

April 28, 2022

Captiva Cove III CPTED Narrative

PROJECT LOCATION: Dixie Highway & SW 11th St., Pompano Beach FL, 33060

PROJECT DESCRIPTION: The proposed development will consist of 106 multi-family residential units. The development is located along Dixie Highway as part of the third phase of the adjacent Captiva Cove Development. The building offers surface parking, pedestrian walking paths and site lighting.

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-102.

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 security system will be installed, and Camera locations will focus on main entrances and high-use areas. At time of building permitting, proposed camera locations will show complete field of coverage.

LIGHTING:

- b. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security at the site.
- c. The entire site will feature adequate lighting, per standards of the code. This includes the exterior dumpster area in a manner that offers passive surveillance for the neighboring building. Any trash rooms located within the building will be secure and feature adequate lighting.
- d. Foot-candle illumination will increase at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- e. Reduction of shadows and glare are achieved through lighting shields and adequate choice of materials.
- f. The use of convex mirrors will be implemented at building corners along pedestrian routes to enhance visibility.

SIDEWALKS:

- g. All non-residential space within the building offers controlled access. Natural surveillance is provided through one point of access, so users are closely monitored.
- h. A clear line of sight is provided to and from private and public areas. Large windows and balconies are located close to the street to create a sense of place, while providing natural surveillance.

LANDSCAPING:

- i. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
 - j. Landscaping around the site's perimeter and building windows are maintained to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.
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 passenger vehicles at one main entrance/exit location from SW 11th Street, just off the main road of Dixie Highway.
 - b. Parking lot spaces are clearly identified with pavement marking and signage.
 - c. This residential project does not contain a late-night business; however, the commercial use will close per code hours.
 - d. 180-degree wide angle door viewers will be installed on exterior doors. This allows patrons to safely scan the area for potential threats prior to opening the door.
 - e. Facilities/amenities will only be accessed by residents of the project and their guests.
 - f. 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.
 - g. 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.
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. Security gates on private pedestrian sidewalks that connect to the public sidewalk network.
 - b. A perimeter fence/wall separates the private development from the adjacent public space.
 - c. Perimeter landscape further separates public vs private space, specifically along the property's North and South sides.
 - d. Fencing design will facilitate natural surveillance by featuring a "see-through" design, such as a picket style.
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. The buildings amenity features are focused at the rear of the buildings. These areas feature large open areas that facilitate passive monitoring by its users.
 - b. Pedestrian activity zones are created with benches and resting areas throughout the project.
 - c. 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.
 - d. Primary activities on the project will coalesce around the amenity deck, which will be available to the project's residents and their guests.
 - e. A playground will facilitate activity support, while also providing an area for monitoring of the site, deterring criminal activity through the use of natural surveillance.