

Phoenix Golf Car

140-160 NW 31st Avenue
PCNs: 4842-33-05-4120 & 4842-33-05-4110
CTPED Narrative

Statement of Compliance with Crime Prevention Through Environmental Design

BBA Property Holdings LLC is proposing the development of a 9,660 square-foot building that will include the sales, service and storage of golf carts and related accessories. The project site is located at 140-160 NW 31st Avenue, Pompano Beach FL 33069 and is generally located at the northeast corner of W. Atlantic Boulevard and NW 31st Avenue.

The existing site consists of a newly constructed access road along the site frontage and a landscape area of trees and overgrown vegetation. The proposed project will consist of the development of a new building with associated pavement, landscape, utility, and drainage improvements. The project's area entails approximately 1.68-acres of land that has an underlying zoning designation of General Business (B-3) and a commercial future land use. The proposed development has been designed to follow applicable Pompano Beach and Broward County development regulations.

The submitted documents and plans demonstrate that the proposed 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, street facing, and interior trees are 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.
- **Building Design:** Building layout will incorporate various vantage points of the site / parking lot through windows and glass doorways.
- **Unobstructed Perimeter:** There will be no exterior fencing or walls 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.

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. Additionally, the perimeter landscaping trees, and continuous hedging has been designed to direct locations of intended public access.
- **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. All proposed development will have design considerations to prevent any tampering or misuse.

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.

The site being developed is currently vacant and has wild and overgrown vegetation. The proposed site plan addresses CPTED Principle #5 by providing a contemporary, high-end development, with architectural, landscape, and lighting design that ensures a safe, welcoming, and secure area. The development will attract a high frequency vehicular / pedestrian traffic that will deter criminal opportunities.

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', is shown within a rectangular box.

Ryan O. Thomas, P.E.
President