

## LUXURY CONDO

**2716 NE 14 ST-1371 NE 27 WAY POMPANO BEACH FL. 33062**

### CPTED PRINCIPLES

MONUMENTAL SIGN under separate permit

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

#### CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

#### CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

(REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION)

#### CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

#### CPTED PRINCIPLE #4 - MAINTENANCE

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

#### CPTED PRINCIPLE #5 - ACTIVITY SUPPORT

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity. If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: [Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org) or at (954) 709-7006.

# DRC

PZ21-12000034

12/15/2021

\* ALL DWELLING UNITS ARE PROVIDED WITH FULL HEIGHT WINDOWS AND BALCONIES TO TAKE VISUAL CONTROL OF THE SURROUNDINGS.

## CPTED #3

\*MAINTAIN HEDGE FENCING UP TO 4' MAXIMUM TO CREATE A NATURAL BARRIER AND PREVENT TRESSPACING.

\* BUILDING 1ST FLOOR IS INTENTIONALLY VISUALLY OPEN AND PICKET FENCING TO AVOID HIDDEN SPOTS AND DARK CORNERS.

## CPTED #4 NOTE:

\*NO BROKEN WINDOWS, DAMAGED FENCES, HEDGE SEPARATIONS OR LACK OF MAINTENANCE SHALL BE ALLOWED ON THIS PROPERTY.

## 015 CPTD

\*ALL BUILDING MATERIALS, SECURITY CAMERAS, ELECTRONIC MOTION SENSORS, LIGHTING POLES, FLOOD LIGHTS, AND ANY OTHER SECURITY AND ACCESS CONTROL OBJECT / DEVICE, SHALL BE NEW, TESTED, AND SOUND VERIFIED PRIOR FINAL ACCEPTANCE.

**DRC**

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