

ROBERT A. LENAHA ARCHITECT, PC

2121 NO. OCEAN BLVD.
APT. 401E

BOCA RATON, FLORIDA 33431

845-639-7492 -T

845-638-6239 - F

CPTED NARRATIVE – POMPAÑO PICKLE

CPTED Principle #1 – Natural Surveillance

The principle of natural surveillance aims to ensure that people can "see and be seen" to deter criminal activities. Studies have shown that the likelihood of committing a crime decreases if individuals perceive that they can be observed. To achieve this, strategic environmental design measures, including appropriate lighting and landscaping, have been implemented.

Unobstructed views have been arranged toward building entrances, parking areas, and other key locations. Pedestrian lighting has been installed to ensure visibility within a 10-foot radius, facilitating the observation of people in circulation. Additionally, the building's perimeter has been designed with low vegetation (less than 32 inches in height) and trees with raised canopies (a minimum of 8 feet) to maintain a clear line of sight. This allows both law enforcement and residents to monitor the building's surroundings effectively.

The architectural design includes large windows on the front and rear facades, enhancing visibility from the inside. The installation of security cameras covering all common areas, access points, pedestrian pathways, and parking lots is recommended. The video surveillance systems will be complemented with informational signage to alert residents to their presence. Furthermore, motion sensors and infrared cameras have been planned for the perimeter boundaries to ensure the detection of suspicious activity in low-traffic areas. All recordings can be monitored in real-time through a specialized service.

CPTED Principle #2 – Natural Access Control

Natural access control aims to direct the flow of people and vehicles without the need for extreme barriers, using pathways, fences, lighting, signage, and landscaping. This not only prevents intruders from entering but also facilitates safe mobility within the property.

The site features a main entrance on NE 3rd Avenue, with pedestrian access from sidewalks and the adjacent parking lot. The building's orientation towards the pickleball court provides natural surveillance of those passing through the area. Perimeter access control has been implemented using 10-foot-high recreational fencing along the property's boundaries.

CPTED Principle #3 – Territorial Reinforcement

This principle seeks to generate a sense of ownership and control through physical design. Public and private areas have been clearly differentiated using paving, landscaping, and signage.

The design includes landscaped areas, strategically placed doors, and fences to channel foot traffic toward designated building access points. Different paving materials will be used to delineate private pathways, reinforcing the perception of ownership. To deter intruders, the property will have a 10-foot-high mesh fence around its perimeter, minimizing unauthorized access and preventing graffiti.

A landscaping plan featuring native species that do not exceed 32 inches in height and trees with raised canopies will maximize visibility. The combination of fencing and vegetation will enhance perimeter security, preventing unauthorized access to ground-floor windows.

Additionally, the development will incorporate structural security elements such as curbs and physical barriers to prevent vehicular impacts against the building's facade. Trees, metal light posts, and anchored planters will be strategically placed along pedestrian pathways.

CPTED Principle #4 – Maintenance

Ongoing maintenance is crucial to prevent environmental degradation and reduce the likelihood of criminal activity. The maintenance strategy will include:

- Keeping tree canopies clear at a minimum height of 8 feet, with trunks at least 6 inches in diameter.
- Applying vandalism-resistant coatings to building facades for easy graffiti removal.
- Using energy-efficient LED lighting with minimal maintenance requirements.
- Installing elevated canopies to improve natural surveillance.
- Implementing low-profile, thorny plants in vulnerable areas to deter intrusions.
- Combining fencing and dense vegetation to prevent unauthorized access to ground-floor windows.
- Installing motion sensors in the trash room area to detect any suspicious activity.

CPTED Principle #5 – Activity Support

Environmental design encourages the safe use of space, increasing casual supervision of potential criminal activities.

The commercial building will operate from 07:00 to 23:00, ensuring continuous occupancy that allows for active surveillance of the area. Customers and residents will serve as natural observers and can quickly alert authorities in case of incidents.

Support strategies include:

- Clear signage outlining behavioral rules and restricted access.
- Continuous presence of residents on-site, acting as natural guardians.
- Directional signage to guide users and prevent them from accessing hazardous areas.
- Implementation of panic buttons at building entrances.
- A security camera monitoring room with restricted access for authorized personnel.
- Signs indicate designated parking spaces.

Conclusion

The CPTED strategies applied to this project ensure a safe and functional environment, preventing crime through natural surveillance, access control, territorial reinforcement, proper maintenance, and activity support. The combination of secure infrastructure, advanced technology, and an active community will enhance the security of the surroundings, promoting a better quality of life for residents and property users.
