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

**RE: 911 East Atlantic  
Crime Prevention Through Environmental Design (CPTED) Narrative**

Dear Pamela,

The proposed Mixed-Use Development, 911 E. Atlantic, consists of development on the unified site located at 911 East Atlantic Boulevard, measuring +/- 1.297 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 9,107 square feet of retail space, 20,417 square feet of amenities, and seventy-eight (78) residential apartments, including five (5) 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, N.E. 10<sup>th</sup> Avenue on the east, and N.E. 1<sup>st</sup> street on the north. 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 always be 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.

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

The parcel contains one clear vehicular entrance. 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 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 pay 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.

#### CPTED & Strengthening Measures

##### Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage:

- Broward Sheriff's Office No Trespass Program Affidavit should be submitted simultaneously with the application.
- Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

##### Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.:

- For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
- Fences, gates and / or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

- Solid walls, specifically those used as perimeter / privacy boundaries, should not have a flat top and should be designed with an angled, beveled, curved or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.
- Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade such unauthorized activity.
- All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.
- Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).
- For Residential (Homes, Townhomes, Apartments, Condos, etc.) exterior yards that are enclosed with a fence should have a lockable gate to increase territoriality & to deter trespassing, theft, burglaries, etc.

#### Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening:

- For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a portable lanyard for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.
- For Commercial including COMMERCIAL RESIDENTIAL/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/or bar should be designed with a clear delineation &/or enclosure separating public from private areas. The purpose is to deter accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.
- For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.):

- Describe access key control security system - general description (examples: mechanical lockbox, electronic access, keycard, biometric, facial recognition, etc.), avoid specific location of key storage safe.
- Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

#### Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

- Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.
- (Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.
- (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

- Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems to deter tailgating / "piggybacking" by non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.
- (Only if applicable such as with a garage) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.
- An interior parking garage Access Control vehicle gate must be incorporated to secure private resident parking from non-resident / public parking. Ensure to utilize systems that prevent tailgating / "piggybacking" by non-legitimate users attempting to gain unauthorized access.

#### Electronic Surveillance - Security Strengthening:

\*\*\* ATTENTION \*\*\* PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance.

#### Miscellaneous: CPTED & Security Strengthening:

- Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
- Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

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Sincerely,

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