

October 31, 2023

**CPTED NARRATIVE**

**PROJECT: 200 PARK CENTRAL**

**PROJECT NUMBER: 23-0001-01**

**P&Z PROJECT NUMBER: PZ23-12000034**

**PROJECT ADDRESS:**

The proposed development project is located at 200 Park Central Boulevard South in Pompano Beach, Broward County, Florida.

**CPTED PRINCIPLES:**

**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.

*Lighting: Code compliant lighting will be provided along the perimeter of each building and within the parking lots, drive aisles, loading areas, pedestrian walks and plazas. Landscaping will be provided and installed in areas that compliment the lighting design. Each building entry point will include lighting.*

*Landscape: Code compliant landscape will be provided and maintained in keeping with CPTED principles.*

**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.

*Walkways: Will be provided for all access points from the parking area.*

*Vehicular access points will be identified by signage. Loading areas for shipping and receiving clearly identified with appropriate signage.*

**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.

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Signage: Wayfinding signage will be provided. Signage will be provided on the building and exterior doors where applicable

**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.

Maintenance: With the proposed improvements the owner/operator intends to provide adequate maintenance of the facility and grounds to maintain a high level of appearance for the property.

**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.

Activity: The owner/operator currently maintains 3 active businesses within the property and expects to grow the business and activity to support active and positive use.

A CPTED Plan is provided to include the principles noted. The plan identifies suggested locations for security cameras with a view range indicated in keeping with HD 4K specifications. In addition to the lighting photometrics provided lighting will be provided at each entry point as depicted in the CPTED Plan. The main parking area will be open and not gated or fenced with entry doors access controlled and video monitored. The loading area of the site will be fenced and gated with access control. The property will participate in the BSO no trespassing signage program with sign locations coordinated with BSO accordingly.

Respectfully,



Damon T. Ricks  
Site Planning | Entitlement Process

**DRC**