

August 1, 2023

Frank Manusky
Assistant Planner
City of Pompano Beach, Planning & Zoning
100 West Atlantic Boulevard
Pompano Beach, FL 33060

**Re: CPTED Narrative
BLP Pompano Beach
290 SW 14th Avenue, Pompano Beach, FL 33069
Langan Project No.: 330119501**

Dear Frank:

Project Description:

The proposed development consists of a truck court and trailer parking on the east side of the existing warehouse building located at 290 SW 14th Avenue. The subject site comprises 1.13-acres out of the total site area of 2.17-acres, with the intended purpose of the project to provide a paved access to the two (2) existing loading docks at the east side of the existing warehouse from SW 13th Avenue, paved truck court for truck circulation and 12 trailer parking spaces along the building, along with an additional 5 standard passenger car spaces on the east side of the truck court. As discussed herein, the plans, application, and supporting documents exhibit compliance with the City of Pompano Beach's Crime Prevention Through Environmental Design (CPTED) principles as follows:

- **CPTED Principle #1** – Natural Surveillance
 - The proposed truck court is bordered by SW 3rd Street and SW 13th Avenue.
 - This intersection naturally provides the subject site with sufficient street visibility.
 - Site layout is designed to avoid creating any hidden spaces free of obstructions.
 - Trailer parking areas along the building will be supplied with ample lighting levels from the proposed site and building lighting.
 - The proposed landscaping will reduce obstructions to building entrances, and the taller vegetation and trees will be planted away from the building entrances.
 - The proposed landscaping around the site perimeter and near building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet.
 - Tree limbs will be trimmed periodically to not hang lower than 8 feet and the shrubs and hedges will be trimmed to a maximum height of 2.5 feet.
 - The existing black metal fence surrounding the site provides visibility through the gaps in the aluminum posts.
 - The sidewalk along the north side of SW 3rd Street is well lit with existing street lights.
 - Existing exterior doors have a see-through security window providing the opportunity to monitor and surveil the exterior prior to exiting to avoid ambush.

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- A functioning, well-designed lighting system will keep all paved areas well-lit at night hours to establish a sense of security for the site.
- **CPTED Principle #2** – Natural Access Control
 - The subject site is accessed privately by vehicles at only one location along SW 13th Avenue, which is protected by a combination of an existing black metal fence (to be retained) and a lockable gate.
 - Project site is bordered by the existing black metal fence around the entire site, separating the adjacent properties.
 - The fence constructed with sharp metal tips to hinder potential climbing.
 - All of the landscape area surrounding the proposed pavement will consist of large retention areas which creates a sense of territory and obstruction to prevent pedestrian access, in addition to the perimeter fencing.
 - Access to the roof is limited to one secured location on the opposite side of the existing building, at the southwest corner.
 - Signage will be displayed to prevent unauthorized parking or abandonment of vehicles along SW 13th Avenue.
 - Sidewalk is limited to only SW 3rd Street where pedestrian travel is not encourage near the subject site's access point along SW 13th Avenue.
 - Lighting will be present throughout all vehicular areas as well as the sidewalk along SW 3rd Street.
 - Exterior doors have non-removable door hinge pins.
 - Proposed gate will have a throw bolt with a robust shielded padlock, rather than a vulnerable chain and non-shielded padlock.
- **CPTED Principle #3** – Territorial Reinforcement
 - A BSO No Trespass Program Affidavit will be submitted simultaneously with the application.
 - BSO No Trespass Signage will be posted at all entrances and all sides of the property (North, East, South, and West).
 - Bottom edge of signage will be approximately at 6' height from ground level, secured robustly using sturdy fasteners at all corners to prevent vandalism.
 - Property Rule signage language will be clear and prominently posted in appropriate areas listing clear policies and regulations regarding legitimate and/or unauthorized activities on the property.
 - Vulnerable areas such as corners of the property not within camera coverage range will be planted to deter loitering, trespassing, and to deny ambush opportunities for criminal activity.
 - Landscaping will be designed to differentiate between public and private areas.
 - Large retention areas create a sense of territory and obstruction to prevent pedestrian access, in addition to the perimeter fencing.
 - A 6' high metal perimeter fence separates the private development from the adjacent public spaces.
 - "No Trespassing" signage shall be implemented where applicable.
 - Motion sensor security alert lights by exterior doors, loading dock doors, shall be installed where applicable.

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- Pavement treatments as well as striping and signage will be utilized throughout the truck court.
- **CPTED Principle #4** – Maintenance
 - Landscape maintenance will indicate an adequate functioning, well-kept property, promoting a sense of occupancy and deterring criminal activity.
 - The grounds will be clean and clear of debris.
 - Maintenance staff will track any damage or hazards on the premises and perform necessary repairs in a timely fashion.
 - Any graffiti will be cleaned or painted over promptly.
- **CPTED Principle #5** – Activity Support
 - The property has been designed to create active space and areas surrounding the development to allow for better visibility at access points and building entrances.
 - Three façade of the building are active spaces. The south side includes public parking, and the west and east side are privately accessed parking and loading areas.
 - The truck dock doors and are visible from the subject project corners.

Additional Comments:

- CPTED Lighting Standards
 - Lighting complies with Illuminating Engineering Society of North America "IESA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."
 - In areas not already installed with lighting over exterior unit doors and overhang or in areas of obstructive features used for concealment, motion sensor security lights will be installed as necessary.
 - Security lighting will not over-illuminate or create shadows at gateways, doorways, and windows.
 - If additional lighting required, bright soft lights with shielded fixtures will be used to eliminate glare or light pollution. Bright soft lights are preferred over high intensity spotlights.
 - Design for lighting and landscape avoids existing and future obstructions to natural or mechanical lighting and surveillance.
 - Lighting (and cameras) will be strategically placed so they will not be obstructed by growth of existing or future landscaping.
 - Lighting placement will not conflict with camera placement.
- Security Strengthening
 - Hard wired burglary security alarms and safes within the commercial business are installed as necessary to protect any valuable assets. Alarms are active outside of business operating hours.
- Dumpster Enclosure
 - Pedestrian access is deterred by the existing dumpster's concrete enclosure and primary access is from the interior of the building. The dumpster is in a gated area outside of pedestrian access.
- Key Security
 - Key access is not utilized at the time of this submittal. In the case that a key storage box is to be required in future improvements, the key control security

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system will be wired and have an alarm to notify the business owner of activity.

- Parking Lots
 - To avoid non-legitimate unauthorized users and trespassers from breaching the property, the access control system to the proposed gate will be equipped with a sensor so an alarm company can be notified to prevent potential burglaries or crime.
 - Camera coverage surveillance will overlap, without gaps in coverage.
- Electronic Surveillance
 - Security cameras will be installed in areas of improvements to protect employees and consumer public from crime.
 - Cameras will be strategically placed to view all parking areas, building entrances and pedestrian paths around building perimeter.
 - Areas not covered by Natural Surveillance will be covered by electronic surveillance monitoring.
 - Video surveillance will cover exterior building entrance.
- Miscellaneous
 - No exterior electrical power outlets are accessible to public on the side of improvements. If they are proposed, a lock or nearby power cutoff switch shall deny use by vagrants.
 - No publicly accessible exterior water outlet spigots are accessible to public.
 - Vehicle or pedestrian intrusion will be prevented by the proposed, substantially restrictive gate.
 - No exterior storage tanks will be utilized to keep contents under pressure or contain flammable contents.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Noah Martin, E.I.T.
Senior Staff Engineer