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March 24th, 2023

Pompano Beach Building Department
100 W. Atlantic Bld.
Pompano Beach, FL 33060

RE: Pre-Application CPTED Narrative
Florida Indoor Tennis

To whom it may concern,

Principle #1 - natural surveillance

Building has been designed with storefront doors and windows along the north, east, and west walls. Parking and internal drive isle surround the building to avoid any hidden areas. All sides of the building are highly visible by employees and patrons.

Principle #2 - natural access

Access has been limited to 1 curb cuts. Large landscape buffer and swale has been designed along main road and pedestrian access. In addition, all sides have been buffered with landscape including low level continuous hedges and trees. The building has 3 main entry points that will limit access into the building, however, only one, the center entrance will allow entrance to the building. This entrance will have a reception area and limited access to internal areas.

Principle #3 - territorial reinforcement

All sides of the building have been designed as a member only establishment, signs, storefront, building facade design will reinforce that this is a members only establishment. This facility will be surrounded by code allowed fence design on all four sides of the recreational facility with entry gates. The entry will be gated during non=operational hours. Areas outside of the fenced are are designated storm drainage areas only.

Principle #4 - maintenance

As a members only recreational facility, it is in the owners best interest to maintain all features of the site including building, landscape, parking and driveways. This is consistent with image and desire to attract potential patrons to purchase memberships and spend maximum amount of time in the facility. The site has a full loop service drive that will aid in access and maintenance through out.

Principle #5 - activity support

Driveways have been design on all sides of the building, parking has been design on 3 sides of the facility. This will establish natural surveillance by members and employees in addition to having access/ exit doors around the entire facility. There is high level of membership participation turnover going to and from building and parking providing constant activity support surrounding the facility.

Sincerely,

RWB / Linares Architecture, Inc.

Juan C
Linares

Juan C. Linares

Digitally signed by Juan C Linares
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