

City of Pompano Beach
Planning Department
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Re: CPTED NARRATIVE

SUBJECT: 12TH ST 5-UNIT TOWNHOMES
3232 NE 12th Street
Pompano Beach, FL 33062

This project proposes 5 townhouse units in 1 three story building. It is surrounded by neighboring residential. The project achieves protection through the following means:

Natural Surveillance

- Windows and second story balcony in the south end unit overlook 12th Street and project driveway and guest parking.
- Lighting is consistent along the property perimeter, no dark spots.
- Lighting is recessed and cutoff to control glare.

Electronic Surveillance

- Cameras are located at each corner of the proposed building.
- Each unit will be pre-wired for security systems.

Natural Access Control

- Each townhouse may be accessed through a common walkway on the west of the building.
- Automobile garage access is provided on the east of the building via a common driveway.
- Paving is continuous around the entire building either in the form of a sidewalk or driveway.

Natural Territorial Reinforcement

- A fully developed landscape plan is being implemented which will create a maintained premises.
- Landscape includes trees to enhance safety.
- A no trespass sign is located on the east and west property fence.
- Security signs will be placed at front entry of each unit and decals on ground floor windows for security.

Maintenance

- The two end units feature adjacent walkways for maintenance which provide activity on each end of the building.
- Units will have to walk trash out from their garages and back which will create a maintenance effect.

DRC

PZ22-12000015
10/5/2022

DRC

PZ22-12000015
6/15/2022

Activity Support

- Since this project is relatively small, activity support is not a viable solution.



Regards,

Brian Bullock, AIA

DRC

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