

**400 E Atlantic Blvd.  
P&Z #20-12000027**

**Statement of Compliance with Crime Prevention Through Environmental Design**

Atlantic Estate LLC is the property owner of the +/-1.57 acre parcel located at the address 400 E Atlantic Boulevard for future construction of the proposed eight (8) story mixed-use development. The development will include 204 residential units, 2,725 square feet of retail space, and a 915 square foot leasing office. The subject parcel will be accessed from Atlantic Boulevard via the proposed right-in/left-in, right out driveway at the northeast corner of the property. This property is directly adjacent to the existing office building and residential development to the east. There is an existing Dunkin' Donuts restaurant with a drive-through to the west. The proposed is zoned TO Transit Oriented / EOD East Overlay District.

The Petitioner has demonstrated that the Project incorporates a comprehensive security program and Crime Prevention Through Environmental Design (CPTED) principles. The following list provides examples of how each principle is met.

**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.**

The proposed site plan addresses CPTED Principle #1 by minimizing visual obstructions. The following is a list of the natural surveillance techniques used:

Landscaping – The maximum allowable tree spacing permitted by code is used for perimeter and street trees along the external and internal property lines. This technique will minimize visual obstruction from the off-site properties. The landscape design is intended to avoid obstructions to natural or electronic surveillance and prevent potential concealment/ambush points. Ground covers and hedges are proposed to avoid obstructions and an 8" clear trunk is proposed to avoid obstructive limbs or foliage hanging down from canopy trees. Additionally, low profile landscaping is proposed around vulnerable areas such as windows. All ground covers such as hedges, bushes, low plants, etc. will be maintained at a height between 2' and 2.5'.

Lighting – Light poles meeting the current photometric code requirements will be provided throughout the entirety of the affected area to avoid dark or black spots. In addition, pedestrian scale lighting will be illuminating pedestrian walkways around the building and all access points will be well lit including access to the dumpster.

Doors and Windows – Glass doors and windows provide an opportunity to monitor and surveil exterior in order to avoid being ambushed upon exiting. All doors will have 180 degree peepholes or security windows.

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Motion-Sensor Security Alert Lighting – All exterior doorways and doorways within the parking garage and stairwells will feature surveillance cameras and motion sensor lights installed. Doors will have 180 degree peephole viewers or security windows.

Each of the above listed techniques will enhance visibility into the site, which will make a prospective criminal less likely to commit a crime by enforcing the idea that they may be observed by the public.

**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.**

The proposed site plan addresses CPTED Principle #2 by providing clear and well-lit paths from the parking area to the store front. The following is a list of natural access control techniques used:

Perimeter Landscaping – Existing fences, walls, and a continuous hedge are located around the edges of the building and perimeter of the property. These features will naturally direct traffic through the points intended for public access to/from the site. These access points are well marked and accented with human scale planting while taller plant materials are kept back from these areas to give pedestrians clear views and reduce the area in which a criminal might hide.

Limited Access Points – The affected area has pedestrian access point from the ROW and within the overall site and the continuous perimeter landscape will direct to pedestrians to these access points to help provide a guide to pedestrians and also limit access to provide natural control of access.

Lighting– Light poles meeting the current photometric code requirements will be provided throughout the entirety of the affected area to avoid dark or black spots. In addition, all access points will be well lit and motion-sensor security alert lighting will be installed in all exterior doors.

Freestanding signage will clearly identify the neighborhood and assist in defining the entrance location into the development. BSO trespass program signage will be provided at access points on the north, east, and west sides of the property.

**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.**

The proposed site plan addresses CPTED Principle #3 by clearly defining the site's property line. The following is a list of territorial reinforcement techniques used:

Perimeter Landscaping – The perimeter buffer of trees, continuous hedge, and existing fence/wall create a distinct boundary of the property. This will not only reinforce the location of the site's property line, but also serve as a visual barrier.

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Signage - BSO trespass program signage will be provided along the building facade

**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.**

The developer is committed to future upkeep and maintenance of the property. Routine maintenance for landscaping, trash pick-up, lighting and other regular needs will be provided to help maintain the appearance to provide a family friendly environment that will be mutually beneficial for business as well as deter any criminal activity. The owner intends to maintain the property as a high-class residential and commercial establishment, therefore maintenance is of utmost importance.

**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.**

The proposed site plan addresses CPTED Principle #5 by redeveloping an existing lot with a large scale mixed-use building which will significantly increase the pedestrian use, in turn increasing the natural surveillance by having the presence of residents and employees at the site making a prospective criminal less likely to commit a crime through the fear of being seen.

It is our belief that this project conforms to CPTED Guidelines. If you have questions regarding the above, please feel free to contact me at (954) 202-7000.

Sincerely,

THOMAS ENGINEERING, LLC

Maxwell Kaplan, P.E.  
Project Manager

Maxwell  
T Kaplan

Digitally signed by Maxwell T Kaplan  
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