

FUTURE GOLF FACILITY

SEC Pompano Park Place & SW 23rd Ave, Pompano Beach, FL (Broward County)

Statement of Compliance with Crime Prevention Through Environmental Design

ARCO/Murray is currently developing a Future Golf Facility to be located at the southeast corner of Pompano Park Place (Race Track Road) and SW 23rd Ave (Lucky Lane) in the City of Pompano Beach, FL, 33069.

The existing site is vacant and will require new water, sewer and stormwater facilities as part of the improvements. The proposed development will consist of a new building and target field as well as associated parking lots on the parcel (11.03 acres). The site is currently within a Planned Commercial/Industrial District (PCD). The PCD follows a Master Plan with its own set of development regulations. The proposed site plan layout has been designed for compliance with the development regulations outlined in the approved Master Plan.

The Petitioner has demonstrated that the Project incorporates a comprehensive security program and Crime Prevention Through Environmental Design (CPTED) principles. The following list provides examples of how each principle is met.

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 proposed site plan addresses CPTED Principle #1 by minimizing visual obstructions and increasing visibility throughout the site thereby reducing the likelihood of criminal activity. Natural surveillance will be achieved utilizing the following techniques:

- **Tree Spacing:** Perimeter and street facing trees will be spaced at the maximum allowable distances permitted by code to minimize visual obstruction from streets and neighboring sites.
- **Lighting:** Light poles meeting the current photometric code requirements will be utilized throughout the parking, pedestrian, and entrance areas to ensure maximum visibility at all times.
- **Unobstructed Perimeter:** With the exception of the inaccessible outfield, there will be no exterior fencing to obstruct views into the site and maintain maximum exposure to neighbors, etc.

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.

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The proposed site plan addresses CPTED Principle #2 by directing both vehicular and pedestrian traffic to specific ingress/egress points, utilizing the following techniques:

- **Limited Access Points:** The site was developed with one distinct parking area that maintains a significant but easily walkable distance to the main entrance of the building. Vehicles are limited to their parking areas, whereas guests arriving either by car or on foot are welcomed via wide pedestrian sidewalks leading to the front doors.
- **Extensive Landscaping:** At parking areas, landscaping is used extensively within parking islands, indicating clearly to drivers where entrances and parking spaces are located. At pedestrian entrances, extensive landscaping will be planted at a human scale to maintain clear visibility and provide obvious access points. Taller, larger plantings will be utilized strategically in service areas to indicate clearly that these areas are not access points.
- **Lighting:** Light poles meeting the current photometric code requirements will be utilized throughout the parking, pedestrian, and entrance areas to ensure maximum visibility at all times.
- **Signage:** Freestanding signs within the development clearly identify the entrance and path to main access points for both drivers and pedestrians

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.

The proposed site plan addressed CPTED Principle #3 by clearly defining the site's property line, utilizing the following territorial reinforcement techniques:

- **Signage:** Freestanding signs within the development clearly identify the entrance and path to main access points for both drivers and pedestrians
- **Perimeter Landscaping:** The perimeter buffer of trees and extensive landscaping create a distinct boundary of the property. This will not only reinforce the location of the site's property line, but also serve as a visual barrier.

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.

The property owner prides itself on and is committed to future upkeep and maintenance of the property. Routine maintenance for landscaping, trash pick-up, lighting and other regular needs will be provided.

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

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Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

The site being developed is currently vacant and has wild and overgrown vegetation. The proposed site plan addressed CPTED Principle #5 by providing a contemporary, high-end development with a much more considered architectural, landscape, and lighting design, providing the city with a safe and welcoming entertainment development.

It is our belief that this project conforms to CPTED Guidelines. If you have questions regarding the above, please feel free to contact me at (954) 202-7000.

Sincerely,

THOMAS ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read "R. O. Thomas", enclosed within a thin black rectangular border.

Ryan O. Thomas, P.E.
President

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