

**GANEM CONSULTING ENGINEERING
C.A. 31187**

15805 Biscayne Blvd suite 105
North Miami Beach– Florida 33160
Phone (786) 916-6546
info@ganemce.com



July 31, 2023

**CITY OF POMPANO BEACH
CRIME PREVENTION THROUGH ENVIRONMENTAL OFFICER**

FOR:

**3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1
3225 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 2
3227 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 3
3229 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 4
3231 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 5**

Narrative

The goal of applied CPTED principles is to prevent crime by designing a physical environment that positively influences human behavior, based on five principles: natural surveillance, natural access control, territoriality reinforcement, activity support, and maintenance.

With the goal of creating a climate of safety in a community, these principles are incorporated into the design.

- **NATURAL SURVEILLANCE** – The intended users can observe the property. Effective lighting of a property is an example of natural surveillance.

A photometric study was carried out and luminaires specified at the required points to guarantee adequate lighting levels in the exterior and common areas, including the parking lot and access to the housing units.

To increase visibility of the main access to the property, a second-floor balcony is provided.

- **NATURAL ACCESS CONTROL** – Controlling and reducing the number of access points to a property.

Access to the plots will only be through the main façade. Unit numbers will be clearly marked, and a lit sign will mark the entrance.



**Alioskar
Ganem
Osorio** Digitally signed
by Alioskar
Ganem Osorio
Date:
2024.04.10
09:10:03 -04'00'



GANEM CONSULTING ENGINEERING

C.A. 31187

15805 Biscayne Blvd suite 105
North Miami Beach– Florida 33160
Phone (786) 916-6546
info@ganemce.com



- **TERRITORIAL REINFORCEMENT** – Creating a clear delineation of space and separates your space from non-legitimate users.

A natural barrier with bushes was established as a privacy screen on the main façade, reducing ease of access to the walkway and driveway, Separating the public area from the private area.

- **ACTIVITY SUPPORT** – Individuals become part of the natural surveillance.

A closed-circuit TV system will be installed at the four corners of the plot, with a scope to permanently supervise the 5 housing units.

- **MAINTENANCE** – Regularly scheduled maintenance routine will ensure the property demonstrates territoriality and natural surveillance.

The community of owners must guarantee the maintenance of the areas: keeping apartments to code standards; repairing any damaged property; removing graffiti, replacing lighting; maintaining landscaping; keeping grounds free of trash, debris, and hazards.