their unit windows as distracting and invasive.
- r. Reduction of shadows and glare will be achieved as best possible.
- s. Security lighting will be strategically placed to avoid over-illumination, shadows, and glare.
- t. Design out any potential landscaping and lighting conflicts to avoid existing or

future obstructions to natural or mechanical lighting and surveillance.

SIDEWALKS:

- a. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.
- b. Clear lines of sight to and from private and public areas. The use of large windows and balconies within 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 one point of access, so users are closely monitored.

LANDSCAPING:

- a. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

2. **PHYSICAL/NATURAL ACCESS CONTROL:** This principle focuses on maintaining control and prevents 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 two-way main entrance/exit where incoming/outgoing traffic can be monitored to and from the surface parking areas.
- b. Valet operations shall implement a secured key storage system to prevent vehicle theft.
- c. An access control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- d. 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.
- 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. 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.
 - i. 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.
 - j. 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.
 - k. All vehicular and pedestrian gates and building exterior entry doors accessible to residents will be provided with an electric strike or mag lock, which will be controlled by a fob/card/RFID reader.
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 North 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 application.
 - d. 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.
 - e. Post sufficient BSO No Trespass Signage so that it is readily available at all sides of the property: North, South, East and West.
 - f. Prominently post signs securely using robust fasteners.
 - 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.

- h. 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.
 - i. Solid walls, (If any) specially 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 including in the design as necessary. (To be incorporated to building and hardscape design.)
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.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
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.
6. **Parking Garage and lot, adjacent access egress and perimeters**



- a. Dumpster areas will be internal to the building, secured with Access Control, and video surveillance.
- b. Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- c. The three (3) vehicular entrances into the development will be surrounded by metal gates (sliding, swinging or lighting opening) that will cover full width of car lanes, and with height consistent with adjacent perimeter fences, before each entrance gate, an arm gate will be also added to prevent tailgating of unauthorized persons. Both metal and arm gates will be opened by using a fob/card/ RFID sticker, which will be provided to residents only. All vehicular gates will be covered by surveillance cameras, connected to the property CCTV system.

7. Miscellaneous: CPTED & Security Strengthening:

- a. 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.
- b. 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.
- c. 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.
- d. 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.)
- e. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

