



May 13th, 2026

To: Development Review Committee
City of Pompano Beach Building Department
100 West Atlantic Blvd, Dept. 1510
Pompano Beach, FL 33060

Re: Minor Site Plan Application (4 townhomes proposed at 3214 SE 11th St, Pompano Beach, FL 33062).

CPTED Narrative

Randall Stofft Architects is pleased to submit the following Crime Prevention Through Environmental Design (CPTED) narrative on behalf of Vertical Development in connection with their application for Minor Site Plan approval. The following measures have been incorporated into the proposed design to address the five core CPTED principles.

Natural Surveillance & Lighting In support of the "see and be seen" principle, all shrubbery at the front of the building shall be maintained at a maximum height of 30 inches, and trees closest to the structure shall maintain a clear trunk of 8 feet, preserving unobstructed sightlines throughout the site. Security lighting will consist of ceiling-mounted, vandal-proof fixtures at the front and rear, supplemented by motion-activated flood lighting at the soffits, ensuring the property remains well-lit and visible at all hours.

Natural Access Control Perimeter fencing has been designed to clearly delineate private areas and guide pedestrian and vehicular flow. All street-facing fencing shall be 4'-0" high breeze block, while side and rear yard fencing shall be aluminum rail ranging from 4' to 6' in height. BSO "No Trespassing" signs shall be posted on all four sides of the property, with the required affidavit submitted at time of permitting.

Territorial Reinforcement & Activity Support The site layout, landscaping, and fencing together establish a clear distinction between public and private areas, reinforcing a sense of ownership and proprietorship among residents. Active use of common and entry areas further increases natural surveillance by intended users, reducing opportunity for undesirable activity. Each unit will be equipped with a wireless security system and a video doorbell, providing an additional layer of monitored access control at every entry point.

Maintenance The project is committed to a well-maintained environment in accordance with CPTED's Broken Window Theory. Landscape upkeep, lighting functionality, and fencing integrity will be sustained to preserve both property value and community safety.

Randall E. Stofft, AIA- President

RES. Donald W. Durante