

## U-HAUL SW 12<sup>th</sup> AVENUE

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed U-Haul facility is to be located at 880 SW 12th Avenue in Pompano Beach. The project will consist of constructing a single warehouse building. The warehouse building will not be accessible to the public. This site also features an existing office building which will remain as part of this development.

#### CPTED PRINCIPLE #1

The site is bordered by SW 12th Ave on the west, I-95 on the east, and SW 8th street on the north, which provides this site with excellent street visibility from three sides. Low hedges and shrubs with a maximum height of 2'-2.5' will be utilized along adjacent right-of-ways so as not to restrict visibility. Canopy trees that are greater than 6" in diameter shall maintain an 8' clear trunk so as not to obstruct natural surveillance. All parking is located on the west side of the project adjacent to the existing office building and the proposed warehouse building with direct access to SW 8th Street. The site will be well lit during the night with LED lighting on poles located around the parking lot, loading areas and access road. Light pole locations have been designed to provide a minimum of 15' separation from trees to avoid conflicts. Main building entrances shall include an audible/video intercom call system. Exterior service doors will be equipped with a vandal proof motion sensor security light and either a reinforced security window or an audible/video intercom. All exterior doors shall also have non-removable door hinge pins, and include capacity for electronic door position switches to signal a security alarm system if the door is opened which should not have been opened. Security cameras will be present throughout the site and around all building entrances, building perimeters, and parking areas. The contractor shall ensure that no gaps exist in the security camera coverage. The contractor must coordinate with Broward Sheriffs Office and the City of Pompano Beach as required to finalize the security camera layout and design. The contractor may adjust the locations of proposed security cameras to avoid conflicts with landscaping or lighting, however full camera coverage of the site shall be maintained and all adjustments must receive prior approval. The locations of electronic surveillance monitors must be located so that they receive maximum active and passive observation, such as a managers office. The proposed dumpster enclosure shall utilize a robust locking mechanism such as a throw bolt with robust shielded padlock, and shall feature an 8" clearance below the bottom of the gate. A vandal-proof motion-sensor light shall also be included in the enclosure, and the enclosure shall be covered video surveillance.

#### CPTED PRINCIPLE #2

The site has two entrances off of SW 8th Street. There is also a cross-access road on the east side of the project that does not provide access to the U-Haul site, but provides access from SW 8<sup>th</sup> Street to the adjacent development to the south of the U-Haul site. Employees and visitors will access the site through the driveway closest to SW 12<sup>th</sup> avenue which directly connects to the parking area. The second driveway along SW 8<sup>th</sup> Street will be used to access the loading docks on the east side of the warehouse building. If necessary, U-Haul may install way-finding signage to guide employees and visitors to the proper areas of the site. The south portion of the site will

**P&Z**

be separated from the neighboring property by a 6' tall chain link fence and perimeter landscaping. The chain link fence should not feature easily accessible horizontal bars that could facilitate climbing, and should utilize narrow spacing between vertical bars to prevent providing footholds. Any proposed shrubs adjacent to fencing should have a maximum height of 2'-2.5'. The other areas of the site will utilize low shrubs and hedges to provide access control.

### CPTED PRINCIPLE #3

The entire site will be clearly distinguished as a private area by the 6' chain link fencing, landscaping, and building layout of the site, which will discourage unauthorized entry. 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 the property and from property lines. Signage will be robustly secured using sturdy fasteners at all corners. As deemed necessary by U-Haul, parking spaces may be individually marked and/or assigned for specific uses, and tow away signage may be installed. Any exterior electrical outlets or water spigots will be locked and secured to deny unauthorized use. Any Wi-Fi systems shall be password protected to prevent unauthorized use.

### CPTED PRINCIPLE #4

This being a U-Haul Company property, great attention to detail for maintenance of the grounds and structure is absolutely required. The property management team on-site will have a comprehensive maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings will be impact resistant hurricane rated glass. The exterior wall surfaces of the proposed building must feature a graffiti resistant resin up to 8 feet to prevent vandalism. Any exterior equipment, such as air conditioner units, must be clearly and permanently marked with serial numbers, and images of those serial numbers and equipment must be stored for criminal investigation purposes if needed. Any exterior storage tanks must be properly secured against acts of vandalism and must contain fire code approved security systems / mechanisms.

### CPTED PRINCIPLE #5

Employees and visitors will utilize the parking area for this site throughout the day, which will promote natural surveillance on the west side of the property. Loading operations will also occur throughout the day on the east side of the warehouse building, promoting natural surveillance on that side of the property by employees. The facility will be locked and secured after-hours. Developer to 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. If present on site, an access key control system shall be installed to include the keybox hardwired to a burglar security system, and be monitored by video surveillance. The key security room or storage area must be connected to a burglar alarm system and include a robust locking system. Any management office doors must have a security viewer peephole or reinforced security window.