

**Pompano Townhomes  
CPTED Narrative**

June 30, 2023

**Project Location:** 1531-1537 N. Dixie Highway

**Project Description:** The proposed development is located 1531 – 1537 N Dixie Highway, Pompano Beach FL 33060. The proposed development is to construct two (2) buildings consisting of two (2) stories and totaling ten (10) residential townhome units. The proposed development will also include surface parking for residents and their guests, and improved landscape.

Below is a description of how the project addresses each crime prevention through environmental design (“CPTED”) principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by 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 perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:

**Lighting:**

- a. There are no commercial components to the project and the project does not feature any late-night business.
- b. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- c. The entire site will feature adequate lighting, per standards of the Pompano Beach Code.
- d. Site and building lighting will comply with the illuminating engineering society of North America “IESNA” G-1-2016 Guide for Security Lighting for People, Property, and Critical Infrastructure”.
- e. Vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors , garage doors, and overhangs.
- f. Security lighting will be primarily concentrated at gateways, doorways & windows; it will aim to not over-illuminate or create shadows as best possible.
- g. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- h. Adequate soft lighting will be used, as appropriate, to prevent ‘blinding’ desirable users and make them prone to surprise hazards such as an ambush. The field of vision will be greatly extended with the use of soft bright lighting.
- i. Lighting locations will be coordinated with proposed landscape designs and existing landscape locations to avoid lighting conflicts, existing, or future obstructions to natural or mechanical lighting and surveillance.

**PZ23-1200005** All lighting and cameras will be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.  
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- k. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- l. Although there is no exterior dumpster area, each unit will feature its own designated trash area within a secured well-lit garage.
- m. Foot-candle illumination will be increased at building entrances and high-use areas of the site.
- n. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.
- o. The parking areas open to the residence and their guests will be passively monitored. Due to the nature of the project and number of parking spaces provided, no emergency panic buttons will be proposed or provided.
- p. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is provided during the evening hours at all times.
- q. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist.

***Electronic Surveillance:***

- a. The project will incorporate CCTV security system for common areas and parking areas. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
- b. Unit owners will be encouraged to provide individual security camera systems for their unit.
- c. Security camera locations and direction are approximate and are subject to change. Building permit application will be submitted for installation of security system. Detailed plans showing "cone of coverage" shall be provided at time of building permit.
- d. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- e. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- f. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- g. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.
- h. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

***Sidewalks:***

PZ23-12000005 Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.

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- b. Clear lines of sight to and from private and public areas. The use of large windows with the building set close to the street will create a sense of place.

**Landscaping:**

- a. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- b. Landscaping around the perimeter of the site and around windows of the building will be maintained as 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.
- c. Refer to landscape plans for proposed landscape type, names, quantities, and maintenance notes.
- d. All hedges, bushes, low plants, and ground cover shall be maintained at a maximum 30" height, except as required for perimeter buffer standards (refer to landscape plans for additional details and maintenance notes).
- e. Canopy trees and palms shall be maintained with an 8" clear trunk (refer to landscape plans for additional details and maintenance notes).

2. **Physical/Natural Access Control:** This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:
  - a. The site is accessed by vehicles at two locations. The entrance to each unit will be from the publicly owned alley way. The applicant proposes to increase the width of the public access alley way from a current 15 feet to a total of 24 feet wide via the addition of a 10 foot additional public access easement. This will foster two-way vehicular traffic. The NW 15<sup>th</sup> Place to the north and NW 15<sup>th</sup> Court to the south which will provide natural surveillance and any incoming traffic can be monitored from these locations.
  - b. There are no security gates at the main entrances, public vehicular/pedestrian access will be monitored by the property residences.
  - c. Parking lot spaces are clearly identified with pavement marking and signage.
  - d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
  - e. Facilities/amenities will only be accessed by residents of the community and their guests.
  - f. All solid exterior doors, including each individual residential unit entry door will have a 180-degree wide angle door viewer (peephole). This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
  - g. All exterior doors must have non-removable door hinge pins.
  - h. Include anti-pry robust security bar device on any ground or second level sliding glass doors.

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Each individual unit owner will be encouraged to install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Safes are also strongly recommended.

- j. Broward county "no trespass" signage, per Broward County No Trespass Program, shall be placed at the main entrance and around the common areas of the site. Signs shall be posted in clear view and fastened securely at all corners.

**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. A perimeter fence will separate the private development from the adjacent public space. The fence proposed along the perimeter of Dixie Highway will not have any breaks or access points. The only opening in the fence will be through the gated access entry along the interior of the site. This is intended for the access into the private residence through the side loaded units.
- b. Perimeter landscape further separates public vs private space, specifically along the property's front, rear, and interior sides property.
- c. Proposed fencing will be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance.
- d. An alternative to hollow-type aluminum will be utilized to prevent bending/prying to facilitate climbing through.
- e. Proposed fencing will utilize vertical bars (not horizontal bars) and placement of any horizontal support bars will be in a location that does not provide opportunity for footholds for climbing over.
- f. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet (except as required for perimeter buffer standards)
- g. Preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

**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 and minor repairs to keep the site clean and safe.
- d. Graffiti will be cleaned or painted over as quickly as possible, Anti-graffiti paint will be applied along the 8-foot lower portion of the building as needed.
- e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
- f. All exterior water spigots will have a secure locking cap to deny unauthorized use no public benches will be proposed for residential use.

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Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

- h. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front intersection corners of N Dixie Hwy and NW 15th Place and NW 15th Court to prevent serious vehicle intrusion accidents/ incidents. Note that recently on the next street corner of N Dixie Hwy and NW 16th St a vehicle crashed into the corner property and did substantial property damage to the commercial property. The concern here is that the properties are residential; and this vulnerability could result in serious personal injury or death as well as substantial property damage

**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 building is set close to the street, which will promote integration of private and public space.
- b. Pedestrian activity zones are created only for the residence and their guest internal to the site, no resting areas are proposed along Dixie Highway or in the interior of the site.
- c. Patio areas will only be provided for residence and their guests further supporting the principle of natural surveillance as people will be aware of any vandalism happening in the surrounding areas.