

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Fax (954) 527-0857

Email; Gcarbonell@Gjcarch.com

www.guscarbonell.com

AA 26001131

April 29, 2021

CPTED PRINCIPLES

Preliminary Major DRC for Site Plan

Re; Sabbia Beach Parcel B, 723 Ocean

Twelve unit multifamily development.

723 North Ocean Boulevard.

POMPANO BEACH, FLORIDA, 33062.

Crime Prevention Through Environmental Design

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.

The 723 Ocean Development has full visibility for surveillance. More than half the units front onto the right ways with no hidden driveways between the buildings and right of ways. All units have two balconies and large windows. A deterrent against crime.

The area is well lit with bollards at all vehicular and pedestrian entrances and outdoor amenities.

and the landscaping maintains a visual connection at a person's natural height. Tall palms and trees with tall canopies and low-profile bushes.

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 723 Ocean Development has a perimeter fence and secure gates to prevent unauthorized access to the side and rear yards. The front entries are well lit and easily recognized. The main entrances all front onto the right of ways. All parking is in an enclosed gated garage.

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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 low hedges and perimeter landscaping define the territory separated from the public street together with fencing along the amenity areas. The units will be provided with a burglar alarm system and small signs calling the attention to their existence. Surveillance cameras provided at key locations.

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.

The boutique development will be controlled by an HOA that is responsible to maintain the quality of the development. This maintenance includes the exterior lighting and landscaping as well as general maintenance of grounds and building.

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.

If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriff's Office at: Patrick_Noble@sheriff.org or at (954) 709-7006.

As a small development, and the regulated HOA, the residents will all be aware of protection of their property and that of the development. Cameras will be installed with wide vision angles to cover 100% of the frontage.

Respectfully submitted.

Gustavo Jose Carbonell

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Gustavo J. Carbonell, A.I.A.

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