

April 01, 2021

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL. 33060

**Re: Pompano Beach Fire Station 52 & Fuel Depot
GO BOND 19374
Project No. 190102
MINOR SITE PLAN PZ21-12000013**

Pompano Beach Fire Station 52 & Fuel Depot CPTED NARRATIVE

To whom it may concern,

Please see below the narrative for following the 5 CPTED principles:

1. 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.

Response: The Pompano Beach Fire Station 52 will implement the "See and be seen" principle of natural surveillance by providing lighting for all driveways, parking lots, walkways and entrances to the fire station within the site.

2. 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.

Response: The Pompano Beach Fire Station 52 implements Natural Access Control through the use of a secured parking lot to be accessed only by building staff. Visitors to the building must park in the visitors parking lot. The only access to the building entrance is from the a sidewalk from the visitor parking lot. All driveways, parking lots, walkways and entrances to the fire station within the site will be well lit throught light poles and light bollards. The light bollards provide a well lit path to the main entrance of the building.

3. 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.

Response: The public area of the Fire Station is clearly distinguished from the private area through the use of the secured fence. Visitors can identify the main entrance of the building from the light bollards that direct them to the covered entrance. A flag pole and bike racks also mark the entrance of the building.

4. 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.

Response: The proposed building is a Fire Station that will be maintained by the fire fighter personnel and the City of Pompano Beach.

5. 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.

Response: Fire Station will have 24 hour shifts with active personnel on site. Windows from the fire station personnel are provided from the dormitories, offices, and the apparatus bays providing opportunities for natural surveillance of the entrance, sidewalks and parking lot.

Sincerely,
CURRIE SOWARDS AGUILA ARCHITECTS



José N. Aguila, AIA, LEED AP
Principal



DRC

PZ21-1200013

5/5/2021