

CPTED Principles

Crime Prevention Through Environmental Design

CPTED Principle #1 – Natural Surveillance

Natural surveillance principles are being used throughout the site as follows:

- *Placement of security cameras in various, optimal locations – where they will be highly visible and include signage alerting site visitors/residents to their presence.*
- *The main lobby is monitored by the Leasing Office within the Amenity Building, which will be staffed during regular working hours.*
- *The covered parking areas are open with views of the canal to the east and south.*
- *There will be low landscaping around the pool and dog park areas, which will allow views of the parking lot. These areas will be under frequent use by residents.*

CPTED Principle #2 – Natural Access Control

Natural access control principles are being used throughout the site as follows:

- *The main entrance is gated, with non-residents needing to use a call box to gain access to the site.*
- *There is only a single vehicular entrance to the site.*
- *All pedestrian access is gated, and non-residents are not permitted unless accompanied by a resident of the community.*
- *A 6' height concrete wall will be constructed along the north property line, which abuts to the neighboring McDonald's site.*
- *The first parking spaces on-site are reserved for guests, and is in direct view of the Leasing Office and Amenity Building.*

CPTED Principle #3 – Territorial Reinforcement

Territorial Reinforcement principles are being used throughout the site as follows:

- *A 6' height fence will be installed to provide separation between the site and the right-of-way along NW 31st Avenue/Atlantic Boulevard Extension.*
- *Broward Sheriff trespass signage will be installed at the main entrance and at the Leasing/Amenity Building entrance to alert visitors that the site is under police surveillance.*
- *As mentioned under principle #2, a 6' height concrete wall will be located along the north property line, providing separation between the site and the neighboring commercial property.*

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CPTED Principle #4 – Maintenance

Maintenance principles are being used throughout the site as follows:

- *The Maintenance Office/Division will be centrally located on site, allowing ease of access for property maintenance and management.*
- *The design of the site allows for easy access to the canal for maintenance.*

CPTED Principle #5 – Activity Support

Activity support principles are being used throughout the site as follows:

- *The perimeter walking path is attached/abuts to the residential buildings, creating an easy-to-access amenity and a natural connection throughout the site.*
- *The perimeter walking path along the canal includes shade trees. This encourages use and safe activity on the path by the intended users, residents.*
- *There is direct pedestrian accessways to the amenity areas, again encouraging safe activity by the intended users.*