



CPTED NARRATIVE

Date: March 4, 2021

Project Location: 101 NW 12th Street
Pompano Beach, FL 33060

Project Description: This 1.48 acre site located at the northwest corner of North Dixie Highway and NW 12th Street will be developed to include Medical Offices and a new Senior Center.

Below is a description of how the project addresses the CPTED principles. A CPTED plan is attached to this application package as Sheet SP-102.

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. This project implements this principle in the following ways:

Lighting

- a. An adequate functioning and well-designed lighting system around the building and in the parking lot will keep areas well-lit at night to establish a sense of security of the site.
- b. Proposed lighting will not conflict with proposed landscaping.
- c. Vandal resistant motion sensor security lights shall be installed at building entrances exits.

Landscape

- d. Continuous perimeter hedge provides a natural barrier around the property.
- e. Perimeter tree canopies will be a minimum of 8' in height and perimeter hedge shall be maintained at 30" maximum height to provide visibility across the site.

Other

- f. Bike storage racks are close to entrance doors for convenience and maximum natural surveillance.
- g. Secure dumpster area to be well lit at night to deter potential of criminal activity or opportunity for criminal staging.
- h. Surveillance cameras may be provided dependent on the owner's needs

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:

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- a. Vehicular and pedestrian access is clearly defined by roadway, entry gates, fencing and walkways.
 - b. Proposed sliding gate separates private property uses and deters unauthorized entry.
 - c. Entry signage will be provided to direct ingress and egress.
 - d. Single point of ingress/egress for monitoring vehicle ingress/egress.
 - e. Continuous perimeter hedge impedes access along Dixie Highway.
 - f. Site will feature clear pavement markings and signage to direct public for safe use of the site.
 - g. Tow away signage will be displayed to deter vehicle abandonment and unauthorized parking.
 - h. BSO "No trespass" signage will be securely fastened to pole or fence.
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 and fencing defines the space. The site is recognized as a public, commercial property, not residential.
 - b. 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 Medical Office/Senior Center provides the natural appearance of maintenance and consistent activity. This provides a sense of occupancy to deter criminal 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. The addition of a medical offices and a senior center to this property increases the use for safe activities and for the detection of undesirable activities.