

## 2716 NE 14<sup>th</sup> Street Causeway CPTED Narrative

**Project Location:** 2716 NE 14 Street Causeway, Pompano Beach FL 33062

**Project Description:** THIS PROPOSAL IS ABOUT NEW PROJECT FOR A 6 CONDOS , DEVELOPED IN 1 BUILDINGS WITH 3 STORY EACH. THE CONDOS WILL HAVE DIFFERENT SIZES AND ROOMS AS FOLLOW: 4 UNITS WITH 3 BEDROOMS 3 BATHROOMS AND 2 UNITS WITH 4 BEDROOMS ,3 BATHROOMS THIS PROJECT WILL HAVE COMMON AREAS SUCH AS OFFICES FOR PRIVATE USE, SAUNA, POOL BATHROOMS ,MULTIPURPOSE ROOM (GYM OR GAME ROOM), AND OPEN AREAS FOR RECREATIVE PURPOSES, AS SWIMMING POOL, LANDSCAPING, & WALKING AREAS, DESIGNED TO PROVIDE A MAXIMUM VISIBILITY TO THE CANAL AND RECREATIVE AREAS .

THIS BUILDING WILL BE BUILT WITH CONCRETE COLUMNS , BEAMS AND CONCRETE FLOOR SLABS , CMU WALLS. THE AIR CONDITIONED EQUIPMENT WILL BE LOCATED AT ROOF TOP. (CU) , THE ELECTRICAL, PLUMBING, MECHANICAL AND BUILDING SYSTEM , ALL UNDER FBC. 2020 7TH EDITION.

CPTED #1 Natural Surveillance- There will not be a dumpster or enclosure and units will have individual receptacles in each respective units storage area under their access stairs. These will be locked and secured. The absence of a dumpster will deter the ability for trespassers to loiter or hide, in addition this prevents illegal dumping.

Parking areas will be illuminated with light poles, building lighting installed on walls and ground lights that illuminate areas of travel. Parking spaces will be clearly and individually marked and assigned for residents. Signage to be posted stating private parking only and no unauthorized vehicles permitted and a towing sign with tow away policy will be publicly displayed at entrances and in parking areas. Parking and access is to be granted through a gated access control system. This will help to avoid unauthorized access and guests would have to be granted access through the access control system (call box/fob access)- See photometric plan for detailed lighting plan

An alarm system will be installed under a separate permit.

Code approved Hurricane glass windows and doors with see through security glass window will provide an opportunity to monitor the exterior upon exiting. This also gives the opportunity should someone have the ability to bypass the access control system to visually identify visitors.

All fencing and balcony railings have “see through” spacing to maintain Natural Surveillance.

CPTED #2 Natural Access Control -Landscaping edge with hedging of Podocarpus along perimeter of property on 14<sup>th</sup> street causeway side and the corner of 27<sup>th</sup> way approx. 250 linear feet. Fencing (insert details) Low landscaping and fencing defines property lines without creating hiding spaces.

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6/7/2022

Fencing type is aluminum 6' fencing with 1 3/4" 14 g Lateral Posts with 1" 14 g vertical pickets @ 3 5/16" spacing for the perimeter of the property and 3' height at site triangle (see SP-1 for detail) Placement is on the North, East & South side of property there is an existing 6' wooden shadow fence in place of property line bordering the west side of property.

Paving and architectural treatments define public and private zones

A clear path of entry from gated access on 14<sup>th</sup> street is lined with landscaping to show defined walkway area to access the common areas as well as private access to individual units. Palm trees with site line views due to an 8' clear trunk view with canopy without any obstructions.

The most vulnerable areas would be at the property line on the west side of 14<sup>th</sup> street causeway and the property line on the south side of 27<sup>th</sup> way. Dense low profile landscaping will include Tb-1 with a hedge line of Podocarpus buffering an aluminum fence for added security.

All hedging and ground cover will be maintained from 2'-2.5' foot maximum for all hedges, bushes, low plants and ground cover.

CPTED #3 Territorial Reinforcement - Lighting Standards will be met with 60" Long Strip Outdoor Lighting Garden Wall Lights on all entrance areas to illuminate entrance. All structures will have vandal proof motion sensor security alert lights over any overhang that could potentially attract loitering or intrusion. Lights to be used under all overhangs are [55 Watt UFO LED Low Bay Light | 7312 Lumens | Color Adjustable | 100-277V | Motion Sensor | White](#).

Landscape lighting will be used to illuminate the surrounding space areas to the buildings this includes all landscaping upon entry way all landscaping in all site triangles and all landscaping in courtyard. This will not only light pathways but clearly define and enhance security camera efficiency.

CPTED #4 Security Strengthening- will be addressed by posting "Broward Sherriff's Office No Trespass" signage at both the North entrance on 14<sup>th</sup> street causeway as well as the East entrance on 27<sup>th</sup> Way. As well as, the south side of the property (the Canal Area). The West side of the building abuts another property so proper signage will be posted on the west side of building. Signs will be posted at a minimum of 6' height from ground level for clear and unobstructed view at all corners of the property. They will be fastened with 2, 9/16" bands, 2, 5/16" hex-head screw, & 2 mounts for each sign posted.

Security Cameras are to be installed are GW Security 32 Channel 4K H.265 POE/IP Security Camera System, 32ch 4K NVR & 24 × 8MP IP Turret Security Cameras, Video Surveillance System for 24/7 Recording. Cameras will be installed in 18 separate locations please see CPTED Drawing for detailed locations. Cameras have 4k UHD resolution, PoE

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power, IP66 Rating, Built in microphone, facial recognition, 130 foot night vision and metal housing for weatherproof protection (IP66 dust and water protection). This system is hard wired. Face recognition can be searched through NVR or App. It is mutually exclusive with the face recognition function, and the human shape and car shape inspection can be inspected at the same time, or you can choose any inspection, which is more flexible. Compared with Motion Detection, this feature has a built-in humanoid detection algorithm. When this function is enabled, the humanoid that detects motion will trigger an alarm, which can reduce the triggering of alarms caused by non-human factors such as tree shaking and small animal activities. Easy to Setup to enter the Human & Vehicle Detection form and the car form can be inspected at the same time or separately. This is essential to preventing crime. Hard drive will be installed in electrical room with an access door that has non-removable door hinge pins and a security pin pad for access.

Cameras will cover all areas of parking, entrances and walkways of travel around the building perimeter including sidewalks outside the gated areas. No coverage gaps to exist.

Rapid Access System to be installed to ensure unimpeded access in case of an emergency.

Bike storage rack is located in the south east corner near the 27<sup>th</sup> way gate entrance for convenience to create natural and electronic security.

A monumental sign will be installed under a separate permit.

**CPTED #5 Maintenance – There will be a community system in place (an app) for residents to “self serve” repair requests and tracking such requests allows management to respond in a timely manner.** A preventative maintenance schedule with specific tasks to perform on a monthly, seasonal, and yearly basis will aid in maintaining the building and grounds:

- Check for weather damage to buildings made by wind, and rain. Determine whether there is any serious or significant damage that needs to be fixed immediately.
- Have property’s HVAC heating system inspected and cleaned. In addition, change all air filters on individual units to prolong the life of the system and maximize efficiency.
- Get a certified roof specialist to inspect the roofs for any damages or leaks.
- Inspect plumbing fixtures and systems and look for chipped grout and sealants that could lead to water damage. Inspect public restrooms along with individual units.
- Service air conditioners.
- Test smoke and CO2 alarms, and recharge fire extinguishers to keep residents safe.

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6/7/2022

- Keep the grass trimmed regularly and maintain landscaping and increase watering for the hotter summer months. Mulch garden beds to help conserve water and spruce up property.
- Trim trees to keep weak or dying limbs from causing property damage during stormy weather or creating obstruction for security or natural surveillance
- Inspect outdoor lighting, and make sure to adjust the settings with the longer days. Solar-lighting installed.
- Pressure wash and repair deck and patio spaces, and clean any common areas to remove dust, dirt, or grime.
- Steam clean tile, wood, and carpet flooring and furniture of communal areas.
- Clear your property of all dead leaves, weeds, and branches.
- Blow-out and turn off sprinkler and irrigation systems.