

## CPTED PROJECT NARRATIVE

6/3/2021

City of Pompano Beach

DRC committee:

**Project: addition to residential unit # 4 at 504 South Ocean Blvd**

**Address: 504 South Ocean Boulevard Pompano Beach**

### Narrative

Dear Sir:

The project consists in a residential addition to one of the existing residential units (unit # 4) as shown on the plans. The addition is a proposed 3 story structure that will be a complementary residential use and support for the existing residential unit # 4 spaces.

This addition is requested by the owner, Mr. Joe Usman as a place for his desired retirement and will accommodate his activities for a living.

### **Surveillance**

#### **ACTIONS:**

Fully illuminate all doorways that open to the outside.

Place the front door to be at least partially visible from the street. Install windows in living areas to provide visibility of the property.

Provide appropriate illumination to sidewalks and all areas of the yard.

Properly select and install landscaping so that it allows unobstructed views of vulnerable doors and windows from the street and other properties.

### **Access Control**

Use walkways and landscaping to direct visitors to the proper entrance and away from private areas. Keep balcony railings and patio enclosures as low as possible using opaque materials. When addressing railing heights and construction features comply with the Building Code .

Define entrances to the site and each parking lot with landscaping, architectural design, or symbolic gateways.

Block off dead-end spaces with fences or gates.

Discourage loitering by non-residents; enforce occupancy provisions of leases.

Use devices which automatically lock upon closing on common building entrances.

Provide good illumination in hallways.

Allow no more than four apartments to share the same entrance; individual entrances are recommended.

Limit entrance access to the building to only one or two points

**DRC**

PZ21-12000018

9/15/2021

**DRC**

PZ21-12000018

7/7/2021

## **Maintenance**

Maintain all common areas to very high standards, including entrances, and rights-of-way.

Prune trees and shrubs back from windows, doors, and walkways.

Use and maintain exterior lighting.

Strictly enforce rules regarding junk vehicles and inappropriate outdoor storage.

## **Territorial Reinforcement**

Define property lines with landscaping or decorative fencing.

Use low shrubbery three feet maximum and fences to allow visibility from the street.

Accentuate building entrances with architectural elements, lighting and/or landscaping. C Clearly identify all buildings and residential units using street numbers that are easily observed from the street.

Provide Arabic numerals at least three inches (76 mm) high with an half inch (13 mm) stroke.

Where possible, locate individually locking mailboxes next to the appropriate units.

If you have any questions regarding this letter or any item provided in the package, please contact me at 786 290 9807 or invusa@live.com

Sincerely,

**Luis Uriarte**  
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