

September 10th, 2025



City of Pompano Beach
Attn: Development Review Committee
Pamela Stanton, RLA – Urban Design Planner
Deputy Anthony Russo – BSO Deputy

**BROWARD SHERIF OFFICE (BSO) - CPTED Narrative
ATLANTICO**

2217, 2219, & 2233 E ATLANTIC BLVD
Pompano Beach, FL 33062
Application # PZ25-12000020

PROJECT DESCRIPTION: The proposed development is mixed-use residential, consisting of one (1) eight-story buildings totaling 75 units. In addition, the site will have residential amenities, a parking garage, and commercial at ground level. Access is achieved via N.E. 23rd Avenue through an entrance and exit. Buffered perimeter landscaping on the north side and a minimum 6-foot fence will surround the site. Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. The application plans and supporting documents demonstrate compliance with the Crime Prevention Through Environmental Design (CPTED) principles at follows:

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:

DRC

PZ25-120000201.
11/05/2025

Electronic Surveillance

- a. The project will incorporate CCTV security system for common areas and parking areas. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
- b. Unit owners will be encouraged to provide individual security camera systems for their unit.
- c. Security camera locations and direction are approximate and are subject to change. Building permit application will be submitted for installation of security system. Detailed plans showing "cone of coverage" shall be provided at time of building permit.
- d. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- e. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- f. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- g. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.
- h. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

i. A security gated system will be installed at vehicle entry points, any proposed camera locations will focus on main entrances and high-use areas. At time of building permitting, proposed camera locations will show complete field of coverage.

j. Residential units are fronting the private roadway with access to the pedestrian sidewalk connection providing a source of natural surveillance.

k. Security cameras will have a full view of all parking areas, all exterior building entrances and pedestrian paths of travel along and into the building perimeters.

l. Any potentially vulnerable areas that cannot be observed through Natural Surveillance will be covered by electronic surveillance monitoring.

m. Motion activated security cameras will be set up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities.

n. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc.

o. For Residential, (Homes Apartments, Condos, Hotel, Motel, etc.) all solid exterior doors must have either a see-through reinforced security window, a vision panel with doorknob / deadbolt hardware installed on the opposite side of the vision panel or at the minimum a 180-degree wide angle door scope – viewer (peephole).

p. Lighting shall comply with the illuminating engineering society of North America "iesna-g-12022" guide for security lighting for people, property, and critical infrastructure.

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PZ25-12000020
11/05/2025 2.

Lighting:

a. Security motion sensors will be utilized in strategically targeted areas, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc.

b. Vandal proof motion sensor security alert lights will be installed over garage egress side doors as a burglary crime prevention/deterrent as these remote doors are not immediately visible to the roadway and out of sight of many of the neighboring residents and police patrols.

c. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security at the site.

d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

e. The entire site will feature adequate lighting, per the standards of the code. This includes the exterior locations around the clubhouse which offers passive surveillance for the neighboring single-family buildings. Any rooms in and around the clubhouse building will be secure and feature adequate lighting.

f. Foot-candle illumination will increase at building entrances and high-use areas of the site. All proposed lighting will not conflict with the proposed landscaping.

g. Focused bright soft lights with shielded fixtures will be implemented to eliminate glare and undesirable light pollution trespass.

h. Lighting will be placed to enhance camera placement. The placement will avoid concentrate light directly into a camera lens thereby causing interference in operational efficiency.

i. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

j. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

k. Security strengthening – parking lots / parking garages / covered parking. Use highly reflective light color paint for covered parking areas &/or multi-level parking garages if paint is to be applied in these areas. Purpose: to increase the overall amount of natural & artificial light.

3. Sidewalks:

a. All non-residential space within the site will provide controlled access. Natural surveillance is provided through one point of access, so users are closely monitored.

b. A clear line of sight is provided to and from private and public areas. Large windows and balconies are located close to the street to create a sense of place, while providing natural surveillance.

c. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.

4. Landscaping:

a. Landscaping around the site's perimeter and building windows are maintained to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs in order to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.

b. All natural or mechanical lighting and surveillance are strategically placed so they will not be obstructed by the growth or installment of future landscape.



PHYSICAL/NATURAL ACCESS CONTROL: This principal 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:

1. Natural Access Control

a. The site is accessed by vehicles at one location along 23rd Avenue.

b. Parking lot spaces are clearly identified with pavement marking and signage.

c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it.

d. Any landscaping in front of fencing (except as required per perimeter buffer standards of the Code) should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

2. Physical Access Control

a. Signage for "Resident Only" parking spaces will be provided to separate retail parking aside from residential spaces.

b. All solid exterior doors, including each individual residential unit entry door, must have either a see- through reinforced security window, or an audible/ video intercom pager, or at the minimum a

180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any).

c. Facilities/amenities will only be accessed by residents of the project and their guests.

d. This residential project does not contain late-night business.

e. Any existing or future fencing anywhere on the site will be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Narrow spacing will be used between vertical bars to prevent providing footholds.

f. Adequate signage will be posted, such as towing signs, to prevent un-authorized parking and vehicle abandonment within the project site. A towing policy will be strictly enforced.

g. Include anti-pry robust security bar device on any ground or, if any, second level sliding glass doors (if any).

h. All exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.

i. The project will participate in the BSO No Trespass Program. An application to the BSO office will be provided prior to building permit approval. No Trespass signage locations will be coordinated with BSO prior to installation. Signage will be properly fastened at all corners to either a fence or pole.

j. For Commercial including Commercial Residential/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists/ Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance and a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

k. For Commercial including Commercial Residential/ Hotels/ Retail/ Multi-Family with Security/ Front Desk Receptionists/ Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops &/ or bar should be designed with a clear boundary delineation &/or enclosure separating public from private areas. The purpose is to protect employees, deter the accidental or intentional trespass into a restricted area & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc.

3. Electronic Access Control

a. The project will feature a smart card reader technology for building access into the clubhouse, which will also allow law enforcement efficient access in the event of an emergency.

b. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms.

c. All exterior doors must be pre-wired for burglar alarms, have non-removable door hinge pins, and have the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.

d. Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light and surrounding area must be under video surveillance.

e. If the parking garage is shared between the general public & private residents, an interior parking garage Access Control vehicle gate system must be incorporated to secure the designated private

DRC

PZ25-12000020
11/05/2025

parking area. Ensure to utilize systems that prevent tailgating / “piggybacking” by non-legitimate users attempting to gain unauthorized access.

f. In order to prevent unauthorized access install a robust security rolldown gate(s) that can be operated in times of need to close & secure the parking garage, such as during a hurricane or other emergency including a serious &/or life-threatening criminal situation.

TERRITORIAL REINFORCEMENT: This principle 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. Security gates on private pedestrian sidewalks that connect to the public sidewalk network.
- b. A minimum 6’ high perimeter fence separates the private development from the adjacent public space.
- c. Perimeter landscape further separates abutting properties, specifically along the property’s north, south and west sides.
- d. All exterior doors will be pre-wired for burglar alarms, have non-removable door hinge pins, and have the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.

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.
- g. Commercial, Industrial and Multi-Family Residential exterior wall surfaces wall along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.

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 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 buildings amenity features are focused on the center of the site. These areas feature large open areas, a pool, and tot lot that facilitate passive monitoring by its users.
- b. The buildings are set close to the street, which will promote integration of private and public space.

c. 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.

d. The Amenities, Fitness Center, and Cowork spaces will have a Wi-Fi system that will be encrypted and password protected to prevent non-legitimate users to loiter and use the open free Wi-Fi.

End of Responses

If you have any questions during your review do not hesitate in contacting me directly at our offices at 954-314-9242

Very truly yours,

Austin Fox, RA,AIA,NCARB



Principal

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