

08.12.2025

CITY OF POMPANO BEACH
DEPARTMENT OF DEVELOPMENT SERVICE
PLANNING & ZONING DIVISION

HODGE MARINE
1857 NW 21ST STREET, POMPANO BEACH, FLORIDA 33069

RE: CPTED (Crime Prevention Through Environmental Design) Narrative Letter

To whom it may concern,

The CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan has been prepared for the above-mentioned project to ensure compliance with all five CPTED Principles as outlined below:

CPTED Principle #1 – Natural Surveillance:

Exterior lighting has been installed, including wall-mounted fixtures (It-1) and pole-mounted fixtures (It-2), to promote "see and be seen." Effective lighting discourages criminal activity by increasing the likelihood that individuals will be visible, thereby promoting safety.

A maximum height of 2 to 2.5 feet for all hedges, bushes, low plants, and ground cover will be maintained to increase visibility and deter concealment.

Regular maintenance and pruning shall be scheduled to ensure the 8-foot clearance is maintained as trees and plants mature, in order to increase visibility, improve line of sight, and prevent obstructions to electronic surveillance and pedestrian-scale lighting.

All solid exterior doors shall have a security window to provide an opportunity to monitor and survey the exterior prior to exiting, thereby reducing the risk of being ambushed. Additionally, the window will allow for visual identification and screening of visitors in the event of a suspected criminal ruse entry. refer to the door schedule.

Electronic Surveillance – Security Strengthening:

- Surveillance monitors depicting real time security camera views shall be strategically located for maximum overlapping active and passive observation. They are to be placed strategically wherever they would receive the most viewing from personnel.
- All cameras shall be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- Security cameras shall fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.
- Any potentially vulnerable areas that cannot be observed through natural surveillance shall be covered by electronic surveillance monitoring.

CPTED Principle #2 – Natural Access Control:

A chain-link fence surrounds all four sides of the project site. This design directs visitors and minimizes unauthorized access.

Lighting shall comply with The Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide For Security Lighting for People, Property, And Critical Infrastructure."

LED lighting shall be provided as it provides excellent color rendition for nighttime visibility.

All exterior doors shall have non-removable door hinge pins. Refer to door schedule.

Refer to details 1 and 2 on sheet a500 for the dumpster area for (1) security strengthening details (2) a robust locking mechanism – it shall be a lockable gate (3) indication that the bottom gate clearance is 8 inches above the ground to facilitate viewing underneath and deter loitering and trespassing (4) a vandal-resistant/proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Following security strengthening protocols implemented for key control at the security office (office 108)

- Any keys, key fobs, key card devices, and/or similar devices stored on site shall be secured with access control.
- The security office door shall have an alarm, a robust mechanical locking system, and a security viewer (door scope/peephole). refer to the door schedule.
- A surveillance camera shall monitor the office key storage area.

CPTED Principle #3 – Territorial Reinforcement:

The use of fencing, landscape elements, and concrete walkways—as shown on the landscape drawings—creates a defined "sphere of influence." this physical delineation helps residents and users develop a sense of ownership over the space and discourages trespassers.

Towing sign concerning illegally parked or abandoned vehicles shall be provided.

The number address signage shall be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

An access control gate and video surveillance at entrances will be provided.

CPTED Principle #4 – Maintenance:

Maintained boundaries, fencing, signage near the south side entry, exterior lighting, and security cameras contribute to an environment that appears regularly maintained and safe. proper upkeep deters neglect that can foster criminal activity.

All publicly accessible exterior electrical power outlets have a lockable metal cover and easily accessible secure internal cutoff switch.

All publicly accessible exterior water outlet spigots shall have a nearby easily accessible secure locking cap.

CPTED Principle #5 – Activity Support:

In addition to lighting, fencing, and cameras, the site is designed to encourage safe activity, thereby increasing natural surveillance. This integrated approach enhances the detection of undesirable behaviors and promotes a secure environment.

Common use Restroom (Restroom-103), Hallway-102 & Waiting Area-102 shall have constant lighting or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Should you require further clarification or have additional questions, please do not hesitate to contact me for assistance.

Sincerely

A handwritten signature in black ink, appearing to read 'Matt Forget', enclosed within a thin black rectangular border.

MATT FORGET
Architect I Principal

