

**Pompano Townhomes
CPTED Narrative**

January 10, 2023

Project Location: 1531-1537 N. Dixie Highway

Project Description: The proposed development is located 1531 – 1537 N Dixie Highway, Pompano Beach FL 33060. The proposed development is to construct two (2) buildings consisting of two (2) stories and totaling ten (10) residential townhome units. The proposed development will also include surface parking for residents and their guests, and improved landscape.

Below is a description of how the project addresses each crime prevention through environmental design (“CPTED”) principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:
 - a. A security system will be installed for the project. Camera locations will be focused on main entrances and high-use areas. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.
- Lighting:**
- b. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
 - c. The entire site will feature adequate lighting, per standards of the code. Although there is no exterior dumpster area, the trash room is interior to the building and will be secure with adequate lighting.
 - d. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
 - e. Reduction of shadows and glare will be achieved as best possible.
 - f. The use of convex mirrors will be implemented at building corners along pedestrian routes to enhance visibility.
 - g. The commercial parking area that is open to the public will provide for emergency panic buttons.
 - h. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is provided during the evening hours at all times.

Sidewalks:

- i. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.
- j. Clear lines of sight to and from private and public areas. The use of large windows with the building set close to the street will create a sense of place.

Landscaping:

- k. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- l. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.

2. Physical/Natural Access Control: This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity.

The project achieves this by implementing the following concepts:

- a. The site is accessed by vehicles at one location. The entrance will be from the publicly owned alley way entrance is one-way which channelizes traffic in one direction to the internal parking garage, where incoming traffic can be monitored.
- b. There are no security gates at the main entrance, so public vehicular/pedestrian access will be monitored by the property residence.
- c. Parking lot spaces are clearly identified with pavement marking and signage.
- d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- e. This residential project does not contain a late-night business.
- f. Facilities/amenities will only be accessed by residents of the community and their guests.

3. Territorial Reinforcement: This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:

- a. A perimeter fence separates the private development from the adjacent public space.
- b. Perimeter landscape further separates public vs private space, specifically along the property's front, rear, and interior side property line.

4. **Maintenance:** Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
 - a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
 - b. The grounds will be clean and clear of debris.
 - c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
 - f. All exterior water spigots will have a secure locking cap to deny unauthorized use. Public benches will be designed to deter irregular use.

5. **Activity Support:** Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
 - a. The building is set close to the street, which will promote integration of private and public space.
 - b. Pedestrian activity zones are created with benches and public resting areas along the North Federal Highway Corridor.
 - c. Patio areas and connections to the public pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the surrounding areas.
 - d. Primary activities on the project will coalesce around the non-residential space along N. Federal Highway and within the central courtyard of the project, which be available to residents and their guests.