

CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE: "SEE AND BE SEEN" IS THE OVERALL GOAL WHEN IT COMES TO CPTED AND NATURAL SURVEILLANCE. A PERSON IS LESS LIKELY TO COMMIT A CRIME IF THEY THINK SOMEONE WILL SEE THEM DO IT. LIGHTING AND LANDSCAPE PLAY AN IMPORTANT ROLE IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN.

RESPONSE: THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF WEST ATLANTIC BOULEVARD AND ANDREWS AVENUE EXTENSION. THE ONLY FENCING PROPOSED IS LOCATED AROUND THE RETENTION AREA AND WILL BE A TYPE THAT PROVIDES VISIBILITY THROUGH THE RAILS. THE PROJECT IS DESIGNED WITH OPEN VIEWS ACROSS THE PROPERTY FROM TWO RIGHTS OF WAY. ADDITIONALLY, THERE ARE LIGHT FIXTURES AFFIXED TO ALL BUILDING FACES AND STRATEGICALLY LOCATED THROUGHOUT THE PARKING AREA. LANDSCAPING IS PLANNED AS A MIX OF TREES AND LOW GROUND COVER THAT ALLOW FOR VIEWSHEDS INTO THE PROPERTY FROM THE ADJACENT ROADWAYS. A CONTINUOUS HEDGE SPACED 24" ON CENTER IS LOCATED AROUND THE ENTIRE PERIMETER OF THE VEHICULAR USE AREA TO BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET ABOVE THE ELEVATION OF THE ADJACENT VEHICULAR USE AREA, AS PER CITY ZONING CODE.

THE USE WILL OPERATE 24 HOURS PER DAY AND THE WINDOW SIGNAGE WILL BE DESIGNED AND LOCATED TO ENSURE THAT THERE IS A CLEAR AND UNOBSTRUCTED VIEW FROM THE OUTSIDE OF THE BUILDING AND IN A NORMAL LINE OF SIGHT OF THE CASH REGISTER AND SALES TRANSACTION AREA. A VIDEO SURVEILLANCE SYSTEM WILL BE EMPLOYED IN ACCORDANCE WITH THE CITY'S STANDARDS. THE SECURITY CAMERA SYSTEM SHALL BE CAPABLE OF MONITORING, RECORDING AND RETRIEVING A CLEAR AND IDENTIFIABLE IMAGE TO ASSIST LAW ENFORCEMENT PERSONNEL IN OFFENDER IDENTIFICATION AND APPREHENSION. CAMERAS SHALL BE:

- **IN OPERATION AT ALL TIMES,**
- **READILY VIEW ABLE AND ACCESSIBLE BY EMPLOYEES,**
- **RECORDING THE INTERIOR OF THE BUSINESS AS SHOWN ON THE CPTED-2 PLAN SHEET,**
- **RECORDING ANY PARKING AREAS AS SHOWN ON THE CPTED PLAN SHEET, AND**
- **RECORDINGS SHALL BE RETAINED AND AVAILABLE TO POLICE FOR A PERIOD OF 72 HOURS FROM THE DATE OF RECORDING**

THE FOLLOWING COMPONENTS ARE PROPOSED FOR BOTH THE PEDESTRIAN ACCESS ENTRY AND THE SWING GATES ON THE DUMPSTER ENCLOSURE:

- **LOCKABLE GATES WITH A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A PADLOCK,**
- **BOTTOM GATE CLEARANCES OF AT LEAST 8" ABOVE THE GROUND FOR VIEWING UNDERNEATH, AND**
- **A VANDAL RESISTANT/PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.**

CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL: THIS IS MORE THAN A HIGH BLOCK WALL TOPPED WITH BARBED WIRE. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN OR CPTED UTILIZES THE USE OF WALKWAYS, FENCES, LIGHTING, SIGNAGE AND LANDSCAPE TO CLEARLY GUIDE PEOPLE AND VEHICLES TO AND FROM THE PROPER ENTRANCES. THE GOAL WITH THIS CPTED PRINCIPLE IS NOT

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NECESSARILY TO KEEP INTRUDERS OUT, BUT TO DIRECT THE FLOW OF PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.

RESPONSE: THE BUILDING IS ORIENTED TO THE SOUTHEAST OF THE PROPERTY. THE ENTRANCE IS LOCATED ON THE FAÇADE OF THE BUILDING FACING THE GAS CANOPY AND LOCATED ACROSS ONE ROW OF PARKING AND THE GAS PUMP CANOPY. A DESIGNATED PEDESTRIAN SIDEWALK LINKS PEDESTRIANS TO THE ADJACENT ATLANTIC BOULEVARD RIGHT-OF-WAY. A SIDEWALK CONNECTION IS LOCATED NEAR THE END CAP OF THE PARKING BAY ON THE EAST SIDE OF THE BUILDING. IN ADDITION TO THE NATURAL ACCESS CONTROL, THE FOLLOWING COMPONENTS SHALL BE INCLUDED IN THE SECURITY SYSTEM:

- **A BURGLAR ALARM,**
- **A STRATEGICALLY LOCATED SILENT PANIC ALARM,**
- **AN ADDITIONAL SILENT PANIC ALARM PORTABLE LANYARD OR KEY CHAIN, OR A BUTTON IN THE SECURED OFFICE AREA,**
- **AN ELECTRONIC SURVEILLANCE MONITOR DEDICATED TO SURVEILLANCE AND STRATEGICALLY LOCATED IN THE OFFICE FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION.**

THESE COMPONENTS WILL PROVIDE THE NATURAL ACCESS CONTROL NEEDED TO DIRECT THE FLOW OF PEOPLE AND DECREASE THE OPPORTUNITY FOR CRIME.

CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT: CREATING OR EXTENDING A "SPHERE OF INFLUENCE" BY UTILIZING PHYSICAL DESIGNS SUCH AS PAVEMENT TREATMENTS, LANDSCAPING AND SIGNAGE THAT ENABLE USERS OF AN AREA TO DEVELOP A SENSE OF PROPRIETORSHIP OVER IT IS THE GOAL OF THIS CPTED PRINCIPLE. PUBLIC AREAS ARE CLEARLY DISTINGUISHED FROM PRIVATE ONES. POTENTIAL TRESPASSERS PERCEIVE THIS CONTROL AND ARE THEREBY DISCOURAGED.

RESPONSE: THE PROJECT IS DESIGNED TO ORIENT THE BUILDING TO THE SOUTHEAST CORNER OF THE PROPERTY. THE NORTH, SOUTH, EAST, AND WEST PROPERTY LINES WILL BE LANDSCAPED WITH PERIMETER LANDSCAPE STRIPS TO DEFINE THE PROPERTY BOUNDARY AND ENTRY POINTS. LANDSCAPE ISLANDS WILL BE PROVIDED BETWEEN PARKING STALL GROUPINGS. THIS ARRANGEMENT WILL CREATE A CLEAR DEFINITION OF THE PUBLIC RIGHTS OF-WAY AND THE PRIVATE REALM. IN ADDITION, THE APPLICANT WILL SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT AND SHALL POST BSO NO TRESPASS SIGNAGE AT THE NORTH, SOUTH, EAST AND WEST OF THE PROPERTY AS IDENTIFIED ON THE CPTED PLAN SO THAT IT IS CLEARLY VISIBLE AND APPARENT. THE NO TRESPASS SIGNAGE WILL BE POSTED SECURELY USING FASTENERS AT ALL CORNERS. THE MEASURES DESCRIBED HEREIN WILL DEFINE THE PROJECT'S SPHERE OF INFLUENCE AND CLEARLY DISTINGUISH THE PRIVATE AND PUBLIC AREAS THUS DISCOURAGING TRESPASSING.

CPTED PRINCIPLE #4 – MAINTENANCE: CPTED AND THE "BROKEN WINDOW THEORY" SUGGESTS THAT ONE "BROKEN WINDOW" OR NUISANCE, IF ALLOWED TO EXIST, WILL LEAD TO OTHERS AND ULTIMATELY TO THE DECLINE OF AN ENTIRE NEIGHBORHOOD. NEGLECTED AND POORLY MAINTAINED PROPERTIES ARE BREEDING GROUNDS FOR CRIMINAL ACTIVITY. A FORMAL CPTED BASED MAINTENANCE PLAN WILL HELP YOU PRESERVE YOUR PROPERTY VALUE AND MAKE IT A SAFER PLACE.

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RESPONSE: THE WAWA POLICY IS TO MAINTAIN STRICT BUILDING AND SITE MAINTENANCE. THE EXTERIOR WILL BE REGULARLY MAINTAINED WITH ROUTINE LANDSCAPING AND CUSTODIAL SERVICES. A SCHEDULE WILL BE CREATED TO CONDUCT PREVENTATIVE MAINTENANCE TO THE BUILDING, LIGHTING, AND PARKING LOT. REPAIRS WILL BE PERFORMED AS THEY OCCUR TO ENSURE THE PROPERTY MAINTAINS A POSITIVE OUTWARD APPEARANCE AND ADHERES TO CORPORATE AND CPTED STANDARDS. A STORE MANAGER WILL OVERSEE ALL PROPERTY MAINTENANCE.

CPTED PRINCIPLE #5 – ACTIVITY: SUPPORT INCREASE THE USE OF A BUILT ENVIRONMENT FOR SAFE ACTIVITIES WITH THE INTENT OF INCREASING THE RISK OF DETECTION OF CRIMINAL AND UNDESIRABLE ACTIVITIES. NATURAL SURVEILLANCE BY THE INTENDED USERS IS CASUAL AND THERE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.

RESPONSE: THE PROPOSED DEVELOPMENT PROVIDES A NEW GAS STATION AND CONVENIENCE STORE THAT IS ORIENTED TO THE PUBLIC RIGHT OF WAY AND PROVIDES PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK. OUTDOOR SEATING IS ALSO PROPOSED. THE PROJECT DESIGN MAKES IT POSSIBLE FOR PEDESTRIANS TO COMFORTABLY CIRCULATE THE AREA AND THE INCLUSION OF THE OUTDOOR SEATING USE WILL INCREASE MOVEMENT IN THE IMMEDIATE SURROUNDING AREA.

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