

**First 95 Distribution Center
CPTED NARRATIVE**

August 27, 2025

Project Location: 1000-1041 NW 12th Terrace, Pompano Beach, FL 33069

Project Folio: 484234490020

Project Number: 10607.14

Project Description: The First 95 Distribution Center is located at NW 30th Avenue south of 1000-1041 NW 12th Terrace and west of I-95 is a general industrial project located on an 19.38 -acre parcel featuring the proposal of two (2) one-story warehouse buildings totaling approximately 315,340 square feet. The site is currently zoned General Industrial (I-1) with an underlying Future Land Use designation of Industrial (I). The property lies within the boundaries of the City's Community Redevelopment Area (CRA) and is presently developed with industrial/warehouse facilities. Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-201 and SP-202.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:
 - a. A CCTV security system with electronic access control at ground floor of each building will be installed for the project at the time of substantial completion.
 - b. Camera locations will be focused on main entrances, building perimeters, and high-use areas. CPTED plan currently indicates CCTV security camera locations will be installed and coordinated with a security consultant at the time of building permits.
 - c. Video and security cameras will be monitored remotely. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.
 - d. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.
 - e. Developers/ contractors will consult with camera system designers, installers and BSO CPTED team with final camera plans prior to installation.
 - f. CCTV cameras must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents.
 - g. Large CCTV viewing monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the maintenance office.

- h. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- i. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- j. Install motion activated security cameras up to and at the perimeter boundaries of ancillary buildings, parking areas, and/or locations that do not have frequent building access. These will help deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- k. Any blind areas not covered by security cameras, including detached garages and vehicular entrance gates, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion and/ or concealment/ ambush opportunities.
- l. Fences, gates and/ or any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Lighting:

- a. We propose the installation of vandal proof/resistant light fixtures over all exterior unit doors and overhangs to be activated by photocells, so these areas are constantly illuminated from dusk to dawn. These will be designed with appropriate optics and temperature of light, so they are not harsh and inconvenient to unit occupants. We propose this solution in lieu of motion-sensor lights in order to prioritize comfort of residents, who tend to consider lights going on and off outside their unit windows as distracting and invasive.
- b. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security for the site.
- c. The entire site will feature adequate lighting, per the standards of the code.
- d. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- e. Reduction of shadows and glare will be achieved as best possible.
- f. The entire site will feature adequate lighting, per the standards of the code. This includes the exterior dumpster area in a manner that offers passive surveillance for the neighboring building. Any trash rooms located within the building will be secure and feature adequate lighting.
- g. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
- h. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Sidewalks:

- a. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones within the project.

DRC



- b. Clear lines of sight to and from private and public areas. The use of large openings with the building set close to the street will create a sense of place.
- c. All non-residential space within the building offers controlled access. Natural surveillance is provided through one point of access, so users are closely monitored.

Landscaping:

- a. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- b. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition only while maturing per code,
- c. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- d. Maintain a 2'-to-2.5'-foot maximum height for all hedges, bushes, low plants, and ground cover around glass windows.
- e. At time of mature tree height, an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct natural and electronic surveillance. This principle will be focused around vehicle entry points and around building entry points throughout the project.
- f. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to natural or electronic surveillance which frequently occurs due to a lack of CPTED/ security strengthening planning and design experience in this specialized field.
- g. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.
- h. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition only while maturing per code.

2. Physical/Natural Access Control: This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

- a. The site is accessed by vehicles at two locations. These locations are designed as a two-way main entrance/exit where incoming/outgoing traffic can be monitored to and from the surface parking areas.
- b. Any exterior ground level architectural abstract design features should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
- c. All exterior doors must have non-removable door hinge pins. The project will feature electronic controlled access systems with key fobs for common area doors.
- d. Parking lot spaces are clearly identified with pavement marking and signage.
- e. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- f. The project does not anticipate having any type of late-night business as defined by the city of pompano beach land development code as a place of retail or commercial business that is open

DRC



for business to the public at any time between the hours of 11:00 p.m. and 5:00 a.m. and which does not meet the definition for a convenience business.

- g. Adequate signage will be posted, such as towing signs, to prevent un-authorized parking and vehicle abandonment within the project site. A towing policy will be strictly enforced.
- h. Management office doors must have a security viewer (peephole) or reinforced security window.
- i. A 180-degree peephole viewer will be implemented for each condo unit door within the residential component of the project. Each ground floor common area door will feature an impact rated viewing glass window.
- j. All solid exterior doors at main building entrances will have an audible and video intercom pager capable of monitoring the area outside the door. This feature provides an opportunity to monitor and survey the exterior prior to exiting to avoid being ambushed upon exiting and becoming a victim of robbery or other crimes.
- k. Physical keys to staff-only doors (technical closets, storage, maintenance shop, restricted areas) will be kept at key storage safe within leasing center (clubhouse) and protected by surveillance camera and alarm.

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. Perimeter landscape further separates public vs private space, specifically along the property's all sides of the project.
- b. Project will be participating in the Broward Sheriff's Office No Trespass Program.
- c. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- d. Way-Finding signage must be clear and prominently posted in appropriate areas, indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.
- e. Post sufficient BSO No Trespass Signage so that it is readily available on all sides of the property: North, South, East and West.
- f. Prominently post signs securely using robust fasteners.
- g. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash their bodies and clothes.

4. Maintenance: Vandalism is a criminal activity which typically coincides with 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. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
- b. The grounds will be clean and clear of debris.
- c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick repairs to keep the site clean and safe.

DRC



- d. Graffiti will be cleaned or painted over as quickly as possible.
- e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.

5. Activity Support: Activity support does exactly what the title presents; to provide 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. Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.
- b. Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

6. Lot, adjacent access egress and perimeter:

- a. Dumpster areas will be external to the building, secured with Access Control, and video surveillance.

7. Miscellaneous: CPTED & Security Strengthening:

- a. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- b. If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.
- c. Any exterior storage tanks utilized for keeping content under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.
- d. Viewable monitor(s) should be placed in a central area to provide clear indication that video surveillance is in use & broadcasting to all that crimes will be discovered & recordings used as evidence for arrest & prosecution.
- e. Viewable monitor(s) should capture & display public points of ingress & egress. (Camera feeds that are to remain off limits to staff for internal security reasons do not have to be displayed on the Viewable monitor.)
- f. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.
- g. Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

DRC



- h. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.
- i. Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

Respectfully Submitted,



Juan Pablo Chapa
Planner III/ KEITH

DRC

