

Edge Express Car Wash

5391 N Federal Highway, Pompano Beach, FL 33064

Statement of Compliance with Crime Prevention Through Environmental Design

Edge Express Car Wash is proposing the redevelopment of the subject property to feature a drive-through car wash building and parking lot with vacuum hoses and pumps. The project site is located at the address 5391 N Federal Highway in Pompano Beach and is generally located on the southwest corner of the intersection of Federal Highway and NE 54th Street.

The existing site is developed as a gas station, automotive repair, and convenience store. The entire existing site will be demolished except for the existing billboard located at the southeast corner of the site. The proposed project will consist of the development of a new drive-through car wash building, parking lot with vacuum and pumps, and the associated pavement, landscape, utility, and drainage improvements. The property 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.
- **Wall Pack Lighting:** All building facades feature wall pack lights to provide sufficient light levels to prevent any dark areas for potential criminal activity.
- **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. The hedges will be maintained to the maximum height of 30" wherever possible.

DRC

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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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 and wall pack lighting 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. No trespassing and BSO signage will be provided at the entrances to the site and the buildings.
- **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 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 traffic that will deter criminal opportunities. There will be several employees such as sales people, maintenance crew, and service representatives circulating throughout the site during business hours. The presence of significant business activity on-site provides additional surveillance.

The developer will comply to the best of their ability with the following CPTED standards. The designers will work with the Sheriff's department during the permitting process for the applicable elements.

1. CPTED LIGHTING STANDARDS
 - a. LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1-2016 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
 - b. ALL STRUCTURES: INSTALL VANDAL PROOF/ RESISTANT MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS (IF ANY), INCLUDING MAIN ENTRANCE WAYS, GARAGES, STORAGE DOORS, STORAGE SHEDS (IF ANY), ETC. SECURITY MOTION SENSORS ARE VERY EFFECTIVE IN CAPTURING AN INTRUSION AND CREATING THE PERCEPTION BY THE INTRUDER OF BEING DISCOVERED, THEREFORE THESE SHOULD BE UTILIZED IN STRATEGICALLY TARGETED AREAS AFTER CAREFUL CONSIDERATION, ESPECIALLY WITH REGARDS TO ANY BUILDING DESIGN FEATURE AREA THAT HAS AN OVERHANG OR OBSTRUCTIVE FEATURE THAT WOULD ATTRACT LOITERERS, TRESPASSERS, THIEVES, BURGLARS, ROBBERS, ETC., WHO MAY USE THESE AREAS FOR CONCEALMENT, SLEEPING, URINATING, OR AMBUSH IN THE CASE OF MORE SERIOUS CRIMES SUCH AS BURGLARY, ROBBERY, SEXUAL BATTERY, ETC.
 - c. TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS.
2. SECURITY STRENGTHENING, NATURAL SURVEILLANCE AND ACCESS CONTROL - DOORS, WINDOWS, OVERHANGS, PERIMETER FENCES AND WALLS, ETC.
 - a. ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE-THROUGH' SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK AND IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED.
 - b. FENCES, GATES AND / OR ANY EXTERIOR GROUND LEVEL ARCHITECTURAL ABSTRACT DESIGN FEATURES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER AND BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS.

- c. SOLID WALLS, (IF ANY) SPECIFICALLY THOSE USED AS PERIMETER / PRIVACY BOUNDARIES, SHOULD NOT HAVE A FLAT TOP AND SHOULD BE DESIGNED WITH AN ANGLED, BEVELED, CURVED OR OTHERWISE SHAPED TOP TO DETER EASY CLIMBING OVER WHICH IS A POTENTIAL TRESPASSING/ BREACHING VULNERABILITY, AND/ OR TO DETER SITTING AND LOITERING UPON WHICH COULD ALSO BE A POTENTIAL FALL AND INJURY HAZARD. SIGNAGE PROHIBITING TRESPASS OR SITTING UPON WALLS SHOULD BE INCLUDED IN THE DESIGN AS NECESSARY.
 - d. SOLID WALLS (IF ANY) THAT ARE LOW TO THE GROUND & USED AS SYMBOLIC BARRIERS SHOULD HAVE A TOPSIDE SHAPE TO PREVENT THE POTENTIAL FOR MISUSE, DAMAGES &/OR VANDALISM INFLECTED BY SKATEBOARDING, ROLLERBLADING, BICYCLING, ETC. EXAMPLES OF SUCH SHAPES INCLUDE, BUT ARE NOT LIMITED TO ANGLED, CURVED, RIDGED, BEVELED &/OR INCORPORATED WITH CLEATS, INTERMITTENT SPACING OR OTHER ARCHITECTURAL DESIGN TO DISSUADE SUCH UNAUTHORIZED ACTIVITY.
 - e. ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.
 - f. INCLUDE ANTI-PRY ROBUST SECURITY BAR DEVICE ON ANY GROUND OR SECOND LEVEL SLIDING GLASS DOORS (IF ANY).
3. SECURITY STRENGTHENING - BURGLAR SECURITY ALARMS/ SAFES - PHYSICAL & MECHANICAL SECURITY STRENGTHENING
- a. FOR COMMERCIAL AND INDUSTRIAL: BURGLARY / INTRUSION / SENSOR ALARMS MUST BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL AUTHORIZED PERSONNEL ARE OUT OF THE BUSINESS.
 - b. FOR COMMERCIAL / RETAIL INCLUDING COMMERCIAL RESIDENTIAL/ HOTELS/ MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PORTABLE LANYARD FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY.
4. KEY SECURITY: ACCESS CONTROL AND SECURITY STRENGTHENING (FOR BUSINESSES WITH NUMEROUS KEYS ON SITE SUCH AS RESIDENTIAL OR COMMERCIAL MANAGEMENT OFFICES, WAREHOUSES WITH NUMEROUS VEHICLES, TRUCKS, ETC., VALUABLE ASSETS ON SITE INCLUDING EQUIPMENT, TOOLS, SUPPLIES, ETC., PROPERTY MANAGEMENT OFFICES, REALTORS, CAR DEALERSHIPS, RESTAURANTS, VALETS, ETC.)
- a. DESCRIBE ACCESS KEY CONTROL SECURITY SYSTEM - GENERAL DESCRIPTION ONLY, AVOID SPECIFIC LOCATION OF KEY STORAGE SAFE.
 - b. KEY SECURITY OFFICE/ ROOM/ KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.
 - c. A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
 - d. MANAGEMENT OFFICE DOOR MUST HAVE A SECURITY VIEWER (PEEPHOLE) OR REINFORCED SECURITY WINDOW.
5. PARKING GARAGE &/ OR LOT, AND ADJACENT ACCESS EGRESS AND PERIMETERS:
- a. AN ACCESS CONTROL VEHICULAR GATE ENTRANCE INTO THE PARKING GARAGE / DEVELOPMENT WILL DETER AND HELP PREVENT TRESPASS OPPORTUNITIES. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE.
 - b. (ONLY IF APPLICABLE SUCH AS WITH A GARAGE) IN ORDER TO PREVENT UNAUTHORIZED ACCESS TRESPASSING, INSTALL A ROBUST SECURITY ROLL DOWN GATES THAT CAN BE OPERATED IN TIMES

OF NEED TO CLOSE AND SECURE THE GARAGE, SUCH AS DURING A HURRICANE OR OTHER EMERGENCY INCLUDING A SERIOUS OR LIFE-THREATENING CRIMINAL SITUATION.

- c. (ONLY IF APPLICABLE) USE HIGHLY REFLECTIVE LIGHT COLOR PAINT FOR COVERED PARKING AREAS &/OR MULTI-LEVEL PARKING GARAGES TO INCREASE THE OVERALL AMOUNT OF NATURAL & ARTIFICIAL LIGHT.
 - d. POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S/ AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.
 - e. POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
 - f. INSTALL SUFFICIENT SIDEWALK SAFETY AISLES IN FRONT OF THE PARKED CARS TO PROTECT PEDESTRIANS FROM DANGEROUSLY HAVING TO WALK BEHIND OTHER PARKED CARS THAT MAY BE BACKING UP, AND FROM HAVING TO RISK WALKING DANGEROUSLY IN CONFLICT WITH THE CAR TRAVEL LANES.
6. GRAFFITI MAINTENANCE – CPTED
- a. COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY RESIDENTIAL EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST BE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. GRAFFITI VANDALISM IS CHRONIC THESE DAYS AND THEREFORE BECOMES VERY EXPENSIVE TO REPEATEDLY ADDRESS. IT LEADS TO UNSIGHTLY BLIGHT CONDITIONS, AND OFTEN ALSO COSTLY CODE ENFORCEMENT VIOLATIONS, THEREFORE INCORPORATING IT INTO THE PROJECT BEFOREHAND IS FINANCIALLY STRATEGIC AND VITAL TO PROJECT SUSTAINABILITY.
7. ELECTRONIC SURVEILLANCE - SECURITY STRENGTHENING

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

- a. ENSURE ELECTRONIC SURVEILLANCE CAMERAS AND MONITORS ARE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION. SHOW SIGHT "CONES" INDICATING COMPREHENSIVE COVERAGE.

MONITORS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. PLACEMENT IN STRATEGIC LOCATIONS IS TO INCREASE SURVEILLANCE AND REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS INCIDENTS. LARGE MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE MANAGER'S OFFICE, FRONT DESK, LOBBIES, ETC.

8. MISCELLANEOUS: CPTED & SECURITY STRENGTHENING
- a. ANY BLIND AREAS NOT COVERED BY SECURITY CAMERAS, INCLUDING SHARED INTERIOR HALLWAYS OF THE RESIDENT HOUSING FOR EXAMPLE, MUST HAVE CORNER / CONVEX SECURITY MIRRORS INSTALLED TO ASSIST IN VISIBILITY AROUND BLIND SPOT CORNERS TO DETER/ PREVENT CONCEALMENT/ AMBUSH OPPORTUNITIES.

- b. COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE CLEARLY AND PERMANENTLY MARKED WITH SERIAL NUMBERS AND IMAGES OF EQUIPMENT AND SERIAL STORED FOR CRIMINAL INVESTIGATION. THIS INFORMATION MUST BE READILY AVAILABLE IN THE EVENT OF A THEFT OR BURGLARY TO HELP LAW ENFORCEMENT INVESTIGATORS TO QUICKLY TRACK AND RECOVER THE STOLEN ITEMS. THE EQUIPMENT MUST BE SECURED ROBUSTLY TO DETER/ PREVENT THEFT.
- c. PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- d. IF THE BUILDING/ DEVELOPMENT HAS A WI-FI SYSTEM, IT NEEDS TO BE ENCRYPTED AND PASSWORD PROTECTED. AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
- e. ELEVATOR (IF ANY) - ACCESS CONTROLLED BY 1ST FLOOR FOB, INCLUDE BLIND SPOT CONVEX MIRRORS AND ELECTRONIC SURVEILLANCE AND A PANIC BUTTON.
- f. INSTALL ANTI-VEHICULAR IMPACT TRAFFIC SAFETY BOLLARDS AND/ OR LARGE HEAVY, PREFERABLY LIGHTED, PLANTERS ALONG STREET FRONT PEDESTRIAN ENTRANCE AND EXIT AREAS TO PREVENT SERIOUS VEHICLE INTRUSION ACCIDENTS/ INCIDENTS.
- g. ANY EXTERIOR STORAGE TANKS UTILIZED FOR KEEPING CONTENTS UNDER PRESSURE AND / OR CONTAINING ANY FLAMMABLE OR HAZARDOUS CONTENTS MUST BE PROPERLY SECURED AGAINST ANY ACTS OF VANDALISM, THEFT OR MISUSE OF ANY KIND. ONLY USE FIRE CODE APPROVED SECURITY SYSTEMS / MECHANISMS.
- h. EXTERIOR BENCH SEATING (IF ANY) MUST BE CPTED ORIENTATED SUCH AS HAVING DIVIDERS OR BE SINGLE SEAT DESIGN TO PREVENT LYING DOWN, LOITERING, TRESPASS, SLEEPING ETC. THIS IS TO ENSURE ITS PROPER USE & AID IN DETERRING VAGRANCY.

The project will conform to the city's CPTED Guidelines. If you have questions regarding the above, please feel free to contact me at (954) 202-7000.

Sincerely,

Maxwell Kaplan, P.E.
THOMAS ENGINEERING, LLC