



KARAM BROTHERS, LLC
DESIGN • BUILD • MANAGE
3025 NORTH OCEAN BLVD
FT LAUDERDALE, FL 33308
954.547.3059 CGC1508162

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 West Atlantic Blvd
Pompano Beach, FL 33060

August 31, 2021

Re: CPTED Narrative
Project: 6 Unit Townhomes (PZ19-12000015)
117 South Riverside Drive,
Pompano Beach, FL 33062

Planning and Zoning Division:

Principle #1 Natural Surveillance:

The “Seen and be seen” concept is a theme throughout this proposed multifamily project. The natural surveillance concept is achieved through the direct view of the street, driveway and pool area from the ground level patios and the balconies at the front and back of each unit. Surveillance of the surrounding streets and properties is again achieved through the direct viewing of these areas from the ground level patios and balconies on the exterior façade of the building. The buildings will have lighting to illuminate the building façades as well as site lighting in all parking areas and passageway on site. Unit railings will be picket style to insure high visibility for all residence. The design of the project provides clear site lines for all residences from their units and public spaces.

Principle #2 Natural Access Control:

Access control is attained through the placement of the parking areas, walkways, landscaping, site lighting and signage. Limited ingress and egress points control traffic on site. All units have individual entrances with distinct unit identification. Signage is provided throughout the site to guide residents and visitors to the correct units and public areas. Security cameras are on all buildings and throughout all parking areas.

DRC

PZ21-12000029
12/01/2021

DRC

PZ21-12000029
10/6/2021



KARAM BROTHERS, LLC
DESIGN • BUILD • MANAGE
3025 NORTH OCEAN BLVD
FT LAUDERDALE, FL 33308
954.547.3059 CGC1508162

Principle #3 Territorial Reinforcement:

Territorial reinforcement is provided to all residents through well maintained landscape areas, well-lit parking and walkways, monitored security cameras and well-maintained parking areas. These attributes provide residents with security and a sense of ownership.

Principle #4 Maintenance:

The landscaping, walkways and paved areas will be well-maintained and tended to on a regular basis. Through a well-kept property and maintenance practices, residents will gain a sense of control and pride of their property. Building maintenance is a priority to eliminate the “broken window theory”. The theory is that one broken window will entice vandals to break others. Routine checks of the property will ensure the high level of property maintenance and appearance desired by the Developer and residents. The project will have impact rated windows and doors to add to the high level of security and deter unwanted intruders.

Principle #5 Activity Support:

Activity support is important, so individuals feel they are part of the surroundings and promotes natural surveillance. An active property enjoys safety through passive and active efforts. Residents in these active areas enjoy the added value of the space and it discourages non-residents from entering the property.

Thank You,
Karam Brothers LLC

DRC

PZ21-12000029
12/01/2021

DRC

PZ21-12000029
10/6/201