

June 14, 2024

**CPTED NARRATIVE**

**PROJECT: 200 PARK CENTRAL**

**PROJECT NUMBER: 23-0001-01**

**P&Z PROJECT NUMBER: PZ23-12000034**

**PROJECT ADDRESS:**

The proposed development project is located at 200 Park Central Boulevard South in Pompano Beach, Broward County, Florida.

**CPTED PRINCIPLES:**

**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.

*Lighting: Code compliant lighting will be provided along the perimeter of each building and within the parking lots, drive aisles, loading areas, pedestrian walks and plazas. Landscaping will be provided and installed in areas that compliment the lighting design. Each building entry point will include lighting.*

*Landscape: Code compliant landscape will be provided and maintained in keeping with CPTED principles.*

**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.

*Walkways: Will be provided for all access points from the parking area.*

*Vehicular access points will be identified by signage. Loading areas for shipping and receiving clearly identified with appropriate signage.*

**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.

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Signage: Wayfinding signage will be provided. Signage will be provided on the building and exterior doors where applicable

#### **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.

Maintenance: With the proposed improvements the owner/operator intends to provide adequate maintenance of the facility and grounds to maintain a high level of appearance for the property.

#### **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.

Activity: The owner/operator currently maintains 3 active businesses within the property and expects to grow the business and activity to support active and positive use.

A CPTED Plan is provided to include the principles noted. The plan identifies suggested locations for security cameras with a view range indicated in keeping with HD 4K specifications. In addition to the lighting photometrics provided lighting will be provided at each entry point as depicted in the CPTED Plan. The main parking area will be open and not gated or fenced with entry doors access controlled and video monitored. The loading area of the site will be fenced and gated with access control. The property will participate in the BSO no trespassing signage program with sign locations coordinated with BSO accordingly.

The project will comply with the CPTED standards as outlined below and noted within the CPTED Plan.

#### **1. CPTED Landscaping Standards –**

- a. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
- b. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.
- c. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.

#### **2. 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, garage, 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.

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c. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

d. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

### 3. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

a. For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc.

b. 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.

c. 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.

d. Solid walls, 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.

e. Solid walls that are low to the ground & used as symbolic barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted 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.

f. 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.

g. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

### 4. Security Strengthening - Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening

a. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

b. 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.

c. For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent piconics alarm

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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.

5. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing and pedestrian gates:

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

c. Bottom gate clearances must be 8" above the ground for viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

f. Dumpster areas must be secured with Access Control and video surveillance.

6. 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. Key security office/ room/ key storage closet door must have an alarm and robust mechanical locking system.

b. A surveillance camera must monitor the office key storage area.

c. Management office door must have a security viewer (peephole) or reinforced security window.

7. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

b. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones".

c. (Only if applicable such as with a garage) 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.

d. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

e. Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

f. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

8. 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

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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.

9. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- c. 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.
- d. 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.
- e. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.
- 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. 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.
- h. Elevator (if any) - Access Controlled by 1st floor FOB, include blind spot convex mirrors and electronic surveillance and a panic button.
- i. 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.

Respectfully,



Damon T. Ricks  
Site Planning | Entitlement Process

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