



January 3, 2023

## CPTED NARRATIVE LETTER

Project Name: Retail Development Project  
4791 N. Federal Highway  
Pompano Beach, FL, 33308  
Submission Number: **PZ23-12000049**

This development is situated at 4791 N. Federal Highway, Pompano Beach, Florida. Careful consideration was given to creating a development which implemented Crime Prevention Through Environmental Design principles including design features for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support. The following items are implemented into the design of this development. Refer to sheet AS-102 for the CPTED plan.

### **Principle 1: Natural Surveillance**

Since the proposed development is in a corner lot, it is very visible from the highly trafficked Federal Highway on the East and NE 48<sup>th</sup> Street from the North. The proposed building is located at the North-Eastern corner with visibility from all sides. The design features storefronts on the North, East, and South side of the structure maximizing surveillance from the interior to exterior. Building entrances feature well-lit areas. The use of low landscape hedges prevents concealment around the structure. The doors at the West elevation of the building will have vision glass to allow occupants to look outside before exiting.

Cameras are distributed throughout the site providing full site coverage at all times for enhanced security. The building will have an alarm system deterring possible intrusions into the tenant spaces.

### **Principle 2: Physical / Natural Access Control**

The site is accessed from Federal Highway. Since the building is elevated, the design guides pedestrians to access the building frontage via a ramp or steps. All hedges along pedestrian access are being maintained at 24" in height and all groundcovers are being maintained at and below 18". We are pulling hedges away from pedestrian circulation to increase safety distance as much as possible, to increase line of sight visibility and to prevent concealment behind landscape. All trees proposed are to be installed at 14 min. height. This allows maximum visibility from and to the entire site including VUA area and avoid obstruction of surveillance cameras. All mature trees will be maintained at 8' minimum branch clearance to further allow visibility and non-obstructed surveillance.

### **Principle 3: Territorial Reinforcement**

This development is to be continuously serviced by the management team to maintain cleanliness and safety. Ample lighting is designed to present a vibrant, occupied territory. Signage will be scattered throughout the site indicating no trespassers and that this lot is guarded by the BSO. Security Cameras are positioned throughout the site to deter vagrants. All landscape around the site will be well maintained to have an appearance of vibrant territory. High branch clearance on all trees will allow maximum visibility possible from and to the entire site including all signage, buildings and circulation areas. All tree branches below 8' on mature trees will be trimmed off with no low branches hanging down to allow non-obstructed view from the security cameras. All trees are being planted 15' min away from light fixtures to ensure the entire site is well lit and remains that through the lifetime of the retail center.

#### **Principle 4: Maintenance**

Maintenance is a key component for crime prevention at this development. Landscape maintenance of the surrounding areas will indicate an adequate functioning facility, therefore promoting the sense of occupancy, further deterring criminal activity. The grounds will be clean and clear of debris. The management will constantly patrol, inspecting and monitoring the pathways, building exterior, and take notice of any damages or hazards. Any necessary repairs will be performed quickly to keep the site clean and safe. Lights will be constantly inspected to ensure that bulbs are fully functioning at all times ensure a well light vibrant environment. All landscape around the site will be well maintained. All tree branches below 8' on mature trees will be trimmed off with no low branches hanging down to ensure high branch clearance on all trees will allow maximum visibility possible from and to the entire site including all signage, buildings, and circulation areas. This will allow non-obstructed view from the security cameras.

#### **Principle 5: Activity Support**

The proposed retail development building will enhance the Federal Highway frontage introducing a space that has ample site lightning is distributed throughout the parking area and side walks. The proposed building is visible from all surrounding areas on the 4 sides with proper signage which will inform the proper use of the facility. The animal hospital currently in operation on the premises is a well-established enterprise within the community, contributing to a lively atmosphere and attracting a substantial amount of activity and visitor traffic.



Juan Justiniano  
AIA, NCARB, AICP, LEED AP BD+C  
Justin Architects, P.A.  
(954) 771-2724