

Project #: PZ24-12000001 (Major Site Plan)

Initial Submittal: May 14, 2024

Resubmittal:

Lakes at Palm Aire City of Pompano Beach, Florida



Submitted to:
City of Pompano Beach
Development Services Department
Pompano Beach, FL 33060
O: 954-786-4000

Prepared for:
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Prepared by:
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07/03/2024

List of Applicant / Consultants

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Crime Prevention Through Environmental Design - CPTED Principles

Article 5, Part 2 Section 155.5201.S Portion of the Landscaping and Tree Preservation Section of the City Code provides:

S. Support the core components of crime prevention through environmental design (CPTED)—natural surveillance, natural access control, and territoriality.

Response: A CPTED Plan is provided within the Major Final Site Plan application set, Sheet CSP.1. This plan summarizes and indicates how the five (5) CPTED Principles are addressed on the proposed Site Plan. In addition, a summary is provided below as well in conjunction with CSP.1. Primary entrance and secondary emergency entrances will be secured access points. A call box is proposed at the primary entrance providing consent for homeowner's to give vehicular access to the community. A camera will be located at the entrance and the primary rec area cabana as well. Emergency access points will have Knox locks, which will only be unlocked and accessible by the EMS providers.

CPTED Principle #1 - Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

Response: Applicant design team has incorporated design principles such as included light poles spaced by the lighting standards of a Photometric Engineer. A copy of the Photometric Plan will be submitted with the Major Final Site Plan and is referenced on the CPTED Plan. Other design elements include maximum tree spacing within landscape buffers. See Landscape Plans and CPTED Plan for details.

CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

Response: Applicant design team has addressed this principle by including monument entrance signs at the single point of vehicular connection on West Atlantic Boulevard. In addition, secured vehicular access is proposed which will limit public access into the new community. A call box will be provided prior to the vehicular gates in order to get permission from homeowner's to access the neighborhood. Lastly, perimeter transitional landscape buffers are proposed in certain locations onsite which will include continuous hedges maintained at a certain height to inhibit trespassing and provide privacy as well. A fence or wall is proposed within the transitional landscape buffers.

CPTED Principle #3 - Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

Response: Proposed access control using the vehicular gates and call box at the entrance have been incorporated into the design to address this principle. As indicated in Principle #2, continues hedge material is proposed within the transitional landscape buffers to address Principle #3 as well. Broward County Sheriff Office (BSO) Trespass Program Signage will also be included onsite with the erection of signs at each relevant point of access into the residential community. Additional controlled access has been provided onsite at key locations for emergency access. Emergency access points have been provided onsite and will inhibit public access through the use of fencing and a Knox Lock which will be access by emergency service providers only.

CPTED Principle #4 - Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

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Response: This Principle has been addressed by the transitional landscape buffers provided at the perimeter of the property. These buffers will be the perpetual maintenance obligation of the future homeowner's association and will be maintained in accordance to the specifications provided by the project Landscape Architect. The maintenance obligations will be memorialized within the homeowner's association declarations of covenants, restrictions and easements which will be recorded in the public records of Broward County.

CPTED Principle #5 – Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

Response: A homeowners associations will be formed per the Florida Statutes requirements. Monthly, quarterly meetings will be held with the homeowner's in order to discuss any changes to the community. In addition, these meetings represent the opportunity for homeowners to discuss and express any security concerns that they may have, including but not limited to lack of maintenance of some of the design elements summarized to meet the CPTED Principles. Applicant has located a potential connection to the City park trail system at the southwest corner of the property. This connection will further strengthen community connections and secured activity connections.

ATTENTION

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions: **AZ24-1280001**
07/05/2024

A. CPTED / SECURITY CONSULTANT

The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Initials JD

B. DISCLAIMER

SAFETY AND SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials JD

C. CPTED & SECURITY STRENGTHENING

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***

Initials JD

D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

COMPLIES WITH CRIME PREVENTION SECURITY
STRENGTHENING AND CPTED STANDARDS..."

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW &
APPROVAL.

Initials JD

E. *** PRELIMINARY APPLICATION REVIEW (PAM)***

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.

Initials JD

F. *** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL ***

Note: if EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required

Initials JD

DRC

G. . *** LATE-NIGHT BUSINESS NOW OR LATER***

YES _____ OR NO X

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Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new and retrofit, must include the required conditions for a late-night business to legally open and operate. If a development project is authorized and completed without including all the late-night business safety and security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly and disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials KD

SIGN FULL NAME: _____

Kenneth D. DeLaTorre



Digitally signed by: Kenneth D. DeLaTorre
Date: 2024-05-02 16:03:00 -0400