



2151 W. Hillsboro Blvd., Suite 401, Deerfield Beach, FL 33442. Tel (954)427-3076 Fax (863)648-1106

City of Pompano Beach – Planning & Zoning
100 W. Atlantic Blvd
Pompano Beach, FL 33060

RE: Chevron #010 – Gas Station and C-Store
301 S. Pompano Parkway, Pompano Beach, FL
MDM 21119 (SGD)

CPTED NARRATIVE:

CPTED PRINCIPLE #1 NATURAL SURVEILLANCE

The C-store has been designed with windows along the storefront which provide significant visibility to the outside and eth major use areas of eth site. The store staff and patrons can observe deliveries and users entering from the street and from eth fuel canopy into the parking lot from these windows. The landscape has been proposed to enhance the site while not obstructing view through the store and fuel canopy locations. The site lighting plan shall provide illumination to the exterior of the buildings, fuel canopy, parking spaces and vehicular entrances for good visibility and accountability.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

Natural Access control is accomplished by having 6'-0" high decorative fencing along the perimeters of the site that border other properties. Landscape features such as the continuous hedge material and perimeter trees also serve as means of access control for the site. Additionally with the placement of the parking stalls in front of eth store the chance for there to be lurking in eth parking areas is eliminated.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT

The proposed landscaping and signage will eb clearly designed to provide a clear sense of proprietorship for the site. Ground planting and hedges has been designed to allow clear zone of natural surveillance for police to be able to have un-obscured sight around the perimeter and into the property. The site layout has been design to provide clear view into the parking lot, VUA and fuel canopy. Perimeter fencing also provides the territorial reinforcement required for the site.

CPTED PRINCIPLE #4 MAINTENANCE

It is important for facilities such as these to provide adequate maintenance programs both for the aesthetics of their site and the protection of their assets. This facility, as with all properties owned by this developer, have a strict maintenance schedule.

DRC

PZ25-12000017

07/02/2025

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

To supplement the site's natural surveillance there will be signs posted that will prompt the patrons to be aware of their surroundings and posted signs for means to contact the proper authorities.