

To: City of Pompano Beach
Building Department
100 W Atlantic Blvd,
Pompano Beach, FL 33060

December 3, 2025

Re: Proposed building 2100 W Atlantic Blvd
Pompano Beach, FL 33069

Project No. 24109.01

To whom it may concern:

CPTED Principle # 1- Natural Surveillance.

The proposed building has plenty of windows for natural surveillance. The exterior of the building has wall sconces and site lighting to provide light to the areas around the building. Although the proposed uses are not exactly known at this time, the proposed uses are retail and restaurant which will provide the building with outdoor dining and pedestrian activity for natural surveillance. The landscape is to be simple and as per code. The Parking Area is highly visible from the street. No high shrubs will be planted as to comply with **CPTED Principle # 1** with environmental design.

CPTED Principle # 2 – Natural Access Control.

Walkways and parking areas are to be well lit and with good visibility at all times. The existing lights are being replaced with new site lights and new site poles are being installed for better lighting on the property. Signs to be clearly display to guide people and vehicle to and from the proper entrances.

CPTED Principle # 3 – Territorial Reinforcement.

Physical design such as pavement treatments, landscape and signage are to be utilized in such manner to develop a sense of proprietorship over the property. Proper signage to be used to distinguish public from private areas and help the movement flow and discourage improper trespass.

CPTED Principle # 4 – Maintenance.

A proper maintenance plan to be put into effect by owner following the “Broken Window Theory”. The owner employs a facilities company who maintains his buildings on a regular maintenance plan which will help preserve the property value and make it a safer place.

CPTED Principle # 5 – Activity Support.

Although the proposed uses are not exactly known at this time, the proposed uses are retail and restaurant which will provide the building with outdoor dining and an increase of pedestrian activity for natural surveillance to assist the users of the property with the intent of increasing the chances of detection of criminal and undesirable activities.

- 1- IF ADA RAMPS ARE CONSTRUCTED, THEY WILL INCLUDE TRANSPARENT SEE-THROUGH RAILING TO PRESERVE SIGHT LINES.
- 2- ANY RECESSED EXTERIOR AREAS (E.G., ALCOVES OR PATIO ENTRIES) WILL BE SECURED WITH CAMERAS, LIGHTING, OR SEE-THROUGH FENCING WITH LOCKABLE GATES TO DETER CONCEALMENT AND LOITERING.
- 3- SECURITY CAMERA LAYOUT TO COMPLY WITH §115.26 OF THE POMPAÑO BEACH BUSINESS SECURITY CODE.
- 4- CAMERA PLACEMENT WILL BE COORDINATED WITH BSO CPTED ADVISOR PRIOR TO PERMITTING.
- 5- ALL PARKING AREAS, PEDESTRIAN PATHS, AND BUILDING ENTRANCES WILL BE UNDER 24/7 VIDEO SURVEILLANCE.
- 6- LANDSCAPING AND LIGHTING DESIGN WILL PRESERVE UNOBSTRUCTED CAMERA VIEWS AND AVOID GLARE OR DIRECT LENS INTERFERENCE.
- 7- VULNERABLE AREAS NOT VISIBLE BY NATURAL SURVEILLANCE WILL BE MONITORED ELECTRONICALLY.
- 8- WAYFINDING SIGNAGE WILL BE PROVIDED TO ENHANCE SECURITY AND ORIENTATION.
- 9- BSO “NO TRESPASSING” SIGNAGE WILL BE PLACED ON ALL PROPERTY SIDES AND COORDINATED WITH CPTED REVIEWER PRIOR TO INSTALLATION.
- 10- TOW-AWAY SIGNAGE AND PARKING ASSIGNMENTS (WHERE APPLICABLE) WILL BE CLEARLY POSTED AND ENFORCED.
- 11- BOLLARDS OR LARGE ANCHORED PLANTERS WILL BE INSTALLED AT PEDESTRIAN ENTRANCES FOR VEHICLE IMPACT PROTECTION.
- 12- DURESS ALARM SYSTEM WILL BE INSTALLED AT MAIN ENTRANCE WITH PORTABLE DEVICES PROVIDED TO EXTERIOR STAFF.
- 13- EXTERIOR UTILITY OUTLETS AND WATER SPIGOTS WILL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.
- 14- HVAC AND VALUABLE EXTERIOR EQUIPMENT WILL BE SECURED; RECORDS OF SERIAL NUMBERS AND PHOTOS WILL BE MAINTAINED.
- 15- ANY EXTERIOR PRESSURIZED OR HAZARDOUS TANKS WILL BE SECURED WITH APPROVED PROTECTIVE SYSTEMS.
- 16- BUILDING ADDRESS SIGNAGE WILL BE CLEARLY VISIBLE, UNOBSTRUCTED, AND REFLECTIVE FOR EMERGENCY RESPONDERS.
- 17- SIGNS WILL BE MOUNTED WITH THE BOTTOM EDGE AT 6'-7' FROM GRADE USING VANDAL-RESISTANT FASTENERS AT ALL CORNERS TO ENSURE VISIBILITY AND DURABILITY.
- 18- WI-FI SERVICE WILL BE ENCRYPTED AND DISABLED AFTER BUSINESS HOURS.
- 19- PUBLIC SEATING, IF ANY, WILL USE CPTED DESIGNS WITH DIVIDERS OR SINGLE-SEAT FORMS.



- 20- TOW-AWAY SIGNS WILL BE POSTED AT KEY LOCATIONS AND ILLEGAL PARKING WILL BE CONSISTENTLY ENFORCED IN ACCORDANCE WITH LOCAL CODE.
- 21- BSO 'NO TRESPASSING' AFFIDAVIT TO BE SUBMITTED PRIOR TO PERMITTING AND COORDINATED WITH CPTED REVIEWER
- 22- PROPERTY RULE SIGNAGE STATING PERMITTED AND PROHIBITED ACTIVITIES SHALL BE POSTED AT ENTRANCES AND GATHERING AREAS.
- 23- OWNER SHALL MAINTAIN LIGHTING, LANDSCAPING, AND SURVEILLANCE EQUIPMENT TO ENSURE CONTINUED CPTED COMPLIANCE AND UNOBSTRUCTED VISIBILITY
- 24- HARD-WIRED BURGLAR ALARM AND SECURE SAFES TO BE INSTALLED IN ALL COMMERCIAL TENANT SPACES AND MANAGEMENT OFFICES WHERE VALUABLES OR SENSITIVE DATA ARE STORED. ALARM SYSTEM TO REMAIN MONITORED AND ACTIVE WHENEVER THE PREMISES ARE CLOSED OR UNOCCUPIED.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Runyan', with a long horizontal flourish extending to the right.

Terry Runyan

December 3, 2025

Design Tech International Associates, Inc.

Sr. Project Manager, R.A. CPTED Certified, NCARB, LEED

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