

December 8, 1998
December 17, 1998

RESOLUTION 127, 1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, CREATING POLICY TO PROVIDE FOR CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REVIEW; PROVIDING FOR DEFINITIONS; PROVIDING DEPARTMENT REVIEW OF SITE PLANS BY A CPTED TRAINED LAW ENFORCEMENT OFFICER AND A CPTED TRAINED PERSON WITHIN THE GROWTH MANAGEMENT DEPARTMENT; PROVIDING FOR CPTED REVIEW OF CERTAIN PLATS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crime Prevention Through Environmental Design (CPTED) was first introduced in 1971 and has over the years been adopted by various communities; and

WHEREAS, the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and to an increase in the quality of life;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA:

Section 1. A Policy to be known as "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REVIEW," is hereby created as set forth below:

Purpose.

The purpose of this Policy is to require and provide procedures for Crime Prevention through Environmental Design (CPTED) review during the site plan review procedures established by Chapter 118 of the Code of Ordinances.

Definitions.

City Facility: For the purposes of this Policy, shall mean a building or structure used by the general public and operated by the City of Palm Beach Gardens.

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.

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 on CPTED principles 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 on CPTED principles offered by an accredited college or university.

Procedures.

A. Training.

This policy calls for the training of personnel involved in plan review from the Growth Management Department. 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 City project design, should be CPTED trained in order to maximize the benefit of CPTED implementation.

B. Site plan review.

Applications for Planned Unit Development or site plan approval shall undergo CPTED review for all uses. Within one year from the date of adoption of this Resolution, CPTED review of said PUD or site plan applications must be completed and signed by one CPTED trained law enforcement officer and one designated CPTED trained person within the Growth Management Department.

C. Plat review.

Plats with lotted subdivision designs and plats with street designs, which did not undergo site plan review outlined in subsection B shall require CPTED review by the Growth Management Department and, at the discretion of the Growth Management Director, may be sent to a law enforcement officer for CPTED review.

D. City facilities.

For sites owned or controlled by the City of Palm Beach Gardens, design firms contracted to design new City facilities shall have CPTED trained staff.

E. Site plan recommendations; other application recommendations.

Where City codes do not require submission of elevation drawings and site plans, including landscaping and lighting plans, the Growth Management Director 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 Palm Beach Gardens Land Development Regulations, the Land Development

Regulations requirements shall take precedence. 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.

G. Additional Information, Requirements & Responsibilities.

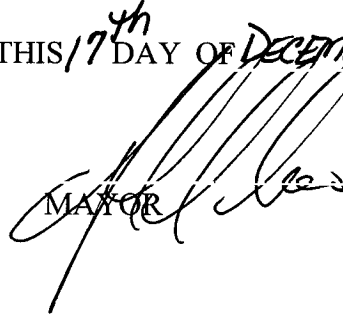
The Growth Management Department is responsible for the updating of this policy.

Section 2. SEVERABILITY.

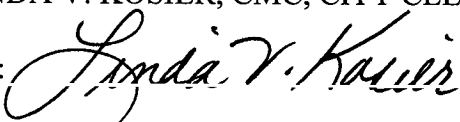
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Resolution is for any reason held or declared to be unconstitutional, inoperative, or void, such holdings of invalidity shall not affect the remaining portions of this Resolution and it shall be construed to have been the legislative intent to pass this Resolution without such unconstitutional, invalid or inoperative part herein, and the remainder of this Resolution after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Resolution or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 3. This Resolution shall become effective upon adoption.

INTRODUCED, PASSED AND ADOPTED THIS ^{17th} DAY OF ~~DECEMBER~~,
1998.


MAYOR

ATTEST:
LINDA V. KOSIER, CMC, CITY CLERK

BY: 

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY


CITY ATTORNEY

VOTE:	<u>AYE</u>	<u>NAY</u>	ABSENT
COUNCILMEMBER RUSSO	<u>✓</u>	—	—
COUNCILMEMBER FURTADO	—	—	—
COUNCILMEMBER JABLIN	<u>✓</u>	—	—
COUNCILMEMBER CLARK	<u>✓</u>	—	—
COUNCILMEMBER SABATELLO	<u>✓</u>	—	—

RESOLUTION 127, 1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, AMENDING THE SITE PLAN FOR PARCEL 7, ST. MARTIN, LOCATED WITHIN THE BALLENSLES PCD, AS ORIGINALLY APPROVED BY RESOLUTION 16, 1997, FOR ENTRY FEATURE AND SIGNAGE; PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Resolution 16, 1997, approving a site plan for Parcel 7, located within the BallenIsles Planned Community District, and

WHEREAS, the original approval for 34 custom detached homes did not include approval of an entry feature and signage; and

WHEREAS, an application has been submitted seeking to amend the approved site plan to include an entry feature and signage, and

WHEREAS, the City's Growth Management Department has reviewed this application and has determined that the amendment to the site plan is consistent with the approved landscape plan,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA:

Section 1. The City Council of the City of Palm Beach Gardens hereby approves an amendment to Resolution 16, 1997, approving a site plan for Parcel 7, known as St. Martin, located within the BallenIsles PCD, for the construction of an entry feature and signage.

Section 2. Said construction shall be consistent with plans on file with the City's Growth Management Department as follows

- 1 October 27, 1998 Layout/Materials Plan, Krent Weiland Design, Inc., Sheet L-1.
- 2 June 2, 1998 Detail Sheet, Krent Weiland Design, Inc., Sheet L-2.

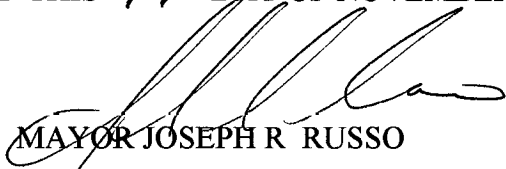
Section 3. Said proposed site plan shall comply with the following conditions:

- 1 Prior to the release of the landscape escrow monies for Parcel 7, the Landscape Architect of Record shall supply the City with three copies of the as-built landscape plan for the common areas within Parcel 7.

- 2 Prior to construction plan approval, all structural walls, columns, arches, and fountain designs shall be certified by a registered structural engineer.

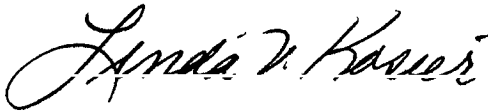
Section 4. This Resolution shall be effective upon adoption.

INTRODUCED, PASSED AND ADOPTED THIS 19th DAY OF NOVEMBER 1998


MAYOR JOSEPH R. RUSSO

ATTEST
LINDA V KOSIER

APPROVED AS TO LEGAL FORM AND
SUFFICIENCY




CITY ATTORNEY

VOTE	AYE	NAY	ABSENT
MAYOR RUSSO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VICE MAYOR FURTADO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN JABLIN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN CLARK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMAN SABATELLO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



CITY OF PALM BEACH GARDENS

10500 N. MILITARY TRAIL • PALM BEACH GARDENS, FLORIDA 33410-4698

November 20, 1998

Mr. Nader Salour
303 BallenIsles Dr.
Palm Beach Gardens, FL 33418

Dear Mr. Salour:

Enclosed is a copy of Resolution 127, 1998, amending the site plan for Parcel 7, St. Martin within BallenIsles.

Resolution 127, 1998 was approved by the City Council at the Regular Meeting on November 19, 1998.

Sincerely,

Ruth Catt
Administrative Secretary

Enclosure: As Stated