

October 31, 2022

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954.786.4679

RE: Martin Brower – CPTED Response Letter

The purpose of this letter is to request is to provide a response to each of the CPTED principles as outlined in the City's development application.

CPTED Principle #1 – Natural Surveillance: The subject property is equipped with an existing fence which surrounds the perimeter of the site along with a controlled access point which prohibits unauthorized access after business hours. The property supports code compliant lighting as well as security on-site and cameras mounted on the building (total of 8). The site is utilized 24/7 which adds to eyes on the site and the vicinity surrounding the facility.

CPTED Principle #2 – Natural Access Control: The subject property is not to be accessed by the public, this is a private facility with controlled access and proper guidance exists to assist authorized personnel in gaining access to the site 24/7.

CPTED Principle #3 – Territorial Reinforcement: The site clearly indicates that the subject property is private and to only be accessed by authorized personnel. Signage is provided on the gates and fences to deter trespassing.

CPTED Principle #4 – Maintenance: The subject property is very well maintained along with all of the security cameras and equipment. The property owner also owns the parcel to the north so there is synergy between the two properties to coordinate surveillance.

CPTED Principle #5 – Activity Support: The number of cameras provided on the building along with the activity on site which typically exists throughout the day and night creates activity and eyes on the property and the surrounding parcels as well. The nature of the business creates the safety for not only the subject site but the property to the north and south.

You may reach me at the numbers listed below or via email at jnichols@snlandplan.com.

Thank you

Sincerely,



Josh Nichols, LEED AP