



Tuesday, January 26, 2021

To: City of Pompano Beach  
CPTED Narrative  
P&Z # 21-12000003

Re: The Residences at Palm Aire Golf  
700 Cypress Grove drive  
Pompano Beach, FL

## THE RESIDENCES AT PALM AIRE GOLF

### CPTED NARRATIVE

#### CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE

"SEE AND BE SEEN " A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. THE PROPOSED LANDSCAPE AT THE POMPANO GOLF TOWNHOMES WILL ALLOW FOR VISIBILITY INTO THE SITE FROM ADJOINING ROADWAY. THE PERIMETER HEDGES SHALL BE KEPT 3 FEET OR LESS IN HEIGHT AND TREES AND PALMS SHALL HAVE A CLEAR TRUNK HEIGHT OF 6 FEET MINIMUM. THE PROPOSED INTERIOR PLANTING IS LOW AND TRANSPARENT WHICH ALLOWS FOR SURVEILLANCE FROM INSIDE THE BUILDINGS AND VEHICULAR AREAS. EACH BUILDING PROVIDES WALL MOUNTED LIGHTING INTO VEHICULAR AREAS, AND REAR TERRACES TO ELIMINATE DARK SPOTS.

#### CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL

THE GOAL IS DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME. THE VEHICULAR INGRESS TO THE PROPERTY SHALL BE CONTROLLED BY RESIDENTS ONLY. VEHICULAR INGRESS AND EGRESS WILL BE CLEARLY LABEL HELPING GUESTS THE DIRECTION OF TRAFFIC.

#### CPTED PRINCIPLE # 3 - TERRITORIAL REINFORCEMENT

PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. UNIT OWNER PARKING AREAS WILL CLEARLY SHOW IN FRONT OF EACH OF THEIR UNITS WHILE ADDITIONAL PROPOSED GUEST PARKING WILL BE LABELED.

42 N. SWINTON AVE, SUITE 1  
DELRAY BEACH, FL 33444  
561-243-0799 – PHONE  
561-243-0299 – FAX

WWW.STOFFT.COM  
AA0003379

**DRC**

PZ21-12000003  
8/18/2021

**DRC**

PZ21-12000003  
7/7/2021

#### CPTED PRINCIPLE #4 - MAINTENANCE

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 THE ENTIRE NEIGHBORHOOD. THE CPTED LANDSCAPE PLAN FOR THIS PROPERTY WILL INCLUDE PROPER MAINTENANCE OF THE LANDSCAPE, REGULAR LIGHTING CHECKS, AND ENHANCE SIGNAGE, IF NECESSARY MEETING WITH STAFF TO DISCUSS SECURITY MEASURES. OWNERS TO HAVE THE OPTION OF INSTALLING SECURITY CAMERAS.

#### CPTED PRINCIPLE #5 - ACTIVITY SUPPORT

INCREASE THE USE OF A PROPERTY FOR SAFE ACTIVITIES BY THE INTENDED USERS WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. THE AMENITIES (POOL) WILL BE GATED ACCORDING TO THE FLORIDA POOL SAFETY STANDARDS. AND PROPER SIGNAGE FOR RULES AND REGULATIONS OF THE USAGE OF THE AMENITIES.

Sincerely,



Randall E. Stofft, AIA  
President

RES. Carlos M. Linares

# DRC

PZ21-12000003

8/18/2021

42 N. SWINTON AVE, SUITE 1  
DELRAY BEACH, FL 33444  
561-243-0799 - PHONE  
561-243-0299 - FAX

WWW.STOFFT.COM  
AA0003379

# DRC

PZ21-12000003

7/7/2021