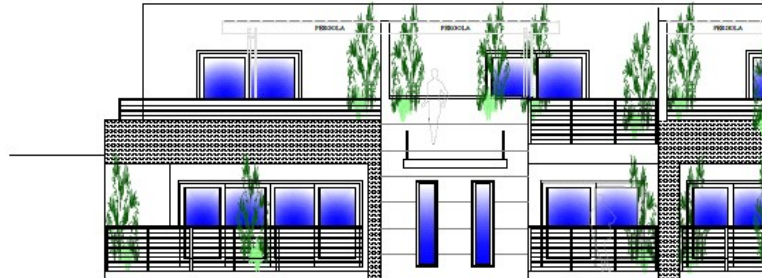


## CPTED PROJECT NARRATIVE

### 1602 N RIVERSIDE DRIVE.



#### Description:

Proposed project is located at [1602 N RIVERSIDE DRIVE, POMPAÑO BEACH FL 33062](#) and legal description as WAHOO NO 2 7-49 B LOT 42 LESS N 65,43 LESS N 65 of the public record of Broward County. Parcel Control Number 4843 30 03 0350.

Among plans presented is SP-2 with location of partial CBS walls facing N Riverside Dr., and in between units for privacy. 6' aluminum fences with latched gates to secure the property A, B and C and the pools on unites B and C.

The project will have flood lights with motion sensors all around the 3 units. Light fixtures above the garages facing NE 6<sup>TH</sup> St will have motion sensor. There will be ceiling lights at the entry of each townhouse. The rear patios it will be optional at tenant discretion.

The project does not have a dumpster due to each townhouse will request independent garbage and recyclable litter bins for its own use.

No common areas are provided at this project.

Landscape plan is provided by registered Architect and complies with all City of Pompano Beach requirements (see Pompano Beach Landscape chart at bottom of Landscape plan) from the street all garages and front entries are visible without obstruction for security purposes. In addition, landscape was designed to be a low maintenance and with the idea of enhancing the architectural design as well the neighboring areas of this project.

This entire project will comply with Florida Building Code 2024 7<sup>Th</sup> Edition and all applicable codes & ordinances. All fix, operable windows, sliding doors, front doors and garage doors to be rated as Impact Resistant Glass.

Sincerely,

1602 Riverside LLC  
Eran Shoulman

**DRC**

PZ25-12000003

03.19.2025