



CPTED Narrative

PROJECT: Pompano Beach Credit Union

LOCATION: 420 NE 19th Ave, Pompano Beach, FL 33060

Below is a description on how the project addresses each Crime Prevention Through Environmental Design ("CPTED") principles.

Principle #1- Natural Surveillance: The Project adheres to this principle through 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 feeling of safety by presenting a fear of detection for potential intruders. This project implements this principle.

- a. A security system will be installed for the project at the time of the substantial completion. Camera locations will be focused on main entrances and building perimeters. CPTED plan currently indicates the current CCTV security locations that are install and will remain. Security cameral locations will be installed and coordinated with a security consultant at the time of the building permits. Video and security cameras will be monitored remotely.
- b. Ensure all lighting (and cameras) are strategically placed so the will not be obstructed by the growth of existing, or installation of future landscaping.

LIGHTING

- c. An adequate functioning and well – designed lighting system will keep areas commonly lit at night to show complete field coverage.
- d. The entire site will feature adequate lighting, per the standard of the code. The dumpster location will feature adequate lighting and secured access.

SIDEWALKS

- e. All non-residential space withing the building offers controlled access. Natural surveillance is provided through one point access, so users are closely monitored.

Principle #2- Physical/Natural Access Control: This principle focuses on maintaining control and prevents criminal from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following:

- a. The site is accessed by vehicles at one location (NE 19th Ave) entrance is a two-way main entrance/exit where incoming/outgoing traffic can be monitored into the structured parking.
- b. Parking lot spaces are clearly identified with signage.
- c. Towing signage will be displayed to prevent authorized parking or abandonment of vehicles.
- d. This commercial project does not contain late-night business.

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Principle #3- Territorial Reinforcement: This principle includes defining public vs. private property.

- a. N/A

Principle #4- Maintenance: Vandalism is a criminal activity 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. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.

Principle #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.

- a. NA

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