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CPTED NARRATIVE

CPTED Principle #1 - Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

Natural surveillance is created by providing unobstructed views to the building entrances, parking areas, , and other assets that are relevant to this project. Good quality and quantity of lighting, is critical for good surveillance in the evening hours. Natural surveillance is supported on the building perimeter with unobstructed views over the ground floor plantings and hedges, which should be less than 32 inches in height, and tree canopies no lower than 8 feet. These parameters will allow a clear zone of natural surveillance for police, and residents, to be able to see clearly around the perimeter, and into the property.

There are large windows on the front and back sides of the building. Security Cameras are recommended to fully view all common space areas, building entrances, and pedestrian paths of travel. Video surveillance is important in monitoring areas where supervision is needed, or being able to detect persons or activity when or where it should not be occurring. There will be video surveillance at the vehicle entrances, the parking lots, the trash dumpsters, bike rack areas, common use pedestrian paths, and the building perimeter. Motion activated sensors and infrared cameras may be used on the perimeter boundaries: to detect movement; and record any activity in what should otherwise be quiet areas; and observe activity that would be unexpected or unusual. It is proposed that all video will be recorded, and observable in real time, if a monitoring service is used.

The use of LED lighting will provide sufficient background lighting for clear resolution of the video surveillance systems. CPTED plays a role in providing clear coverage by mindfully avoiding conflicts of the video cameras lines of sight with overgrown plantings and trees, and careful placement of lighting luminaires to prevent glare into the cameras. Surveillance cameras will be used on the perimeter boundaries, and the parking areas, and sidewalk areas, to detect movement and record any activity, in what should otherwise be quiet, except for employees and guests.

CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The site is accessed through a common entrance way on NE 3rd Avenue. Pedestrian access can be from sidewalks from the adjacent parking lot. The siting of the existing building faces the pickleball court and will provide eyes on people using the property, and exert a level of influence to observe and deter criminal activity. Perimeter Access Control will be accomplished with tall, recreational type fencing (10 FT) on the boundaries.

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11/06/2024

CPTED Principle #3 - Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

The site design is proposing a combination of landscape areas, gates and fences, and other CPTED devices to funnel people and cars to the intended openings and desired building entrances. The goal of the perimeter buffer is to deflect persons on the sidewalk to walk around until they access a concrete sidewalk pathway into the property. Pavers, or other method of delineation, will be utilized and identify the private pathways of the building, versus the public sidewalk, further reinforcing the sense of proprietorship and ownership. The goal of the landscape buffer is to deflect persons on the sidewalk to walk around until they access a concrete sidewalk pathway into the property. Pavers, will be utilized in select areas and identify the private pathways of the building, versus the public sidewalk, further reinforcing the sense of proprietorship and ownership.

The proposed development is planning on having a 10-foot high, fencing, on the boundaries of the property, which will separate the property boundary from adjacent properties, and prevent unauthorized access and trespassing. As required by the City and Urban Forestry Department, a new planting area will be required along the fence lines. New landscaping will be indigenous and native, not to exceed 32 inches off the ground. Tree canopies should be maintained clear under 8 feet, with a tree trunk six inches in diameter or greater. The landscaping and planting goal is to allow a clear zone of natural surveillance for police to be able to have unobscured sight around the perimeter and into the property.

The proposed development will include incorporate, curbs and structural elements to deflect a car crashing into the building facade. Pedestrian safety will be considered on the walking paths, by intermittent placement of trees, metal light poles and anchored planters where appropriate.

CPTED Principle #4 –Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.

The CPTED Maintenance Strategies include:

- Mature Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater;
- The exterior building walls, should be treated with a graffiti resistant resin to prevent vandalism, up to the wainscot and will facilitate easy cleaning;
- Lighting luminaires will be energy efficient LED fixtures or equivalent, which require little or no maintenance;
- Canopies over 8 feet to allow clear zone of natural surveillance for police to be able to have unobscured sight around the perimeter and into the property;
- Design in Dense, low profile and/or harsh thorny like non-obstructive (maximum height of 2'-6" feet) landscaping plantings in any vulnerable areas, such as under windows, 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;
- In combination with fencing, the plantings will create a hedge, or buffer, that will deter persons from accessing the resident apartment ground floor windows;

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PZ24-12000019

11/06/2024

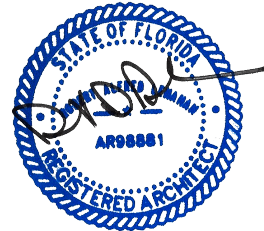
CPTED Principle #5 – Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

This business building will be operating from approximately 7 am-11 pm, and have clients using the building on a continual basis, and subsequently provide eyes on the street. The clients serve as capable guardians of the property, and can challenge trespassers, and call police for quick response.

CPTED strategies for activity support include:

- Ground rules of behavior will be clear and visible, and spell out clearly the rules of legitimate activities on the property, as well as, having the required posted signage for unauthorized access, and trespass.
- Legitimate activity support is increased from having residents, on the site around the clock. This is the strong 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; and
- Way-finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes, to avoid users from getting confused and wandering into potentially unsafe and dangerous areas.



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