

Process No. PZ20-12000042

524 North Riverside Drive, Pompano Beach, FL 35062

Crime Prevention Through Environmental Design

Buildings and Properties must be designed to prevent damage from the force of the elements and natural disasters; they must also be designed to prevent crime.

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.

The building will be equipped with full view impact glass windows and door and also all aluminum metal gates allows full view from the inside to the outside.

CCTV security camera surveillance will be installed with 24 Hours recording directly to a hard drive. Motion sensors are been proposed as well to detect any unusual activity.

CPTED Principle #2 - Natural Access Control

Natural Access Control 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 necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The Building has access control at each entry which means only tenants and workers allowed will have admission. Parking garage rolling door with control only to use by tenants. The property will also have a 6' feet fence around it for security reasons, to avoid any intruder from trespassing the property.

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.

Landscape areas are marked with the different materials to be use in order to delimit the different areas, as well as the property limits.

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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The proposed new building is for rental purposes with management routinely visiting site in order to guarantee and maintain the property value. Tenants will be required to alert ownership if any issues occur.

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.

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