

September 17, 2025

City of Pompano Beach  
Department of Development Services Planning & Zoning Division  
100 W. Atlantic Blvd  
Pompano Beach, FL 33060

**Re: Mill Creek Residential – Mixed-Use Development (Residential & Retail)  
Crime Prevention Through Environmental Design (CPTED) NARRATIVE Document**

This CPTED narrative outlines how the proposed mixed-use development located at 855 S Federal Highway, Pompano Beach FL has been designed to achieve the five foundational principles of Crime Prevention Through Environmental Design: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance, and Activity Support. The corresponding CPTED Plan is attached to this application as Sheet C-700.

## 1. NATURAL SURVEILLANCE

Natural Surveillance is a concept to prevent attempting unlawful action by maximizing visibility and awareness of both public and private spaces. The site has been strategically designed to achieve this principle through thoughtful placement of physical features and lighting.

- Lighting fixtures are installed around the entire building perimeter and throughout the parking lot, with photometric points documented on the plan to demonstrate adequate illumination. This ensures that all pedestrian walkways, parking areas, and building entrances are well-lit, reducing hiding spots and increasing the perceived risk for potential offenders.
- Landscaping will not conflict with site lighting.
- Landscape elements further support visibility. All shrubs adjacent to City Rights-of-Way are maintained at a height no greater than 24", and perimeter trees in the Vehicular Use Area (VUA) are recommended to be 14' overall height to maintain clear sightlines from the roadway.
- Exterior doors are positioned to be visible from the street, parking lot, and neighboring properties, enhancing passive surveillance.
- Visitor parking is located adjacent to the building, while residential parking is secured within a garage structure.
- The pool and clubhouse amenity areas are highly visible from residential units.
- Stairwells and elevators are clearly marked, with at least one stairwell providing direct access to the exterior.
- Security cameras/ electronic surveillance needs to be placed at all corners of our buildings, all entrances to our building, and entry points to our site.

## 2. NATURAL ACCESS CONTROL

Natural Access Control focuses on directing the flow of people and directed primarily at criminal accessibility.

- Access to the site surrounding our building is guided through deliberate landscaping and architectural design.
- Entrances are framed with landscape features that signal entry points and guide movement.

- A southwest connection to the southern adjacent property is blocked off with a 6" PVC fence, reinforcing boundaries and preventing unauthorized vehicular access. This existing-to-remain fence along the southern border will limit entry points to our site to a total of 2 access points. These access points are the driveway connection from Federal Highway and from the existing dealership property bordering the site from the south.
- We have provided a single, clearly identifiable, point of entry to our building lobby (main entrance).
- As the dumpsters, trash, and loading zones are within the building outline, there are no dumpsters or stacked items that would allow access to the roof.

### 3. TERRITORIAL REINFORCEMENT

Territorial Reinforcement is a principle that focuses on defining public vs. private property, and with that a sense of ownership is established. The proposed development has design elements that are a signal to potential intruders that the space is private, monitored, and that consequences for unlawful behavior or conduct may follow.

- Property lines are visibly marked.
- Pedestrian pathways around the building feature patterned pavers that distinguish private walkways from public areas.
- The public sidewalk along Federal Highway remains intact, but is visually separated from private property by hardscape furniture resembling pillars, which act as a symbolic barrier.
- Architectural and landscaping designs clearly indicate private property.
- Trees are provided in pedestrian areas; all pedestrian paved areas have landscape within close proximity.

### 4. MAINTENANCE

Ongoing maintenance of the proposed development, especially around entrances, is a critical component of the CPTED strategy. A well-maintained environment communicates care and respect for private property and discourages vandalism and other criminal activity. This site will be regularly serviced to ensure cleanliness, operational lighting, and healthy landscaping, reinforcing the perception of active management.

- All entrances and walkways to and from retail and residential buildings maintain cleanliness.
- Landscape maintained on a regular basis.
- Anti-graffiti paint for exterior walls.

### 5. ACTIVITY SUPPORT

Activity Support is a CPTED principle that makes efforts to promote safe activities. Through promoting the presence of responsible and safe pedestrians, positive activity is achieved.

- The development promotes legitimate activity through the inclusion of outdoor amenities and gathering spaces.
- Picnic and dining tables are proposed along pedestrian pathways, encouraging residents to engage in safe, visible activities.
- All amenity spaces are located within the building envelope, ensuring they are accessible only to residents and their guests. This supports positive use of space and increases natural surveillance through resident presence and engagement.
- Incompatible activities- parking, pedestrian walkways, and amenities – are separated.

### CONCLUSION

This CPTED plan (sheet C-700) demonstrates a comprehensive approach to crime prevention through environmental design. By integrating visibility, access control, territoriality, maintenance, and activity support, the development fosters a safe, secure, and vibrant environment for residents and visitors alike.