



4001 N Ocean Boulevard
Suite B704
Boca Raton, FL 33431
+1(305) 788-0946

RIVERSIDE TOWNHOMES CPTED NARRATIVE

PRINCIPLE #1: NATURAL / MECHANICAL SURVEILLANCE

- There are windows and glazing in the residential units on all four sides. Residents can observe visitors entering from the street into the townhome entrances and surface parking areas.
- The lighting plan provides excellent illumination to the exterior of the townhomes and their entrances, waterfront decks, the exterior walkways and vehicular entrance for good visibility, natural surveillance, and supervision. Lighting will be on sidewalk pathways, and at the ends of the townhomes to prevent dark spots and hiding areas.
- At the resident entry gates and foyers, there will be an audible/video intercom and resident/ guest call system using a bluetooth compatible system. Entrance doors will be electronically locked and functionally integrated into the townhome intercom door lock system.
- The result of the public safety plan is to design out any potential landscaping and lighting conflicts, to avoid existing or future obstructions to natural or mechanical surveillance, design out potential concealment ambush points.
- If townhome doors have a security glazing vision panel, it should be on the opposite side of the door handle. There is a peephole in the bluetooth security doorbell system, that enables the occupants to view who is outside the door.
- Lighting and luminaire output shall comply with the IESNA G-1-2016 "guide for security lighting for people, property, and critical infrastructure," and the Broward County Code and Pompano Beach Ordinance section 155.5401, C-12-05, section 39-112 for minimum lighting requirements.
- All street facing exterior walls and fences shall have vandal proof motion-sensor security alert lights over all exterior doors and overhangs.
- Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design

feature area that has an overhang that would attract loitering and trespassers, who use these areas for concealment, ambush, sleeping, urinating, etc.

- Lighting should usually be primarily concentrated at gateways and doorways and should not over-illuminate or create shadows or sky glow/light pollution/light trespass.
- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.
- Any potential landscaping and lighting conflicts will be designed out to avoid future obstructions to natural or mechanical lighting, and surveillance.
- Appropriate lighting illumination will be placed on the front door of townhomes; the street number of each unit will be illuminated; the rear waterfront deck will be illuminated.
- Any existing or future fencing should be CPTED oriented, such as the proposed aluminum metal railing, to be 'see-through,' to maintain critical natural surveillance.
- Fences should limit, or not have easily accessible horizontal bars, that could be used for climbing, and breaching any security fencing. Use narrow spacing not to exceed 4 inches, to prevent footholds or squeezing under or through the fencing.
- Do not block the natural surveillance benefit of 'see-through' fencing, by placing high hedges in front of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 3' feet.
- Burglar/ security alarms may be installed at the townhomes.
- Costly equipment such as ground floor exterior air conditioning units, must be clearly and permanently marked, and serial numbers and photos stored, for criminal investigation. This identification information must be readily available in the event of a theft or burglary, to help law enforcement try to quickly track and recover the stolen items. Protective screens will be considered for securing the air conditioner compressors from theft.

**CPTED PRINCIPLE #2:
NATURAL ACCESS CONTROL**

- Access control for the townhomes include limiting property and building access points, and entrances. Public access points should channel guests through the fewest entry points possible.
- Perimeter access control will be accomplished by having attractive 6-foot metal picket type fencing, and low concrete retaining walls on the boundaries, as per the site plan.
- Residents will have access control to their front doors.
- All exterior doors will be hollow metal, have non-removable hinge pins. Resident access control may use key control apps such as "Skybell", or "Ring" or equivalent.
- Include anti-pry robust security bar device on any ground floor level sliding glass doors, and provide ventilation locks on exterior windows, and sliding glass doors.

**CPTED PRINCIPLE #3:
TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION**

- Ground planting and hedges along the building exteriors, where designated, should be less than 2'-6" feet, and mature tree canopies pruned to be clear under 8 feet. This will allow a clear unobstructed line of sight around the perimeter for police and residents to see into the property. The plantings create a setback from the building windows and make crimes of burglary, vandalism, and graffiti attacks more difficult.
- Design in dense, low profile and/or harsh thorny like non-obstructive (maximum height 2'-6" feet) landscaping plantings in any vulnerable areas, such as under window sills, around fencing or walls, and remote property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and to deny any concealed staging, and ambush opportunity for potential criminal activity.
- The developer will submit a BSO no-trespass program affidavit with the project application. There will be posted, no trespass, way-finding ground rules, and other signage to reinforce territoriality and access control of legitimate users. Distribution of the signage will be uniform and placed at each building entrance, and on the exterior perimeter walls and fencing, at least every 100'.
- The police no trespass signs will be displayed prominently with the bottom edge of the sign at approximately 5' from ground level, for clear unobstructed viewing

throughout the property and from the site perimeter lines. The signs will be secured with sturdy fasteners at all corners to prevent vandalism. The project will post sufficient Broward Sheriff's Office no trespass signage should readily visible at the main entrance, and sides of the property.

PZ25-12000009
09/03/2025

CPTED PRINCIPLE #4: MAINTENANCE

- Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter, or greater.
- It is suggested that exterior wall surfaces along the building perimeter should be treated with a graffiti resistant resin to prevent vandalism up to the wainscoting, or 5 feet.
- Lighting luminaires will be energy-efficient led fixtures that require little or no maintenance.
- Maintain a 2'-6" foot maximum height for all hedges, bushes, low plants, and ground cover plantings.

CPTED PRINCIPLE #5: ACTIVITY SUPPORT

- This townhome development will be operating 24 hours a day and have residents using the grounds on a continual basis, and thus provide eyes on the street.
- Ground rules will be clear and visible and clearly spell out the rules of legitimate activities on the property, as well as having the required posted signage for Unauthorized access and trespass.
- The activity support resulting from having a number of residents living on the site around the clock is the strongest deterrent to crime on and around the property.
- The residents serve as capable guardians of the property and can challenge trespassers, and call police for quick response.