



11019 NW 19th Street
Coral Springs, Florida 33071
954.753.0018
jordy@rjsarchitects.com

8 October 2024

City of Pompano Beach
Department of Development Services
Planning & Zoning Division
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Re: **Elias Apartment Building**
216 SE 23 Avenue
Pompano Beach, Florida 33062
RJS Project No: 23053

CPTED PRINCIPLES

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE

"SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

ANSWER:

THE PARKING AREA AND GROUND LEVEL ENTRANCES SHALL ALL BE ILLUMINATED WITH WALL OR CEILING MOUNTED LIGHT FIXTURES.

LARGE-MEDIUM TREES SHALL BE TRIMMED UP TO 6 FT OF CLEAR TRUNK.

PERIMETER BUSHES SHALL BE MAINTAINED AT A HEIGHT OF 3 FT.

SHRUBS AROUND WINDOWS: MAINTAINED AT A HEIGHT OF 3 FT OR BELOW WINDOW SILL.

SHRUBS AROUND WALK PATHS: MAINTAINED AT A HEIGHT OF 1.5 FT.

TREE AND SHRUBS AROUND LIGHTS SHALL NOT INTERFERE WITH SECURITY.

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL

NATURAL ACCESS CONTROL IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE

DRC

PZ24-12000023
12/18/2024

PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

ANSWER:

THE NATURAL ACCESS IS FROM THE STREET AND AVAILABLE VIA STREET WALKWAY, AND DRIVEWAY ENTRANCE.

THE REAR (EAST) AND SOUTH SIDE PERIMETER AREAS OF THE GROUND FLOOR PARKING ARE OBSTRUCTED WITH CONCRETE BLOCK WALLS.

THE MAIN ENTRANCE TO THE BUILDING HAS DOORS FROM THE PARKING AREA AND STREET SIDEWALK.

CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT

CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.

ANSWER:

THE PAVEMENT AND PARKING AREAS ARE UNDER THE RESIDENCES AND THEREBY PHYSICALLY UNDER THE INFLUENCE OF THE STRUCTURE ITSELF. THE REAR (EAST) AND SOUTH SIDE PERIMETER AREAS OF THE GROUND FLOOR PARKING ARE OBSTRUCTED WITH CONCRETE BLOCK WALLS. THE NORTH SIDE OF THE PROPERTY IS LINED WITH LANDSCAPE CREATING A SENSE OF PRIVACY AND CONTROL OF THE SITE COMPARED TO THE SURROUNDING AREAS.

CPTED PRINCIPLE #4 - MAINTENANCE

CPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

ANSWER:

THE BUILDING SHALL BE A RENTAL PROPERTY AND MAINTAINED BY OWNERSHIP.

MAINTAINANCE OF THE PROPERTY SHALL BE THEIR RESONSIBILITY TO ASSURE PROPERTY VALUE SHALL BE PERSERVED AND SAFE.

RJS Architects, Inc.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com

ALL DOORS AND WINDOWS SHALL BE IMPACT RESISTENT AND MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

CPTED PRINCIPLE #5 – ACTIVITY SUPPORT

INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

ANSWER:

THE BUILDING SHALL BE RESIDENCES WITH CONTINUAL SUPPORT OF PEOPLE OF THEIR DAILY ACTIVITIES. THEIR PRESENCE AS CITIZENS OF THE COMMUNITY SHALL DETER AND PROVIDE DETECTION OF CRIMINAL AND/OR UNDESIRABLE ACTIVITIES.

ALL EXTERIOR ELECTRICAL POWER OUTLETS WILL HAVE A LOCK OR READILY ACCESIBLE INTERNAL CUTOFF SWITCH. ALL EXTERIOR WATER OUTLET SPIGOTS WILL HAVE AN SECURE LOCKING CAP OR A READILY ACCESSIBLE INTERNAL SHUTOFF VALVE.

OWNER AND TENANT WILL ENROLL IN THE BSO TRESPASS ENFORCEMENT PROGRAM. OFFICIAL BSO TRESPASS SIGNS WILL BE CLEARY POSTED ON ALL SIDES OF THE PROPERTY WITH PUBLIC ACCESS.

BURGLAR ALARM WILL BE INSTALLED AT EACH RESIDENCE AND ACTIVATED WHEN VACATED.

RJS Architects, Inc.

11019 NW 19th Street, Coral Springs, Florida 33071

O: 954.753.10018 - F: 954.346.7723 – E: jordy@rjsarchitects.com