

## PART XXVII. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REVIEW<sup>1</sup>

### 27.141. Purpose.

The purpose of this administrative policy is to require and provide procedures for Crime Prevention Through Environmental Design (CPTED) review during the site plan review procedures established by Chapter 5, Article IX, Broward County Land Development Code.

(Res. No. 96-624, 7-9-96)

### 27.142. Definitions.

*County facility:* For the purposes of this article, shall mean a building or structure used by the general public.

*Crime Prevention Through Environmental Design (CPTED):* A proactive approach using the following four (4) principles in the design and care of the built environment to reduce the incidence and fear of crime:

- (1) *Natural surveillance:*
  - a. The placement and design of physical features to maximize visibility. This includes building orientation, windows, entrances and exits, parking lots, walkways, guard gates, landscape trees and shrubs, fences or walls signage and other physical obstructions.
  - b. The placement of persons and/or activities to maximize surveillance possibilities.
  - c. Lighting that provides for nighttime illumination of parking lots, walkways, entrances and exits.
- (2) *Natural access control:*
  - a. The use of sidewalks, pavement, lighting and landscaping to clearly guide the public to and from entrances and exits.
  - b. The use of fences or landscaping to prevent and/or discourage public access to or from dark and/or unmonitored areas.
- (3) *Territorial reinforcement:* The use of physical attributes that express ownership of property, such as pavement treatments, landscaping, art, signage, screening and fences.
- (4) *Maintenance:* The use of low maintenance landscaping and lighting treatment to facilitate the CPTED principles of natural surveillance, natural access control and territorial reinforcement.

Implementation of CPTED principles 1 through 3 is handled through the site plan review and approval process addressed by this policy. Implementation of principle 4 depends primarily on individual property owner initiative, and secondarily on code enforcement.

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<sup>1</sup>Editor's note(s)—Inasmuch as the provisions pertaining to crime prevention through environmental design review were inadvertently omitted from the Code, and at the direction of the County, the provisions of Res. No. 96-624 have been included as Part XXVII, §§ 27.141—27.144. Prior to the reenactment of Part XXVII, Res. No. 2009-353, § 5, adopted May 12, 2009, repealed former Part XXVII, §§ 27.141—27.146, in its entirety which pertained to the Broward beautiful funding program and derived from Res. No. 2003-378, adopted May 13, 2003.

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*CPTED Review:* The evaluation of site and building design during the review of a development application for its consistency with CPTED principles.

*CPTED Training:* A basic training course by an instructor as approved by the Office of the Attorney General for the State of Florida or the National Crime Prevention Institute, or a course of study offered by an accredited college or university.

(Res. No. 96-624, 7-9-96)

### **27.143. Procedures.**

(a) *Training.*

This policy calls for the training of personnel involved in plan review from the Broward County Department of Strategic Planning and Growth Management. A minimum of two (2) plan review personnel from the above department must be trained in CPTED.

Other personnel, particularly public works staff involved in county project design, should be CPTED trained in order to maximize the benefit of CPTED implementation.

(b) *Site plan review.*

Applications for site plan approval shall undergo CPTED review for all uses except for one single-family dwelling or one duplex. The CPTED review must be completed and signed by one CPTED trained law enforcement officer and one designated CPTED trained person within the Broward County Department of Strategic Planning and Growth Management.

Any application which undergoes an abbreviated review under section 5-181(c)(3) of this Code shall only require CPTED review by the Department of Strategic Planning and Growth Management. At the discretion of the Director of the Development Management Division, abbreviated review applications may be sent to a law enforcement officer for CPTED review.

(c) *Plat review.*

Plats with lotted subdivision designs and plats with street designs shall require CPTED review by the Department of Strategic Planning and Growth Management and, at the discretion of the Director of the Development Management Division, may be sent to a law enforcement officer for CPTED review.

(d) *Effect of staff comments relative to CPTED.* Compliance with the comments noted by the CPTED reviewers shall be voluntary. For sites owned or controlled by Broward County, design firms contracted to design new county facilities shall have CPTED trained staff pursuant to section 27-136.

(e) *Site plan requirements; other application requirements.* Where applications do not require submission of elevation drawings and site plans, including landscaping and lighting plans, the Director of the Department of Strategic Planning and Growth Management may require submission of same when necessary for purposes of CPTED evaluation.

(f) *Conflict with zoning and land development codes.* Where application of CPTED principles conflicts with requirements of either the Broward County Zoning Code or the Land Development Code, code requirements shall take precedence. Strategic Planning and Growth Management staff shall maintain records of such conflicts and, where feasible, may recommend code amendments which reconcile CPTED principles with existing site development standards and principles.

(Res. No. 96-624, 7-9-96)

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**27.144. Additional information, requirements and responsibilities.**

The Department of Strategic Planning and Growth Management is responsible for the updating of this policy.  
(Res. No. 96-624, 7-9-96)

**27.145—27.149. Reserved.**