

April 19, 2022

Broward's Sheriff's Office/City of Pompano Beach

**RE:** Belmont Park Estates Crime Prevention Through Environmental Design (CPTED) Narrative

**Folio No.:** 4942-02-02-0039, 4942-02-02-0061, 4942-02-02-0063, 4942-02-02-0070

**Application No.:** TBD

To Whom it May Concern,

Please find responses addressing five (5) CPTED principles in support of the proposed duplex development:

**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.

**Response:** There are four proposed buildings as part of this development with associated parking, landscape, and lighting improvements. Parking area and sidewalks will be illuminated per Pompano Beach Land Development Code (0.5-2.0 foot candles) and sidewalk along Pompano Park Place will be illuminate from the three existing street lights. Buildings will also have additional security lighting, limiting dark areas on the site. Lightpoles will be placed in areas not shaded by proposed trees.

**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.

**Response:** There is one point of vehicular access from Pompano Park Place with a one-way driveway through the site to one exit onto SW 4<sup>th</sup> Avenue. There is an existing sidewalk along Pompano Park place and one proposed sidewalk internal to the site along the north side of the buildings. Space between buildings will be used for stormwater storage and are blocked with plant material to deter pedestrians from entering the area. There is also a 6'HT block wall along the north property line.

**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

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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.

**Response:** Proposed improvements feature new landscaping, lighting, and new duplex buildings that provide a sense of proprietorship and deter potential intruders. There is no outdoor congregation area, which prevents undesirable activity in the project area.

#### **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. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

**Response:** A maintenance program will immediately go into effect once construction of improvements are complete. and site will be maintained to the highest standard possible.

#### **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.

**Response:** This is a 16-unit residential development will full time residents, therefor there will be frequent daily trips to and from the buildings, increasing frequency of natural surveillance and activity support.

Thank you for the consideration of this project. Please contact Steve Feccia at [steve@jessaminedb.com](mailto:steve@jessaminedb.com) or (508)736-6897 should you have any questions, comments, of concerns.

Respectfully,



Steve Feccia, PLA  
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