

1120 NE 48<sup>th</sup> St. – U-Haul North Pompano  
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed commercial U-Haul site is to be located on the South side of NE 48<sup>th</sup> Street, just East of Dixie Highway in Pompano Beach. The project is to include a proposed single story retail showroom and warehouse building.

**CPTED PRINCIPLE #1**

Low hedges and shrubs with a maximum height of 2’-2.5’ will be utilized near the front of the property as to not restrict visibility. Canopy trees that are greater than 6” in diameter shall maintain an 8’ clear trunk so as not to obstruct natural surveillance. The retail building will have windows facing to the north and west, allowing for parking lot and site visibility. Exterior service doors will have either a reinforced security window or a 180 degree wide angle door viewer. Exterior service doors and the dumpster enclosure will also be equipped with a vandal proof motion sensor security light. The dumpster enclosure will also feature an 8” “peek area” under the gate to allow for viewing into the enclosure. The site will be well lit at night with proposed LED pole lighting. All lighting will be tamper & vandal proof. Minimum illumination levels will comply with City of Pompano Beach requirements. Light pole and tree placements will not conflict with each other. Electronic surveillance is proposed around the retail and warehouse buildings to cover all building entrances and parking and loading areas.

**CPTED PRINCIPLE #2**

The site is limited in access to NE 48<sup>th</sup> Street and a proposed cross access road along the south property line. A future cross access connection is proposed to the adjacent property to the east, however the connection will not be completed at this time. Site access along NE 48<sup>th</sup> Street is provided by a channelized right-in, right-out driveway to provide separate ingress and egress travel lanes. This driveway provides direct access to the front of the retail and warehouse buildings, while the driveway to the south provides direct access to the warehouse building loading area. The driveway to the south is a shared driveway with the commercial development to the south. Any proposed fencing shall be CPTED oriented see-through fencing. Bike racks have been included directly in front of the retail building to maximize convenience and natural surveillance.

**CPTED PRINCIPLE #3**

Fencing and walls exist on the east side of the property. These areas will also be accompanied by hedges and trees. Low hedges promoting visibility will be installed along the North, South and West sides of the property. BSO No Trespassing signage will be posted on all sides of the property with a minimum of 6’ height from ground level for clear unobstructed viewing throughout property and from property lines. Towing signs will be posted to deter unauthorized vehicles from parking and towing will be enforced. The property shall be well maintained per U-Haul Company standards.

**CPTED PRINCIPLE #4**

**DRC**

PZ21-1200027

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All glass on the exterior of the building will be compliant with the building code for wind and impact resistance. The property will be properly maintained by the owner to avoid any sort of neighborhood decline.

**CEPTED Principle #5**

The proposed retail building will contain several windows in the front and side to allow for customer and employee visibility to the parking area to detect undesirable activities. Employee activity will be found throughout the site including in the loading area on the south side of the warehouse building, and the shunting areas on the west and north sides of the warehouse building.

**DRC**

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