



CONFIDENTIAL

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

May 14, 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.

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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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Runyan', is written over a horizontal line.

Terry Runyan

May 14, 2025

Design Tech International Associates, Inc.

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

DRC