

June 9, 2023

The City of Pompano Beach  
100 W. Atlantic Blvd Pompano Beach, FL 33060

**Project name:** Chick-Fil-A #2483 Pompano Beach  
**Jurisdiction:** City of Pompano Beach  
**Folio #'s:** 4843-30-45-0010  
**Project Location:** 2250 North Federal Highway, Pompano Beach, FL 33062

## CPTED Narrative

The Chick-fil-A located at 2250 North Federal Highway, Pompano Beach, FL 33062, is providing the proper CPTED where it follows the five principles as follows;

1. Natural surveillance which is the see and be seen overall goal is shown by the teal color on the provided CPTED plan C-2.1, this is located on the front of the building where lighting plays a big role on providing the see be seen goal.
2. Natural access control provides landscape preventing crime through the CPTED, this is shown by the green color on the provided CPTED plan C-2.1, this is located on the north side perimeter of the site.
3. Maintenance of the overall site will prevent crime since neglected and poorly maintained properties are breeding grounds for criminal activity. This is shown by the red color on the provided CPTED plan C-2.1, by showing the location of the maintenance room to contain resources for routine maintenance.
4. Activity support on the property will build an environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. This is shown by the yellow color on the provided CPTED plan C-2.1 of outdoor seating provided on the Chick-fil-A restaurant.
5. Surveillance electronic provide the location of all the external cameras and motion sensors throughout the site, this shown by the purple color on the provided CPTED plan C-2.1.

In addition to providing the five principles please see the following notes which have been added to the CPTED plan to better provide safety and security to the existing Chick-fil-A store.

1. This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.
2. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
  - a. Submit a Broward Sherriff's Office No Trespass Program Affidavit simultaneously with the application.

- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.
  - c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
  - d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.
3. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.
4. All solid exterior doors must have either a see-through reinforced security window, or an audible AND video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting and becoming a victim of robbery or other crimes. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.
5. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
6. Dumpster areas must be secured with Access Control and video surveillance.
7. Staff is typically deployed in drive-through and parking lot to direct vehicles in the drive-through.
8. Contractor to post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.
9. Contractor to post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

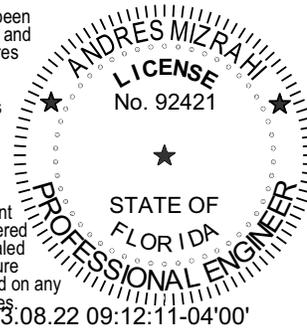
10. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Bowman Consulting is looking forward to working with City staff for this project. If you have any questions or require additional information, please do not hesitate to contact us at 954.884.5262 or [amizrahi@bowman.com](mailto:amizrahi@bowman.com).

ANDRES MIZRAHI, P.E.  
FLORIDA REG. NO. 92421  
(FOR THE FIRM)

**Bowman**

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