

June 27, 2025

Proposed Outdoor Storage/Industrial Development CPTED Narrative

“CONFIDENTIAL”

Project Location: 1660 SW 13th Court, Pompano Beach, FL 33069

Project Description: The proposed development includes an existing one-story warehouse building, 34,500 square feet of industrial use, associated parking and landscape improvements on 2.93 +/- acre site.

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-201 and SP-202.**

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. An existing security system has been installed for the project. Camera locations are focused on main entrances and high-use areas. Existing camera locations and direction are shown on the CPTED Plan and will be maintained for a complete field of coverage.
 - b. Security alarms and security room locations will be identified upon individual tenant buildout during the building permit process.
 - c. The existing building currently has a hardwired functioning alarm security system.
 - d. Sight views from ground floor windows overlooking the adjacent parking lot and immediate surroundings.
 - e. Central vantage point to monitor main vehicle/ pedestrian routes within project.
 - f. All existing storefront at main (front) elevations are full glass panel doors.

Lighting:

- a. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- b. The entire site will feature adequate lighting, per standards of the code.
- c. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved as best possible.
- e. Site poles located around perimeter of vehicle use area illuminating parking areas, drive aisles, and walkways.
- f. Secure dumpster area well-lit at night to deter potential criminal activity and prevent opportunity of criminal staging.

Landscaping:

- g. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- h. 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 at one location, where incoming/outgoing traffic can be actively monitored via passive or electronic surveillance monitoring.
 - b. A manual security gate will be located at the front entrance and will be closed during non-business hours.
 - 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. Multiple pedestrian routes avoid entrapment and allow to evade and escape toward main entrance in case of an emergency.
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 wall/fence will separate the private development from the adjacent uses all sides of the project.
 - b. Perimeter landscape further separates public vs private space, specifically along the property's north side.
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 site will be maintained clear of debris and monitored during business hours by employees of the business.
 - 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. all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
 - f. If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use.
 - g. 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 site proposes outdoor storage uses. The outdoor activity of maintenance and



general site operations will provide an active presence for the site.

The Project Design Team looks forward to discussing and presenting this Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

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