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March 15, 2024

Planning Department
City of Pompano Beach
100 West Atlantic Boulevard,
Pompano Beach, FL 33060

Re: CPTED NARRATIVE.

PROJECT: New Townhouses at:
400 Sunset Drive,
Pompano Beach, FL 33062.

The project at the address above is a new 5 story three townhouses building with 4 bedrooms and 4 ½ bathrooms each unit in an existing lot. The project achieves protection through the following means:

NATURAL SURVEILLANCE

- The design includes balconies and windows facing the streets on every floor to overlook the corner of Sunset Drive and NE 4th street and driveways.
- The project includes consistent Lighting along the property perimeter, with no dark spots.

ELECTRONIC SURVEILLANCE

- The building will have cameras located at each corner of the proposed building and each unit will be prewired for a security system.

NATURAL ACCESS CONTROL

- Each unit has access from the common walkway laid on the west of the building.
- The access to the garage for each townhouse is provided individually on the west of the property, via Sunset Drive.
- On the two sides yard of the property is proposed a fence with doors and sign showing that those are not the access to the property.

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TERRITORIAL REINFORCEMENT.

- The Landscape design includes trees and shrubs to improve the safety of the property.
- The fence on two sides of the property has a sign “No Trespassing” to avoid intruders entering the property.
- Clear indicate with a sign on each entry door and private areas for security.

MAINTENANCE

- The unit faces NE 4th Street and the one on the interior end has a landscape buffer that will be well maintained and clean to keep the value and the safety of the property.
- The townhouses shall take the trash out from the garage to the outside of the property and back to the garage after the truck trash has passed to keep the property clean and in good condition.

ACTIVITY SUPPORT

- This project is a small building and only has three units, it is no able the solution of use the activity support to protect the property.

Best Regards,

Richard Simon
Architect.
Simon Architectural P.A.

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