

**Old Town Towers  
Zones B & D  
CPTED NARRATIVE  
February 15, 2023**

Site Location: 210 - 217 NE 3rd Street, Pompano Beach, Florida 33060  
290 NE 2nd Street, Pompano Beach, Florida 33060

Zoning: TO-DT (Transit Oriented in Downtown Overlay District)

**Natural Surveillance**

- A. Lighting fixtures will be strategically located to keep common areas and perimeter walkways of the buildings well-lit. Lighting controls will ensure illumination levels are maintained at code complaint thresholds. Refer to site photometric drawings for lighting levels and light fixture specifications.
- B. Ground cover and low growing landscaping will be maintained at minimum height to eliminate potential hiding places for intruders.
- C. Ground level fenestration will promote activity and natural surveillance from within the building.
- D. CCTV will be provided to monitor the parking garage, the loading area, and building entry and access points. Camera and monitoring locations will be coordinated with a security and access control consultant prior to permitting.

**Natural Access Control**

- A. The site has one vehicular access point. Ground level parking will be available to public vehicles and pedestrians. A garage access gate will limit the upper levels of parking to residents only.
- B. Access control is provided to prevent the persons from entering areas not open to the public. Public areas will be open to the public during normal hours of operation.
- C. Wayfinding will inform the pedestrians and vehicles of how to navigate through the site.

**Territorial Reinforcement**

- A. Physical barriers, doors and gates will delineate private space from the public realm. Access control will further enhance this separation.
- B. Vehicular arteries and access points will be separated from pedestrian circulation routes by physical barriers to promote safety.

**Maintenance**

- A. Building maintenance staff will keep the site clean and free of debris.
- B. Vandalized and damaged areas will be repaired and cleaned in timely manner to preserve the presence of a well-maintain building for the residents and the surrounding neighborhood.
- C. Exterior electrical and plumbing fixtures will be secured to deter unauthorized use.

**Activity Support**

- A. The building will be set close to the street to enhance the connection between private and public space
- B. Private ground floor terraces will be connected to the public pedestrian sidewalk network that encompasses the site

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- C. Ground level commercial space and residential amenities will promote the presence of people and activity.

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