

# 1508 N Ocean Blvd

## CPTED Narrative

October 12, 2021

**Project Location:** Ocean Park 1508 N. Ocean Blvd Pompano Beach, Florida 33062

**Zoning District Requirements:** PD-I

**Provided Building Height (MAX):** 205'-6"

**Project Description:** The proposed development consists of a 19-story mixed-use building located along the east side of North Ocean Blvd. South of NE 16<sup>th</sup> St and North of NE 15<sup>th</sup> St in Pompano Beach. The proposed development will feature 28 multi-family residential units, ground floor commercial spaces, amenity areas, indoor fitness facilities, lobby and lounge spaces, reception area, parking garage with access fronting NE 16<sup>th</sup> St and full shared access to the public park and beachfront.

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 at the time of substantial completion. Camera locations will be focused on main entrances, parking garage levels, building perimeters, and high-use areas. CPTED plan currently indicates CCTV security camera locations will be installed and coordinated with a security consultant at the time of building permits. Video and security cameras will be monitored remotely. 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 adequately 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. The interior dumpster location will feature adequate lighting and secured access.
- 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.

**Sidewalks:**

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

**Landscaping:**

- h. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- i. 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 focuses 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 NE 16<sup>th</sup> ST entrance is a two-way main entrance/exit where incoming/outgoing traffic can be monitored into the structured parking. The lower-level parking can be accessed from on site, one enters the building through a covered parking structure.
  - b. The main entrance to the building will feature an electronic audible/video intercom system for secured resident access. Gate design will include barrier arms to prevent unauthorized vehicular access to the property.
  - c. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
  - d. Parking lot spaces are clearly identified with pavement marking and signage.
  - e. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
  - f. This residential project does not contain a late-night business.
- 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. Private pedestrian sidewalks connect to the public sidewalk network.
  - b. Perimeter landscape further separates public vs private space.
- 4. Maintenance:** Vandalism is a criminal activity which typically coincides with lack of 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. All exterior water spigots and electronic outlets will have a secure locking cap to deny unauthorized 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. Proposed building locations along North Ocean Drive are set close to the street, which will promote a perceived 'eye on the street' sense of natural surveillance.
- b. Pedestrian activity zones are created with surrounding seating areas, and amenity areas which together provide passive surveillance and constant monitoring of adjacent areas.
- 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.