



CPTED NARRATIVE

Date: July 14, 2022

Project Location: 2700 Gateway Drive
Pompano Beach, FL 33069

Project Description: The subject site is a vacant lot of approximately 2.2 acres, located in the I-1 Zoning District, and will be developed into a warehouse facility. Below is a description of how the project addresses the CPTED principles. CPTED plans are attached to this application package as Sheet A-103.

1. **Natural/Electronic Surveillance:** This site adheres to this principle by utilizing new lighting and landscaping to maximize visibility to and from the site. This project implements this principle in the following ways:
 - a. Lighting provided around the building and in parking areas and will be operational from dusk to dawn.
 - b. Parking areas are visible to pedestrians, patrol cars and building personnel.
 - c. Parking areas are near building entrances
 - d. Landscaping will not conflict with site lighting.
 - e. Bike storage racks are close to entrance doors for convenience and for maximum natural surveillance.
 - f. Secure dumpster area with lockable swing gates to be well lit with vandal resistant motion sensor security lighting at night to deter potential of criminal activity or opportunity for criminal staging.
 - g. Vandal resistant motion sensor security alert lights shall be installed at building entrances/exits.
 - h. Surveillance cameras will be provided at entrances and areas with low visibility or without effective natural surveillance.
 - i. Signage advising of active CCTV surveillance will be used to deter the potential of criminal activity.
 - j. Perimeter hedges shall be maintained at 30" maximum height to allow clear sight views.
 - k. Perimeter tree canopies to be a minimum of 8' tall to provide visibility.
2. **Physical/Natural Access Control:** This principle focuses on directing the flow of people while to reduce the opportunity for crime. The project achieves this in the following ways:
 - a. Entry signage provided to direct ingress and egress.
 - b. Site will feature clear pavement markings and signage to direct public for safe use of the site.

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- c. Tow away signage will be displayed to deter vehicle abandonment and unauthorized parking
 - d. BSO "No Trespass" sign to be securely fastened to pole or fence.
 - e. No dumpster or stacked items to allow access to the roof.
 - f. Parking areas are in close proximity to the building entrances for employees that work in the evening.
3. **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. Vehicle entrances defined by signage and landscaping.
 - b. Landscaping defines the space (sphere of influence). The site is recognized as a public, commercial property and not a residential one.
 - c. Trespassers are discouraged from an active site.
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with a lack of maintenance and abandonment. Maintenance is an important factor in preserving a safe environment, and this project aims to satisfy this principle in the following ways:
- a. New warehouse facility development provides natural appearance of maintenance and consistent activity
 - b. Proper maintenance shall create an impression of a safe place and not one of neglect.
5. **Activity Support:** Activity Support provides 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. This new development increases the use for safe activities and for detection of undesirable activities.
 - b. Incompatible activities- loading and parking- are separated.



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