

CPTED Principles

Crime Prevention Through Environmental Design

CPTED Principle #1 – Natural Surveillance

Natural surveillance principles are being used throughout the site as follows:

- *Placement of security cameras in various, optimal locations – where they will be highly visible and include signage alerting site visitors/residents to their presence. The monitors for the security cameras will be located within the leasing office.*
- *The main lobby is monitored by the Leasing Office within the Amenity Building, which will be staffed during regular working hours.*
- *The covered parking areas are open with views of the canal to the east and south.*
- *There will be low landscaping around the pool and dog park areas, which will allow views of the parking lot. These areas will be under frequent use by residents.*
- *All plantings shall be maintained at a maximum height of 30" (2.5)', and all canopy trees shall be maintained to a minimum 8' clear trunk to prevent present and future natural/electronic surveillance obstructions*
- *Apartment windows provide views of the parking areas and canal.*
- *The project will comply with a comprehensive, code-compliant photometric plan. The lighting consultant will address specifics as plans are further developed.*
- *Equipment will be clearly and permanently marked with serial numbers and images of equipment and serial information will be stored for criminal investigation. Our intent is to have all HVAC units on the roof.*

CPTED Principle #2 – Natural Access Control

Natural access control principles are being used throughout the site as follows:

- *The main entrance is gated, with non-residents needing to use a call box to gain access to the site.*
- *There is only a single vehicular entrance to the site, which will have a call box that rings to the main office front desk. The gate call box will also ring to the leasing office for potential renters and have the capability to ring to each apartment for guest access.*
- *Designated parking spaces for potential renters and designated parking for commercial occupants and visitors will be provided.*
- *All entrances to the lobbies will be telecom/key fob for visitors, including all entrances from the street.*
- *All pedestrian access is gated, and non-residents are not permitted unless accompanied by a resident of the community.*
- *A 6' height concrete wall will be constructed along the north property line, which abuts to the neighboring McDonald's site.*

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- *The first parking spaces on-site are reserved for guests, and is in direct view of the Leasing Office and Amenity Building.*

CPTED Principle #3 – Territorial Reinforcement

Territorial Reinforcement principles are being used throughout the site as follows:

- *A 6' height fence will be installed to provide separation between the site and the right-of-way along NW 31st Avenue/Atlantic Boulevard Extension.*
- *Broward Sheriff trespass signage will be installed at the main entrance and at the Leasing/Amenity Building entrance to alert visitors that the site is under police surveillance.*
- *As mentioned under principle #2, a 6' height concrete wall will be located along the north property line, providing separation between the site and the neighboring commercial property.*

CPTED Principle #4 – Maintenance

Maintenance principles are being used throughout the site as follows:

- *The Maintenance Office/Division will be centrally located on site, allowing ease of access for property maintenance and management.*
- *The design of the site allows for easy access to the canal for maintenance.*

CPTED Principle #5 – Activity Support

Activity support principles are being used throughout the site as follows:

- *There is direct pedestrian accessways to the amenity areas, again encouraging safe activity by the intended users.*
- *The perimeter walking path along the canal includes shade trees. This encourages use and safe activity on the path by the intended users, residents.*

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