



## Isle Casino Expansion at Pompano Beach

### CPTED Narrative

October 27, 2020

**Project Location:** 777 Isle of Capri Circle, Pompano Beach FL 33069

**Project Description:** The proposed development includes a two-story Casino Building Expansion of the existing Isle Casino. The proposed building is to have a direct connection and access to the existing casino building to the west and to the approved structured parking to the east. The proposed two-story addition will contain gaming slots and tables, office spaces, storage rooms and bathroom facilities.

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. Camera locations will be focused on main entrances and high-use areas. 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 well-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 trash room is interior to the building and will be secure with adequate lighting.
  - 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.
  - f. The use of convex mirrors will be implemented at building corners along pedestrian routes to enhance visibility.

**DRC**

PZ20-12000044  
5/5/2021

**DRC**

PZ20-12000044  
12/2/2020



- g. The commercial parking area that is open to the public will provide for emergency panic buttons.
- h. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is always provided during the evening hours.

***Sidewalks:***

- i. Natural surveillance is provided by establishing an active presence of active use front the casino facility and the adjacent public sidewalk areas.
- j. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.
- k. Clear lines of sight to and from private and public areas.

***Landscaping:***

- l. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- m. 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 focusses 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 through the proposed parking structure. From the internal parking garage incoming traffic can be monitored as well as the pedestrian that access the site.
- b. There are no security gates at the main entrance, so public vehicular/pedestrian access will be allowed.
- c. Parking lot spaces are clearly identified with pavement marking and signage.
- d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- e. This commercial project will contain a late-night business
- f. 180-degree wide angle door viewers will be installed on exterior doors and glazed opening will be provided at all common area entry doors to allow patrons

**DRC**

**PZ20-12000044**  
**5/5/2021**

**DRC**

**PZ20-12000044**  
**12/2/2020**



to view the outside. This allows patrons to safely scan the area for potential threats prior to opening the door.

- g. Facilities/amenities will be accessed by the patrons of the Isle Casino.
- h. The project will feature smart card reader technology for secured building access for the employees of the facility, which will also allow law enforcement efficient access in the event of an emergency.

**3. Territorial Reinforcement:** This principle use of the facility 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. A perimeter fence separates the development from the adjacent generator farm towards the back of the building allowing for a secure and efficient use of the site.
- b. Perimeter landscape separates ROW from publicly used areas, specifically along the property's Northern part of the site which is utilized as a direct access for Emergency medical services.

**4. Maintenance:** Vandalism is a criminal activity which typically coincides with lack 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. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
- f. If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use. Public benches will be designed to deter irregular 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

**DRC**

PZ20-12000044  
5/5/2021

**DRC**

PZ20-12000044  
12/2/2020



**KEITH**

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. The building has direct access to the existing facility which will promote integration of the public spaces.
- b. 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.
- c. Primary activities of the facility will happen within the building and remain continuously monitored during the duration of the use.

**DRC**

**PZ20-12000044**  
**5/5/2021**

**DRC**

**PZ20-12000044**  
**12/2/2020**