



January 30, 2024

City of Pompano Beach
Department of Development Services
Planning & Zoning Division
100 W. Atlantic Blvd
Pompano Beach, FL 33060

ATTN: Deputy Patrick Noble
Broward County Sheriff's Office

RE: Minor Site Plan Review Application
CPTED Principles / Crime Prevention Through Environmental Design
Broward County Water and Wastewater Services Pipe Yard Improvements
2555 W. Copans Road, Pompano Beach, Florida 33069
SMA Project #2023-128

Dear Deputy Patrick Noble,

Per the 'Pre-Application Meeting Checklist', the following project CPTED Principles are described below:

1. CPTED Principle #1 – Natural Surveillance
The Pipe Yard Improvements at the existing Pipe Yard Broward County Water and Wastewater Services Facility is a small section of the large County complex. The Pipe Yard is situated away from Copans Road at the north end of the site about 540 ft from Copans Road. The Pipe Yard is in a service area of the site only accessible through a guard station situated in the center of the access drive.

The Pipe Yard improvements include an 8' high chainlink perimeter fence. There will be new LED site lighting for the Pipe Yard. Additionally, the parking area south of the Pipe Yard and the drives on the east side have existing site lighting for nighttime security. There is no existing landscaping hindering surveillance of the Pipe Yard and additional landscaping is not anticipated.
2. CPTED Principle #2 – Natural Access Control
Being situated at the rear of the site, access to the Pipe Yard is only available through the security guard station in the access drive. Additionally, the Pipe

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Yard will have a rolling gate accessible by keypad or card reader by staff only over a land bridge for security.

3. CPTED Principle #3 – Territorial Reinforcement

The existing site design for the new addition clearly delineates areas for visitor and end user control. The Pipe Yard can only be accessed through a guard station in the main driveway into the service area of the facility. Visitors must be escorted into those areas. Security signage is already existing on the site.

4. CPTED Principle #4 – Maintenance

The Pipe Yard and the other portions of the buildings and site are maintained by staff. This facility is occupied Monday through Friday from 7:30 AM to 4:00 PM, closed on weekends and holidays. All areas will be kept clear and free of obstructions for continued line of sight. Site areas are lit at night to deter any unwanted loitering or hiding, which will all be maintained. Any non-functioning lights will be repaired, or bulbs replaced (if required).

5. CPTED Principle #5 – Activity Support

The Pipe Yard will have CCTV cameras included in the design, locations determined by the Owner's IT department. There are numerous existing security cameras around the site and facility monitoring all areas of the grounds and buildings. The grounds are under constant surveillance. Again, this facility is occupied Monday through Friday from 7:30 AM – 4:00 PM and as such will be under constant surveillance during those hours. Access into the area of the facility with the Pipe Yard is through a manned security post and into the Yard directly with the use of a card reader or keypad. There are security cameras throughout the whole facility.

If you have any questions or require any further assistance, please do not hesitate to contact me.

Very truly yours,
Saltz Michelson Architects, Inc.



Sheff L. Devier, AIA
Senior Project Manager | Shareholder

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