



November 9, 2021

Northwest Retail Development CPTED Narrative LIVE! Resorts Pompano

Project Location: South Powerline Road, Pompano Beach, FL 33069

Project Description: The Northwest Retail Development project is designed for commercial retail use with an independent standalone one-story grocery store consisting of 57,064 gross square feet, including a 2,100 square-foot liquor store. This is the largest retail building onsite, amidst ten (10) surrounding single retail buildings.

Below is a description of how the roadways addresses each Crime Prevention Through Environmental Design (“CPTED”) principles. The project team prepared a CPTED Plan and included it in this application package as Sheet SP-004.

- I. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle through the design and selection of lighting, sidewalk, and landscape elements:

Lighting:

- a. A functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security throughout the site.
- b. The entire site will feature adequate lighting in compliance with the City of Pompano Beach Code of Ordinances.
- c. Foot-candle illumination will not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved to the maximum extent possible.

Sidewalks:

- a. Sidewalks are proposed along both sides of the roadways, achieving natural surveillance by establishing an active pedestrian presence.
- b. Pedestrian circulation network eliminates dead-ends and entrapment zones.
- c. Clear lines of sight to and from private and public areas have been provided.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Ct
Port St. Lucie
FL 34952
954.788.3400

Orange County
2941 E. Livingston St
Orlando
FL 32803
407.888.3400

DRC

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Landscaping:

- a. The proposed landscaping is designed to reduce obstructions along the roadways, with taller vegetation and trees planted along the perimeter giving clear view from the travel lanes.

II. Physical/Natural Access Control: This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

- a. Access to the site by the public will be via a clearly demarcated access point.
- b. There are no security gates at the main entrance allowing for free, but monitored, public vehicular/pedestrian access to the overall site.

III. Territorial Reinforcement: This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:

- a. Perimeter landscaping separates public vs. private space.
- b. Private areas adjacent to the roadways will continue security measures.

IV. Maintenance: Vandalism is a criminal activity which typically coincides with a lack maintenance or abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:

- a. Developer will work with the city to identify areas that require regular maintenance and identify any damage or hazards within the roadways to perform quick repairs to keep the site clean and safe as well as identify any graffiti which needs to be removed.
- b. If provided, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
- c. Public benches and related amenities will be designed to deter irregular use.

V. Activity Support: Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:

- a. Pedestrian activity zones are furnished with benches and related respite areas along the sidewalk network.
- b. Areas and connections to the public pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as visitors and staff will be aware of what is happening in the surrounding areas.
- c. Primary activities on the project concentrated within a central location to the project and will be made available to guests.