



October 1, 2025

Stephanie Posada  
Operations Manager  
**DEMISOL HOLDINGS LLC**  
1550 NW 24th Avenue  
Pompano Beach, FL 33069  
(954) 475 – 9946  
[stephanie@banyanenvironmental.com](mailto:stephanie@banyanenvironmental.com)

Re: Crime Prevention Through Environmental Design (CPTED) Narrative for:

**1550 NW 24<sup>th</sup> Avenue  
Pompano Beach, FL 33069**

Dear Ms. Posada,

The following CPTED Principles are addressed in the proposed CPTED Plan, sheet C114. For more detail, please refer to this drawing.

## **PRINCIPLE #1 – NATURAL SURVEILLANCE**

- Site has been arranged with numerous light poles so that patrons can always maintain visibility of their surroundings.
- Lighting must comply with the Illuminating Engineering Society of North America “IESNA” G-1-2022 “Guide for Security Lighting for People, Property, and Critical Infrastructure.
- Parking spaces are surveilled by building windows and naturally surveilled by visitors and public activity.
- Install vandal proof/ resistant security alert lights over all exterior doors and overhangs, including main and storage doors. Security lighting should be primarily concentrated at gateways, doorways & windows.
- Use LED lighting everywhere possible as it provides excellent color rendition for nighttime visibility.
- Use carefully-focused bright soft lights with shielded fixtures.
- Maintain 2-foot maximum height for all hedges, bushes, low plants, and ground cover where shown on the CPTED Plan.
- All solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors.
- No windows exist to see into the building to see staff or patrons movements.

## **PRINCIPLE #2 – NATURAL ACCESS CONTROL**



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Pembroke Pines, FL 33029

**DRC**

PZ25- 12000031  
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- Yard is well-lit wide-open space with no hiding spaces or corners.
- There is clear path to building doors.
- Building doors can be accessed from within secured fenced and gated yard.
- Business is a cashless operation.
- Install hard-wired burglar security alarms (HW Automation, platform Alarm.com). Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
- Entrance to the site is designed to be defined with landscape, fencing, pavement change, and signage.
- Low hedges and shrubs are to be maintained at a maximum height of 2 feet in front of buildings.
- Lighting will be installed and maintained to avoid obstruction by landscaping, fencing, and other site elements. This is to be formally coordinated with Broward Sheriff's Office (BSO) during construction.
- Maintain 8-foot clearance for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8 feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- Lighting locations will avoid shrub and tree shading.
- All exterior doors must have non-removable door hinge pins.
- Areas designated for employee & customer transactions such as a reception desk, should be designed with a clear boundary delineation and/or enclosure separating public from private areas.
- Any keys, key fobs, key card devices &/or similar devices that are stored on-site must be secured with access control or with an alarm and robust mechanical locking system.
- Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas.
- Wayfinding & instructional signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

### **PRINCIPLE #3 – TERRITORIAL REINFORCEMENT**

- Property is completely fenced and gated. There is no public access in the yard unless you are a patron or employee. Deliveries or other guests must be let into the secured yard.
- Public parking area is located outside the secured yard.
- Property will subscribe to the Broward Sherriff's No Trespass Program.
  - Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.



- Post sufficient “Broward Sheriff’s Office No Trespass” signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.
- Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 feet to 7 feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners to help prevent vandalism.
- Lights will be provided near doorways and site lighting will cover exterior door areas.
- Reinforced hurricane doors are used.
- Buildings will be identified using street numbers that are a minimum of 6 inches high and lighted during nighttime hours. Numbers will be unobstructed by landscaping or other external features. This is to be formally coordinated with (BSO) during construction.
- Parking spaces will be clearly and individually marked and assigned for authorized use only.
- Post towing signage and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

#### **PRINCIPLE #4 –MAINTENANCE**

- All areas will be maintained to high standards, including entrances, signage, swales, and parking areas. Trash will be removed and landscaping will be maintained.
- Trees and shrubs will be pruned away from windows, doors, and walkways.
- Exterior lighting will be maintained in full function at all times.
- Rules will be strictly enforced regarding junk vehicles, inappropriate outdoor storage, and dumping.
- Privacy fence screening material must be maintained at all times so that the secure yard is not visible from the exterior perimeter.
- Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
- The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

#### **PRINCIPLE #5 – ACTIVITY SUPPORT**

- Building entrance is adjacent to parking, which increases visibility in these areas.
- Open spaces are centrally-located, promoting visibility.
- No exterior benching is proposed.
- There are no areas of the secure yard that cannot be seen by patrons or staff.



Please contact us if you have any questions.

Sincerely,

**THOMPSON ENGINEERING & CONSULTING, INC**



Signed: \_\_\_\_\_

Printed Name: Justin Thompson, P.E.

Title: President

Date: 10/06/2025

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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