



## NE 8<sup>TH</sup> ST Warehouse

### CPTED Narrative

August 12, 2020

**Project Location:** 621 NE 1<sup>st</sup> Avenue, Pompano Beach FL 33060

**Project Description:** This project proposes (2) 5,000 square-foot industrial warehouse buildings with on-site surface parking and loading operations at the side of the building.

Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:

- a. A security system will be installed for the project. Camera locations will be focused on main entrances and high-use areas. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.

**Lighting:**

- b. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- c. The entire site will feature adequate lighting, per standards of the code. The dumpster area is secured with vandal resistant locking mechanisms. A pedestrian access gate is also provided. The dumpster area is well lit at night.
- d. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- e. Reduction of shadows and glare will be achieved as best possible.

**Sidewalks:**

- f. Natural surveillance is provided by establishing an active presence of use along the project's frontage and the adjacent public sidewalk areas.
- g. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones within the project.

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- h. Clear lines of sight to and from private and public areas. The use of large openings with the building set close to the street will create a sense of place.

**Landscaping:**

- i. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- j. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.

**2. Physical/Natural Access Control:** This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

- a. The site is accessed by vehicles along one main frontage, where incoming/outgoing traffic can be actively monitored via passive or electronic surveillance monitoring.
- b. There are no security gates at the entrances, so vehicular/pedestrian access will be allowed.
- c. Parking lot spaces are clearly identified with pavement marking and signage.
- d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- e. This non-residential project does not contain a late-night business.
- f. 180-degree wide angle door viewers will be installed on all exterior doors. This allows patrons to safely scan the area for potential threats prior to opening the door.

**3. Territorial Reinforcement:** This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:

- a. A perimeter fence will separate the public development from the adjacent uses on the East and West sides.
- b. Perimeter landscape further separates public vs private space, specifically along the property's east, and west sides.

**4. Maintenance:** Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:

- a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
- b. The grounds will be clean and clear of debris.



- c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
  - d. Graffiti will be cleaned or painted over as quickly as possible.
  - e. Exterior water spigots will have a secure locking cap to deny unauthorized use public benches will be designed to deter irregular use.
5. **Activity Support:** Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
- a. The building is single story and located on the ground floor with connections to the public pedestrian network to promote the sense of activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the immediate surrounding areas.

Respectfully Submitted,

Michael Vonder Meulen, AICP

Keith and Associates, Inc.



*Engineering Inspired Design*

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