

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060
Phone: 954.786.4679

To Whom It May Concern,

Please find below a written narrative and response letter identifying how all 5 of the CPTED Principles are being achieved as outlined in the City of Pompano Site Development Application Checklist and as shown in the Security Drawings provided for this submission.

CPTED Principle #1 – Natural Surveillance

The subject property will be enclosed by 6'-0" tall chain-link fence on North, West, and South Sides of property and on East side of property abutting the street a 6'-0" tall Extruded Vinyl PVC fence with a manual double sliding gate at entry drive and two pedestrian gates. Entry Gate to be locked by robust lock during non-operational hours. Pedestrian gates will be secured with keycard access. This style fence supports clear views to and from site so activity can be seen from public way and adjacent properties. Security aided Landscaping placed strategically around site at proper heights to allow for clear/unobstructed views across site as well as added protection around the first-floor glazing systems and remote areas of building perimeter to help deter unauthorized activities. Motion activated lighting placed around property will ensure adequate lighting levels at all times of day to support building operations, egress travel for pedestrians, and vehicular traffic flow. Timers can be added to site lighting fixtures if illumination is desired prior to sunset. The site is utilized daily which adds to eyes on the site and the vicinity surrounding the facility. The layout of the site, landscaping and lighting design achieve the goal of Natural surveillance outlined in this Principle.

CPTED Principle #2 – Natural Access Control

By fencing the entire property and installing the proper signage to outline the rules of the site, where employees, guests, and vehicles need to go will make it easy for users to understand how to access and leave the site and building as authorized. Wayfinding includes directional signage for delivery trucks, striped walkways for pedestrians, and parking designations. Landscaping will be placed and maintained so that it does not obstruct views of signage, video surveillance, or lighting. Main entrances will be designated with enhanced architectural features such as elaborate reveal patterns and large storefront/curtainwall systems at those locations. The overall site layout, building design, and proper signage ensure traffic can naturally access the property with ease and achieve the goal outlined by this principle.

CPTED Principle #3 – Territorial Reinforcement

The property fence establishes the physical boundary line between public and private property but the posting of Broward sheriff's office no trespassing, property rules, and non-authorized users signage around the site and at the main entry provides additional clarity to let the public know that this building is private property and not intended for public access. It also clarifies that anyone not authorized to be on the site will be entering at their own risk. Exterior doors will remain locked during business hours. Doors used daily by employees or guests will require key card access or the use of a buzzer/intercom with video to check the identity of any individual trying to gain access to the building. All vulnerable locations such as 1st floor windows/storefront will have harsh vegetation lining their base to make gaining access from the exterior difficult and deter individuals from potentially breaking and entering. There will also be 24-hours security personnel on site. This will add another physical presence to help deter unauthorized use of property. These planned security measures will guide and influence individuals on how to properly use the site and building by using territorial reinforcement as outlined in this principle.

CPTED Principle #4 – Maintenance

The owner has a full-time security team that will conduct maintenance daily on security equipment, and remotely on security systems to ensure they are operational. If a system goes down generally, the team will have it operational within 24hrs. Locking devices are monitored remotely and locally. The maintenance team on site can address hardware issues that arise. Cameras have a 7-year warranty and can easily be replaced by the security team on site. If the issues are larger, will travel to the property to provide troubleshooting and repair any necessary issues.

The owner also has a full-time maintenance team that will work onsite accounting for daily maintenance around the property and inside the facility. Landscaping will be maintained regularly as required by the landscaping design and Florida building code. There will be daily trash and recycling pickups and operational procedures in place for employees and maintenance staff to complete daily cleanup activities. If any damage occurs to the building or surrounding property, the onsite maintenance team will repair it as soon as reasonably possible. The Security and cleanliness are top priorities to the owner and with the onsite and remote staff ready and able to address any maintenance issues that arise will help preserve the property's value and make it a safer place for all users as outline in this principle.

CPTED Principle #5 – Activity Support

The property fence while creating a secured perimeter for the property will still permit open unobstructed site lines to and from the property so onsite activities can be easily viewed from neighboring properties. Directional signage for vehicular traffic, clearly marked pedestrian pathways, and sidewalks around the building both clearly define designated parking areas while also connecting those areas to building access, bike rack storage and access to public way. Landscaping will be maintained at a low height around the building to protect vulnerable areas while not obstructing views. Main entrances to have see-through reinforced security windows and/or glass wall systems with safety glass that will provide an opportunity for individuals inside the building to monitor the exterior and ensure safety prior to leaving the building. Vandal proof motion activated lighting will be provided at all exterior doors and along egress pathways to provide required illumination to support onsite activities and egress passage while also creating a perception to an intruder there is an ease of being discovered. These items will allow for both seamless flow of operational activity and the increased use of built environment for safe activities as outlined in this principle.

If you have any questions, please reach out to the phone number listed below or via email at john@jnkoury.com .

Sincerely,



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