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PZ24-12000007  
07/03/2024  
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May 24, 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 and will comply with CPTED and security strengthening 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 4<sup>th</sup> street and driveways.
- The project includes consistent and sufficient Lighting along the property perimeter, with no dark spots.
- The design includes doors, fences, and shrubs to keep unauthorized people out of the property.

**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 design includes doors, fences, and shrubs to keep unauthorized people out of the property.

- 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.

## **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 4<sup>th</sup> 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.
- The design is clean, and the finished material used are easy to maintain and gave good image to the neighborhood.

## **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.

## **SECURITY STRENGTHENING**

## **TERRITORIAL REINFORCEMENT & ACCESS CONTROL.**

- The signage “Broward Sheriff’s Office No Trespass” will be post at all entrances & all sides of the property, at minimum height Of 6 feet from ground level and secure with fasteners at all corners to help prevent vandalism.

## **LANDSCAPING STANDARDS.**

- The design of the landscape and exterior lighting avoid conflicts and future obstructions to natural and/or electronic surveillance.
- All hedges, bushes, low plants & ground cover will be going up to 2’-6” of height.
- The tree trunk will be 8’-0” clear for canopy tree & tall plants, no foliage or limbs will be hanging down below that dimensions. the young immature tree with 6” or less diameter trunks are excluded for this condition.
- Plants and hedges will not be placed too close to fences and windows.

## CPTED LIGHTING STANDARDS.

- The pedestrian walkway in front of the three units and driveways will be lit to public street standards.
- Vandal proof/resistant motion sensor security alert light will be installed over all exterior unit doors including the main door and garage door.
- The exterior lighting will be focused bright soft light with shield fixtures.

## NATURAL SURVEILLANCE & ACCESS CONTROL.

- The entrance doors for each unit will be impact glass door with security lock and deadbolt.
- The garage doors will have a peephole with a minimum of 180-degree wide angle door viewer.
- The fence around the property will be secure aluminum fence with horizontal slot but narrow spacing to avoid facilitate climbing over, and the landscape in front of the fence will be low ground cover with a maximum height of 2'-6" and harsh territorial reinforcement type to help the fence protection.
- Provide for each unit anti-pry robust security bar device at all sliding glass doors in every floor.
- Each residential unit will prewire for burglar alarms.
- The driveway and the parking garage will be protected with security cameras located at all corners of the building.

## ATTENTION

### A. CPTED / SECURITY CONSULTANT

The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

Initials: AN

### B. DISCLAIMER

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials: AN

### C. CPTED & SECURITY STRENGTHENING

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. \*\*\*

Initials: AN

D. 155.2407.E.9., SITE PLAN REVIEW STANDARDS

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS...”

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

Initials: AN

F. PLEASE NOTE

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Initials: AN

G. PRELIMINARY APPLICATION REVIEWS (PAM)

All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

Initials: AN

H. ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING

Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then this must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder.

Initials: AN

I. CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

Initials: AN

J. LATE-NIGHT BUSINESS NOW OR LATER? YES \_\_\_\_ OR NO X

Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Initials: AN

## K. ATTENTION VERY IMPORTANT

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

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OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE: SIGN FULL NAME: Syed Ali Nazem

ADDITIONAL CONDITIONS REQUIRED FOR SECURITY STRENGTHENING & CPTED SAFETY & SECURITY PLAN APPROVAL THAT MUST BE ADDED TO THE ORIGINAL PLANS SUBMITTED:

- Enrollment in the BSO Trespass Program and post sufficient signage around the property
- Include secure lock caps on publicly accessible exterior water service outlets that are not secure inside a fenced area.
- Include secure metal lock outlet covers and an electric service internal cutoff switch for any publicly accessible exterior electric service outlets.
- Anti-graffiti paint or additive to the first 8' feet of unfenced publicly accessible building walls
- Electronic Surveillance – Security Strengthening required to protect residents, guests, employees & the general public from theft, robbery, burglary, sexual battery, & other serious & violent crimes:

ATTENTION IMPORTANT

155.2407.E Site Plan Review Standards

Complies with crime prevention \*\*\*Security Strengthening\*\*\* & CPTED Standards, this requires both to be addressed including electronic surveillance. PZ24-12000007  
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\*\*\* ATTENTION \*\*\* PROPOSED CAMERA & MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY & ACCESS CONTROL CONSULTANT & THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING & INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS & FINAL APPROVAL.

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Ensure electronic surveillance camera & monitor placement in strategic locations to increase surveillance & reporting of suspicious or illegal activity including dangerous incidents.

Large monitors are recommended for optimal viewing so as not to crowd many small indecipherable or obscure images onto the monitoring screen. They should be placed strategically for maximum overlapping active & passive observation wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc. Show sight "cones" indicating comprehensive coverage.

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Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

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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.

Initials: AN

Security cameras must fully view all parking areas, all exterior building entrances & pedestrian paths of travel along & into the building perimeters.

Initials: AN

Richard Simon  
Architect.  
Simon Architectural P.A.

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Richard H  
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