

# DRC

PZ21-12000052  
11/06/2024



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PZ21-12000052  
02/19/2025

Development Services  
City of Pompano Beach, City Hall  
100 W. Atlantic Boulevard  
Pompano Beach, FL 33060

Review number PZ21-12000052

Re: Fiberbuilt Umbrellas  
2201 W Atlantic Blvd.  
Pompano Beach, FL 33069

### Crime Prevention Through Environmental Design Narrative

The new addition project at the existing commercial building known as "Fiberbuilt Umbrella" will include a variety of Crime Prevention strategies which support the facility expansion.

The first and least obvious improvement is the fact that the existing vacant lot directly behind and adjacent to the existing building has been used for Illegal dumping, homeless camping, and other activities which are also illegal and foster other criminal and nuisance behaviors. This vacant lot which cannot be developed for residential use due to its lack of access is planned as the site for the new commercial addition to the existing building. This development itself will improve crime prevention.

The lots directly adjacent to the north will be separated from our project through the use of a required "Type B, Option one" six-foot-high buffer wall and landscape which will provide a crime prevention barrier. The new addition is designed such that the new glass storefronts will face north toward the residential property and will be occupied by companies that will lease these spaces and keep them active on a nearly daily basis. The portion of the new addition which faces south will adjoin the existing truck loading and access area. This area will be fenced off at night and part of the weekend which will help secure the "Back Areas" and will also be covered with the use of cameras which supplement the current camera system which is in use.

The other important CEPTED Principles such as natural Surveillance, Natural Access Control, Territorial Reinforcement. Maintenance, and Activity Support are outlined in detail on the CPTED Plan submitted with this narrative.

We are certain that proposed project with these CEPTED features will improve the crime prevention for both the commercial and residential property in which this unique project shares borders with.

Should you have any questions or comments, feel free to contact me.

A handwritten signature in blue ink, appearing to read 'John E. Tice'.

John E. Tice, FI AR14771 VICE-PRESIDENT  
Gallo Herbert Architects

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PZ21-12000052  
03/06/2024

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PZ21-12000052  
8/17/2022