

CPTED NARRATIVE

POMPANO BEACH FIRE ADMINISTRATION/EMERGENCY OPERATIONS CENTER

2121 NW Third Avenue

Pompano Beach, FL 33060

#1 Natural Surveillance

CPTED Principle #1 - Natural Surveillance "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

The site promotes strong visibility and observation of all areas through the following features:

- **Lighting & Visibility:** The plan specifies 25-foot light poles and multiple wall-mounted light fixtures at 9', 12', and 15' A.F.F., ensuring even illumination throughout drive aisles, pedestrian routes, and parking zones. LED light fixtures to be provided with focused bright soft lights. and the coverage is to be provided at all exterior doors. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."
- **Landscaping:** 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover to be provided and maintained. 8'- feet clear tree trunk for canopy trees and tall plants to be provided and maintained.
- **Camera Placement:** Exterior security cameras are strategically located at key access points (vehicular gates, pedestrian entries, and the building perimeter) to cover areas with limited natural sightlines and cover the parking lots. Video surveillance to be provided at the roof top areas in two locations. Interior cameras are also provided for electronic surveillance once inside the building and the surveillance monitors are to be located at the reception desk.
- **Clear Sight Lines:** The 5-foot pedestrian walkway and open fencing system (8' picket fence with 4" O.C. vertical pickets) maintain clear visual connection between interior secure zones and the public right-of-way.
- **Windows and Doors:** The existing building features exterior doors with card reader access and visual connection to public and semi-public spaces, enhancing observation and oversight of activities. See-through reinforced security windows (peep holes) to be provided on all solid hollow metal doors.

#2 Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through

Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The site design clearly defines and limits access points to direct circulation and discourage unauthorized entry:

- **Controlled Vehicular Access:** Three gated vehicular points (Entry Gate #1, Exit Gate #2, and Emergency Exit Gate #3) manage site permeability and vehicular flow.
- **Pedestrian Access:** A single 8'-0" high lockable pedestrian gate with card reader reinforces secure but controlled pedestrian movement.
- **Security Systems:** Card readers, badge access, and keypad/intercom pedestals provide multi-factor security consistent with CPTED principles.
- **Dumpster & Generator Enclosures:** Both enclosures are gated and lockable with raised clearances (8" above grade), restricting unsupervised access to maintenance and service areas. Burglary/Intrusion/Sensor alarms to be provided for off hours. Pedestrian passageway into the dumpster enclosure will be provided with a lockable gate. Vandal resistant/ proof motion-sensor security light to illuminate the dumpster area when in use between sunset and sunrise. Dumpster area shall be secured with Access Control and video surveillance.
- A security system and CCTV cameras will be provided at the building corners, exterior doors and within the interior of the space.
- All exterior doors to be provided with non-removable door hinge pins. And exterior doors to be electronic door position switches to signal a security alarm system that a door.
- Wayfinding & Instructional Signage to be provided.
- Hard wired burglary/intrusion/sensor alarms to be provided for off hours.
- A signal blocking locked safe for key card devices &/or similar devices to be located on site should the Fire Department create said cards on site.

#3 Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

The site layout and elements establish clear ownership and controlled boundaries:

- **Perimeter Definition:** The 8' aluminum picket fence clearly distinguishes secure property limits from public right-of-way.



- Way-finding & Signage: "No Trespassing" signage (18"x24" Broward Sheriff's Office program) is installed at all major entries, enhancing perception of ownership and deterrence. Authorized Vehicle Only signages and enforce tow away signs are included.
- Access Hierarchy: Differentiation between Visitor Parking and Secured Parking establishes clear zones of accessibility and control.
- Broward County Trespass Program: Participation in the program provides an additional layer of enforcement consistent with CPTED's territoriality reinforcement strategy.
- Six steel bollards will be installed along the southeast side to prevent vehicles from breaching the main public entrance.

#4 Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

The site plan and details reflect strong maintenance and management provisions:

- Lighting Maintenance: Fixtures are mounted for ease of replacement and consistent illumination.
- Durable Materials: Aluminum and steel fencing, bollards, and vandal-resistant fixtures ensure long-term functionality and reduce vulnerability to damage.
- Security/Front Desk Receptionist fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant.
- Publicly accessible exterior electrical power outlets will have a lockable metal cover AND easily accessible secure internal cutoff switch.
- Any publicly accessible exterior water outlet spigots will have a nearby easily accessible secure locking cap
- Surveillance and Inspection: The inclusion of CCTV and controlled access systems allows for ongoing monitoring and quick detection of maintenance issues or security breaches.
- Graffiti Deterrence: The design anticipates clean, low-maintenance surfaces compliant with CPTED's recommendations for anti-graffiti finishes and immediate removal protocols. Exterior wall surfaces along the building perimeter will be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- Generator fuel storage tank will be properly secured against any acts of vandalism, theft, or misuse of any kind. Only using fire code approved security systems/mechanisms.
- Number address signage will be unobstructed by landscaping or external features, provide good



color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

As this is City project, the City of Pompano Beach Public Works department will assure that the building, landscaping and ground are well-kept and attended to on a regular basis as well as addressing any issues that may arise from vandalism. As this is a public safety campus and police and fire staff and vehicle presence will remain a constant on the site and likely a deterrent to criminal activity.

#5 Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

The site design encourages legitimate and safe activity throughout all operational hours:

- Lighting and Camera Coverage encourage continuous use of the parking and pedestrian areas while discouraging loitering.
- Staff and Visitor Zones are clearly separated but proximate, fostering controlled interaction under observation.
- Emergency Access Control ensures law enforcement and authorized personnel can enter swiftly (Knox key switches and card reader controls).
- Pedestrian Connectivity: The 5' walkway along the perimeter encourages safe, predictable pedestrian movement and passive surveillance.
- Bike storage racks to be located within the secured fence areas.
- Fire Department to provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.
- Single use public restrooms will have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.