



CPTED Narrative

**City of Pompano Beach
Department of Development Services Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: (954) 786-4634
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**RE: Covent Gardens
140 NW 27th Avenue
Pompano Beach, FL 33069**

To Whom It May Concern:

Natural Surveillance: This design concept occurs through the placement of physical features, activities and people in a way that will maximize visibility and awareness of both public and private space. Natural Surveillance is generally achieved by the use of lighting both, at the ground level and at levels above the ground. Balconies and terraces further provide opportunities. Lighting primarily is from the building; however, the parking will have proper lighting levels with the addition of pole mounted lights. Low or non-opaque fencing or hedges are proposed throughout the site. The site planning eliminates areas that provide concealment, and the placement of windows, doors, signage, and walkways ensure the opportunity for easy observation of surrounding areas by the responsible users of the property. For all units, all exterior doors will have 180-degree wide angle door viewers and will be pre-wired with burglar alarm system.

Natural Access Control: Public and private space are differentiated by selectively placing entrances, exits, private yards at entry courts as well as lighting. Each unit has clear, identifiable street numbers to prevent unintended access to assist with way-finding. Entrances on both sides of the building are easily identifiable by signage and various design features. Landscaping is used as a barrier to prevent access or used as a guide to the main pedestrian a vehicular entrance. Security Systems and CCTV cameras will be used to determine who comes and goes into the property. Visible entry and unit signage will be used.

Territoriality: Through community involvement and providing well-lit, centrally located, and consistently maintained public areas and assigned parking, allows residents to establish a safe environment and sense of shared ownership of the property used to establish a sense of ownership amongst users and help distinguish between public, private, and semiprivate areas. Public and private areas are properly distinguished using landscaping, sidewalks, low walls, and paving patterns as well as obviously defined entries, patios, balconies, and terraces.

Maintenance: Landscaping will be well-kept and attended to on a regular basis. Owners and residents will generally need to respect the property so that it is maintained, and criminals will feel uncomfortable and less likely to commit a crime such as theft or vandalism within the area. Anti-graffiti paint or a clear coated paint will be used for exterior walls and facades. Furniture or lighting in common areas will be anchored down and vandalism-resistant. The "broken window theory" should also be heeded. The theory states that one broken window can give the "all clear" for future vandals to break more windows. The developer and owners will make a conscious effort to repair or replace damaged items, regardless of cause.

Activity Support: Passive and active efforts to promote the presence of responsible pedestrians are provided along the public right of ways. Multiple pedestrian entry points and varying building massing responding to the



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entries should elevate the perceived community value of the area while discourage actions by would-be offenders who desire anonymity. As the support for safe activities within the built environment increases, the risk of criminal and undesirable activities will decrease. By placing signs, which promote and encourage positive activity, the owners and residents in the area will become more involved and take ownership of their local community.

We trust that the information contained herein is clear and as requested. We are available at your convenience should you require any additional information.

Best regards,

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