

July 1, 2020

City of Pompano Beach
Planning & Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Popeyes Center – 3051 W. Atlantic Boulevard, Pompano Beach
DRC Minor Site Plan Review
Crime Prevention through Environmental Design (CPTED) Narrative**

Principle #1 - natural surveillance:

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in crime prevention through environmental design.

The proposed site plan addresses CPTED Principle #1 by minimizing visual obstructions. The following is a list of the natural surveillance techniques used:

Landscaping – The maximum allowable tree spacing permitted by code is used for perimeter and street trees along the external and internal property lines. This technique will minimize visual obstruction from the off-site properties. The landscape design is intended to avoid obstructions to natural or electronic surveillance and prevent potential concealment/ambush points. Ground covers and hedges are proposed to avoid obstructions and an 8" clear trunk is proposed to avoid obstructive limbs or foliage hanging down from canopy trees. All ground cover such as hedges, bushes, low plants, etc. will be maintained at a height between 2' and 2.5'.

Lighting – Light poles meeting the current photometric code requirements will be provided throughout the entirety of the affected area to avoid dark or black spots.

Principle #2 - natural access control:

Natural access control is more than a high block wall topped with barbed wire. Crime prevention through environmental design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The proposed site plan addresses CPTED Principle #2 by directing vehicular traffic to specific ingress/egress points. The following is a list of natural access control techniques used:

Perimeter Landscaping – Trees and a continuous hedge have been placed around the perimeter of the property. A pedestrian would be less likely to walk/run through a hedge, which will naturally direct traffic through the points intended for public access to/from the site. The access points

are well marked and accented with human scale planting while taller plant materials are kept back from these areas to give pedestrians clear views and reduce the area in which a criminal might hide.

Limited Access Points – The affected area has an access point from NW 31st Avenue for vehicular traffic only. There is a pedestrian crossing at the access point with no pedestrian access path to the affected area as they are is a cross-access roadway constructed for vehicular access only.

Lighting– Light poles meeting the current photometric code requirements will be provided throughout the entirety of the affected area to avoid dark or black spots. In addition, all access points will be well lit and motion-sensor security alert lighting will be installed in all exterior doors.

Principle #3- territorial reinforcement:

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

The proposed site plan addresses CPTED Principle #3 by clearly defining the site's property line. The following is a list of territorial reinforcement techniques used:

Perimeter Landscaping – The perimeter buffer of trees and continuous hedge create a distinct boundary of the property. This will not only reinforce the location of the site's property line, but also serve as a visual barrier.

Principle #4- maintenance:

CPTED and the "broken window theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

The property owner is committed to future upkeep and maintenance of the property. Routine maintenance for landscaping, trash pick-up, lighting and other regular needs will be provided. All ground cover such as hedges, bushes, low plants, etc. will be maintained at a height between 2' and 2.5'.

Principle #5- activity

Activity support - increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

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The proposed site plan addresses CPTED Principle #5 by clearing the existing vacant land which is currently full of invasive vegetation and providing a cross-access roadway for any future development to be constructed in the cleared vacant land to the east of the road. By in clearing this land and building the cross-access roadway, the use and surveillance of this previously vacant location will increase which will make a prospective criminal less likely to commit a crime through the fear of being seen.

Should you have any questions or require any additional information, please do not hesitate to contact me at (954) 202-7000 or rthomas@thomaseg.com.

Sincerely,



Ryan O. Thomas, P.E.
Project Manager

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