

September 5, 2025

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

Re: *Mill Creek Residential – Mixed-Use Development (Residential & Retail)*
 Crime Prevention Through Environmental Design (CPTED) Preliminary Narrative Document

This CPTED narrative outlines how the proposed mixed-use development in Pompano Beach has been designed to incorporate the five foundational principles of Crime Prevention Through Environmental Design: Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance, and Activity Support.

1. NATURAL SURVEILLANCE

The site has been strategically designed to maximize visibility and deter criminal behavior through thoughtful placement of physical features and lighting. Lighting fixtures are installed around the entire building perimeter and throughout the parking lot, with photometric points documented on the plan to demonstrate adequate illumination. This ensures that all pedestrian walkways, parking areas, and building entrances are well-lit, reducing hiding spots and increasing the perceived risk for potential offenders.

Landscape elements further support visibility. All shrubs adjacent to City Rights-of-Way are maintained at a height no greater than 24", and perimeter trees in the Vehicular Use Area (VUA) are recommended to be 14' overall height to maintain clear sightlines from the roadway. Exterior doors are positioned to be visible from the street, parking lot, and neighboring properties, enhancing passive surveillance. Visitor parking is located adjacent to the building, while residential parking is secured within a garage structure. The pool and clubhouse amenity areas are highly visible from residential units, and stairwells and elevators are clearly marked, with at least one stairwell providing direct access to the exterior.

2. NATURAL ACCESS CONTROL

Access to the site is guided through deliberate landscaping and architectural design. Entrances are framed with landscape features that signal entry points and guide movement. A dead-end condition on the west driveway is blocked off with a 6" PVC fence, reinforcing boundaries and preventing unauthorized vehicular access. The existing fence along the southern border remains in place, further controlling site access and limiting entry points to designated areas.

3. TERRITORIAL REINFORCEMENT

The development clearly defines public and private spaces to discourage trespassing and promote a sense of ownership. Property lines are visibly marked, and pedestrian pathways around the building feature patterned pavers that distinguish private walkways from public areas. The public sidewalk along Federal Highway remains intact, but is visually separated from the private property by hardscape furniture resembling pillars, which act as a symbolic barrier. These design elements communicate control and ownership, signaling to potential intruders that the space is monitored and consequences for unlawful behavior or conduct may follow.

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4. MAINTENANCE

Ongoing maintenance of landscaping and lighting—especially around entrances—is a critical component of the CPTED strategy. A well-maintained environment communicates care and oversight, which discourages vandalism and other criminal activity. The site will be regularly serviced to ensure cleanliness, operational lighting, and healthy landscaping, reinforcing the perception of active management and community pride.

5. ACTIVITY SUPPORT

The development promotes legitimate activity through the inclusion of outdoor amenities and gathering spaces. Picnic and dining tables are proposed along pedestrian pathways, encouraging residents to engage in safe, visible activities. All amenity spaces are located within the building envelope, ensuring they are accessible only to residents and their guests. This supports positive use of space and increases natural surveillance through resident presence and engagement.

CONCLUSION

This CPTED plan (sheet C-700) demonstrates a comprehensive approach to crime prevention through environmental design. By integrating visibility, access control, territorial cues, maintenance, and activity support, the development fosters a safe, secure, and vibrant environment for residents and visitors alike.