

STEVEN L COHEN + ASSOCIATES P.A., AIA  
ARCHITECTS • INTERIOR DESIGNERS

October 13, 2022

Pamela Stanton, RLA  
Urban Design Planner  
City of Pompano Beach, Planning and Zoning  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: 1207 East Atlantic  
Crime Prevention Through Environmental Design (CPTED) Narrative**

Dear Pamela,

The proposed Mixed-Use Development, 1207 E. Atlantic, consists of development on the unified site located at 1207 East Atlantic Boulevard, measuring +/- 1.077 acres. The project is a mixed-use development consisting of retail space, townhouse-style units, and multi-family residential apartments with amenities. The project will consist of 4,914 square feet of retail space, 21,311 square feet of amenities, and forty-seven (47) residential apartments, including six (6) townhouse-style units. As discussed herein, the application plans and supporting documents demonstrate compliance with the Crime Prevention Through Environmental Design (CPTED) principles at follows:

CPTED PRINCIPLE #1 - Natural Surveillance

The site is bordered by East Atlantic Blvd. on the south, and N.E. 13<sup>th</sup> Street on the east. This provides this site with excellent street visibility from three sides and throughout the parcel. Resident and customer on-street parking can be found on two sides of the parcel, as well as in a two-story parking garage on the parcel. This greatly improves natural surveillance by increasing activity throughout the site. The landscaping and multiple windows on all sides of the building provide parking and street area visibility for people inside the building on all sides. Low hedges and shrubs with a maximum height of 2.5' in front of buildings will not obstruct visibility from the right-of-way or the building. The site will also be well lit during the night with LED lighting on poles within the parking lot areas as well on all streets through the development. Landscaping and lighting shall be designed to avoid obstructions to natural or electronic surveillance. Convex mirrors shall be installed where appropriate to improve visibility. Electronic surveillance shall be present in all parking lot areas with no coverage gaps as well as all exterior building entrances and exits. Any businesses or tenants planning to operate a late-night business shall be in compliance with the City of Pompano Beach ordinance 115.26. Every late-hour business shall maintain a security camera system capable of clearly monitoring and recording identifiable imagery. The system shall be always in operation, be readily viewable by employees, contain surveillance of inside and outside the business, and must be available to police for at least 72 hours after the date of recording. All window signage of late-hour businesses must allow for clear and unobstructed view from the outside of the business and in the normal line of sight of the cash register. All management/security office doors shall have a surveillance monitor, reinforced security window or a 180 degree wide angle peephole door viewer enabling the occupants to view who is outside the security safe room door.

Any businesses or tenants planning to operate a late-night business shall be in compliance with the City of Pompano Beach Ordinance 115.26. Every late-hour business shall maintain a security camera system capable of clearly monitoring and recording identifiable imagery. The system shall be in operation at all times, be readily viewable by employees, contain surveillance of inside and outside the business, and must be available to police for at least 72 hours after the date of recording. All window signage of late-hour businesses must allow for clear and unobstructed view from the outside of the business and in the normal line of sight of the cash register. All management/security office doors shall have a surveillance monitor, reinforced security window or a 180 degree wide angle peephole door viewer enabling the occupants to view who is outside the security safe room door.

#### CPTED PRINCIPLE #2 - Natural Access Control

The parcel contains two clear vehicular entrances. Sidewalks surround the parcel on three sides and are clearly visible. Lighting exists throughout all vehicular areas as well as all sidewalks and public plaza areas. The presence of sidewalks surrounding and throughout the property will promote the flow of pedestrians throughout the area. The west border of the parcel contains wood fences and concrete walls separating the adjacent properties. Other areas of the site will utilize low shrubs and hedges to promote access control. Any proposed fencing shall be CPTED oriented 'see-through' to maintain natural surveillance as well as access control. Signage shall be posted in parking areas to deter any parking other than for residents/authorized users/guests or employees. Tow-away signage shall also be utilized.

#### CPTED PRINCIPLE #3 - Territorial Reinforcement

The entire site will be clearly distinguished as a well-groomed community. Pavement treatments as well as striping and signage shall be utilized through the development. Public plazas can be found in various locations that will be clearly identifiable. Private areas, such as the residences and amenities, shall contain access control to prevent trespassing. BSO No Trespassing signage shall be utilized where applicable. Vandal resistant motion sensor security alert lights by exterior doors, overhangs, and garage and storage doors shall be utilized. Reinforced security windows or 180 degree wide angle door viewers shall be utilized on all exterior doors. Security alarms shall be utilized at facility offices and must be activated when all personnel are out of the building. Dumpster enclosures shall include vandal resistant motion sensor security lighting as well as swing gates and pedestrian gates designed with robust locking mechanisms, and vertical clearance of 8" above the ground.

#### CPTED PRINCIPLE #4 - Maintenance

The property owner shall incorporate great attention to detail for maintenance of the grounds and structures. The property management team on-site for the rental apartments will have a comprehensive maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings shall be impact resistant hurricane rated glass as required by the Florida Building Code. Landscaping shall be maintained to keep plant and shrub heights below 2.5' and to maintain the clear trunk height of trees to a minimum of 8'.

#### CPTED Principle #5 - Activity Support

Natural surveillance is supported throughout the development with the placement of on-street and off-street parking surrounding and on every parcel. It is further supported by numerous public plaza areas, as well as outdoor amenities such as the pool. Sidewalks surround every parcel and connect to the retail shops along E. Atlantic Blvd to promote pedestrian activity around the site.

Sincerely,



Digitally  
signed by

Steven L  
Cohen

Date:  
2022.10.17  
17:10:00  
-04'00'

Steven L. Cohen - President  
Steven L. Cohen & Associates, P.A.