

February 10, 2026

City of Pompano Beach
Department of Development Services Planning & Zoning Division
100 W. Atlantic Blvd
Pompano Beach, FL 33060

**Re: Modera Pompano Beach– Mixed-Use Development (Residential & Retail)
Crime Prevention Through Environmental Design (CPTED) NARRATIVE Document**

This CPTED narrative outlines how the proposed mixed-use development located at 855 S Federal Highway, Pompano Beach FL has been designed to achieve the five foundational principles of Crime Prevention Through Environmental Design: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance, and Activity Support. The corresponding CPTED Plan is attached to this application as Sheet C-700.

1. NATURAL SURVEILLANCE

Natural Surveillance is a concept to prevent attempting unlawful action by maximizing visibility and awareness of both public and private spaces. The site has been strategically designed to achieve this principle through thoughtful placement of physical features and lighting.

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A. Landscaping

- Perimeter tree canopies and tall plants maintain a minimum of 8' clear tree trunk above grade to provide visibility.
- Landscape elements further support visibility. All shrubs adjacent to City Rights-of-Way are maintained at a height no greater than 24", and perimeter trees in the Vehicular Use Area (VUA) are recommended to be 14' overall height to maintain clear sightlines from the roadway.
- Landscaping will not conflict with site lighting.

B. Lighting

- Lighting fixtures are installed around the entire building perimeter throughout the parking lot, and along all pedestrian paths of travel, with photometric points documented on the plan to demonstrate adequate illumination. This ensures that all pedestrian walkways, parking areas, and building entrances are well lit, reducing hiding spots and increasing the perceived risk for potential offenders.
- Shared use/common designated storage areas for residents will be equipped with vandal proof/ resistant lighting with motion sensors.
- All lighting and cameras will be strategically placed so they are not obstructed by existing or future landscaping.
- Backup generator lighting is available in the event of a power outage via emergency circuit as required by life safety standards.

C. Natural Surveillance & Security Strengthening

- Retail spaces on the ground level have transparent, impact resistant storefronts and doors that are positioned to be visible from the street, parking lot, and neighboring properties, enhancing passive surveillance.

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- All interior emergency stairwell doors on exterior walls will be locked from outside and will be provided with panic hardware operable from inside the staircase.
- All exterior doors will have vision kits for natural surveillance.
- All stairwell doors will have vision kits and associated signage inside and outside.
- The ground level patios/balconies for residential units are provided with see-through picket style fencing with lockable gates and impact resistant glass doors and windows.
- The residential unit entrances are from the enclosed corridors inside the building. All unit entry doors will have wide angle door viewer (peephole).
- All windows, storefronts, and glass doors on the ground level will be impact- rated with locking mechanisms.
- Publicly accessible ramps or any walkway with a fence will utilize see-through railing.
- The pool and clubhouse amenity areas are highly visible from residential units.

D. Electronic Surveillance Security Strengthening

- Surveillance monitors depicting real time security cameras will be strategically located for maximum overlap of active and passive observation.
- Security cameras will be provided inside the building to cover the building entrances, interior common use areas including the fitness room, mail room, leasing offices and outdoor courtyard. In addition, the pool and the courtyard will have natural surveillance by the residents.
- Leasing office to have its own burglar alarm system.
- There will be comprehensive camera coverage for all designated parking (both indoor parking garage and outdoor surface lot parking).
- All elevators and elevator queuing areas will be comprehensively covered by surveillance.

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2. NATURAL ACCESS CONTROL

Natural Access Control focuses on directing the flow of people and directed primarily at criminal accessibility. We satisfy this concept with the following:

A. Access Control – Security Strengthening

- Wayfinding and instructional signage will be provided in the exterior of our building to demonstrate areas/ doors of restricted access, employees only, hours of operation, emergency exit, and no trespassing.
- The exterior doors will have non-removable door hinge pins. The emergency door hardware will be designed by security consultants.
- The leasing offices will be located by the lobby and clubroom area with no reception desk. Private offices will be provided for the leasing operations which will have access-controlled doors.
- Retail tenant spaces will be pre-wired for future individual alarm systems.
- Residential tenants may elect to install wireless security systems for the unit entry doors.
- Residential units on ground and 2nd floors will be provided with security bar devices for their sliding glass doors.
- All balcony railings will be vertical picket style.
- The pedestrian gate leading to the ROW will be fob/key access (access control) and door closers to ensure this entry is for residents only.
- There is no access to the building or stairwells from the public portion of the parking garage.
- Traffic control for pedestrians in parking garage to be enforced with the use of bollards, pavement markings, and signage.

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B. Access Control – Dumpster Enclosures/ Trash Rooms

- The trash rooms are located inside the building with locked doors. The loading area is internal to the building which will be enclosed by overhead door when not in use.
- Enclosed trash room and loading area will be illuminated with vandal resistant/proof motion sensor lights when in use.

C. Access Control – Security Management/ Key Control

- The residential unit keys will be kept in a locked cabinet in a management office.
- The management offices will have access-controlled doors.
- Surveillance cameras will be located to monitor the common areas.
- Management office door will have a peep hole, if solid door is provided.

3. TERRITORIAL REINFORCEMENT

Territorial Reinforcement is a principle that focuses on defining public vs. private property, and with that a sense of ownership is established. The proposed development has design elements that are a signal to potential intruders that the space is private, monitored, and that consequences for unlawful behavior or conduct may follow. Our development ensures this by:

A. Territorial Reinforcements – Security Strengthening

- Property lines are visibly marked.
- Pedestrian pathways around the building feature patterned pavers that distinguish private walkways from public areas.
- No trespass Program Affidavit will be submitted prior to permit application.
- Broward Sheriff's Office (BSO) No Trespass signs will be located as required during construction.
- Property Rule signage will be located as required during construction.

B. Territorial Reinforcement – Security – Parking Lots/ Garages/ Covered Parking

- Broward Sheriff's Office No Trespass Signage is provided at the pedestrian gate north-east of our property. The sign is 6 to 7 feet in height from ground level and is secured robustly to prevent vandalism.
- Fence bounding our site to the north is 6 feet in height, clearly differentiating property to the north (Waterford Condominium) and our site.
- For our enclosed parking garage access, a vehicular roll-down gate with a decal system will be provided.
- Post towing signage is installed at the garage access for illegally parked vehicles. Robust security roll down gates are also available to operate in times of need like a hurricane or other emergency situations.
- Parking spaces will be clearly marked in the parking garage for residents.
- Bollards will be located to protect pedestrians in areas where doorways, pedestrian passageways, exist open to the driveways.
- The parking garage is designed to be enclosed on all sides except the ground level entrance.
- The enclosed garage is designed for residential use only; no retail use will be allowed.
- Convex security mirrors will be placed strategically in the garage for driveway visibility.
- The roll-down gate of the enclosed garage security system will be designed per Fire Prevention Code requirements for fire rescue and law enforcement.

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4. MAINTENANCE

Ongoing maintenance of the proposed development, especially around entrances, is a critical component of the CPTED strategy. A well-maintained environment communicates care and respect for private property and discourages vandalism and other criminal activity. This site will be regularly serviced to ensure cleanliness, operational lighting, and healthy landscaping, reinforcing the perception of active management.

- All entrances and walkways to and from retail and residential buildings maintain cleanliness.
- Landscape maintained on a regular basis.
- Anti-graffiti paint for exterior walls.
- Panic alarm will be provided at the Leasing Office.
- All elevators will be equipped with life safety call button per code.
- The number address signage is unobstructed and clearly visible from roadway.

5. ACTIVITY SUPPORT

Activity Support is a CPTED principle that makes efforts to promote safe activities. Through promoting the presence of responsible and safe pedestrians, positive activity is achieved.

- The development promotes legitimate activity through the inclusion of outdoor amenities and gathering spaces.
- Exterior seating for public use will be CPTED orientated to include dividers/ arm rests and use a single seat design.
- All amenity spaces are located within the building envelope, ensuring they are accessible only to residents and their guests. This supports positive use of space and increases natural surveillance through resident presence and engagement.
- Incompatible activities- parking, pedestrian walkways, and amenities – are separated.
- Common use amenity areas and restrooms are equipped with constant lighting and also benefit from natural surveillance.
- There are no common amenities on the roof.
- Life safety ring is available for rescue use at walkway bordering Nancy Waterway along the west side of our property.

CONCLUSION

This CPTED plan (sheet C-700) demonstrates a comprehensive approach to crime prevention through environmental design. By integrating visibility, access control, territoriality, maintenance, and activity support, the development fosters a safe, secure, and vibrant environment for residents and visitors alike.

