



951 SW Andrews Avenue Storage Yard

CPTED Narrative

April 13, 2021

Project Location: North Atlantic 951 SW 12th Avenue, Pompano Beach FL 33069

- **Project Description:** P C Realty of Florida LLC, is requesting Minor Site Plan Approval for the 951 S. Andrews Avenue Storage Yard located at 951 SW 12th Avenue. This project is an existing outdoor storage yard with one (1) existing accessory buildings located on the parcel. The folio numbers are: 494202000754, and 494202000751; with a total gross square-footage of 304,867 S.F. (6.99 AC). The proposed development seeks to expand its outdoor storage area, additional surface parking, landscape improvements, and a Fire Access Lane.

Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:

Lighting:

- a. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- b. The entire site will feature adequate lighting, per standards of the code. The site features a fire access road with proposed lighting to ensure the routes of ingress/egress are well lit at night.
- c. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved as best possible.

Sidewalks:

- e. Natural surveillance is provided by establishing an active presence of use along the project's frontage and the adjacent public sidewalk areas.
- f. Clear lines of sight to and from private and public areas. The use of large openings with the building set close to the street will create a sense of place.

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Landscaping:

- g. A 20' minimum landscape buffer perimeter has been provided around the entirety of the sight screening the industrial use while also shielding and creating a barrier of vegetation from the adjacent property to the West.
- h. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.

2. Physical/Natural Access Control: This principle focuses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

- a. The site is accessed by vehicles along the main fronting street being SW 9th Street and SW 12th Avenue where incoming/outgoing traffic can be actively monitored via passive or electronic surveillance monitoring.
- b. There are security gates located at the North and East entrances, so vehicular/pedestrian access will be monitored and used as a form of territorial reinforcement to. This is also the more active frontage and most utilized entrance to the site.
- c. Parking lot spaces are clearly identified with pavement marking and signage.
- d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- e. This non-residential project does not contain a late-night business.

3. Territorial Reinforcement: This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:

- a. A perimeter fence will separate the public development from the adjacent uses on the East/West North/South property boundaries.
- b. Perimeter landscape further separates public vs private space, specifically along the property's South, and West sides.

4. Maintenance: Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:

- a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
- b. The grounds will be clean and clear of debris.



- c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. Exterior water spigots and power outlets will have a secure locking cap to deny unauthorized use public benches will be designed to deter irregular use.
- 5. **Activity Support:** Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
 - a. The building is single story and located on the ground floor with connections to the public pedestrian network to promote the sense of activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the immediate surrounding areas.
 - b. Active use of the site will facilitate natural surveillance and deter potential criminal intruders through the use of activity support.

Respectfully Submitted,

James Kahn

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