



**Blossman Gas of Louisiana, Inc.
CPTED Plan and Narrative
Proposed Propane Storage Facility
261 S. Andrews Ave**

October 8, 2025

City of Pompano Beach
Department of Development Services
Planning and Zoning Division
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Crime Prevention Through Environmental Design Plan (CPTED) for proposed Propane Storage Facility at 261 S. Andrews Avenue

Public Safety/CPTED Plan and Narrative:

The following describes how CPTED Principles apply to the proposed development.

CPTED PRINCIPLE #1 NATURAL / MECHANICAL SURVEILLANCE

- There will be no visual obstructions on the site, or around the perimeter. Employees and drivers can observe and be observed entering from the street into the entrance and parking spaces. There are clear lines of sight to the street from the facility, and from the street to the exterior fencing and gating and into the equipment and storage areas.
- The lighting plan will provide excellent illumination to the exterior of the facilities and site, and vehicular entrance for good visibility and accountability.
- The design is such to optimize visual monitoring from passing law enforcement vehicles or employees to prevent trespass or vandalism.
- Motion detection and video surveillance at the property entrance is proposed, with functionally integrated access control system for service vehicles and trucks.
- As needed, video surveillance, and smart video analytics will be focused around the single entrance gate. The video surveillance system will be recorded and announced with warning signage that the property is under video surveillance. See site plan sheet SP-2 Life Safety and CPTED site plan for mounting locations.
- The video surveillance system should be a fixed lens, and not pan tilt and zoom, with weatherproof and vandal resistant covers.
- The proposed site and landscape plan will design-out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical surveillance.
- Ensure electronic surveillance cameras are strategically located for maximum active and passive observation.



- Any potentially vulnerable areas should be either viewable via natural surveillance, or checked randomly by employees or patrol.
- Natural surveillance is provided by establishing an active presence of use along the project's frontage, and the adjacent public sidewalk areas.

CPTED Lighting Standards: Natural Surveillance

- The lighting plan includes a comprehensive detailed description in CPTED report of how CPTED lighting standards will be addressed at this specific site.
- The proposed lighting will keep the areas of the bulk yard illuminated at a 1fc minimum, and be visible from the street, and by private security or police patrol.
- Lighting should be concentrated at entranceway from the street and the propane tanks and truck parking areas; it should not over-illuminate or create shadows or sky glow/light pollution.
- To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users, and make them prone to surprise hazards, such as an ambush. With soft bright lighting the field of vision is greatly extended.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

- Access control onto the site will be accomplished by having attractive sliding vehicle gates. In addition, there is 6' high metal fencing for industrial areas, and on the north, south, west and east boundaries.
- A vehicular gate entrance on the east side of the property from S. Andrews Ave into the parking and loading area, will create access control for trucks and service vehicles.
- Violent robbery incidents have resulted in serious personal injuries and death to residents, guests, customers and employees; therefore, no security surveillance coverage gaps can exist.
- Access aisles and gates should be clearly and individually marked and assigned for authorized persons and vehicles only.
- Post towing sign, and enforce tow away policy consistently, concerning non-authorized guests, and abandoned vehicles.
- There will be no employees on site and no private parking lots, therefore no risk exists of anyone other than authorized employees and vehicles loitering in private vehicle areas. Truck staging, loading and fill-up areas, however will conform to all the above requirements.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT/BOUNDARY DEFINITION

- Any existing or future fencing should be CPTED oriented, such as metal picket railing. The site design aims to implement the normal requirement of being able to 'see-through' to maintain critical Natural Surveillance. The City of Pompano Beach's zoning requirements for propane tanks be visually screened from the street will thus be accomplished through a combination of trees, landscaping, fencing, this CPTED plan and orientation of tanks and loading areas.



- Eight-foot metal picket fences are proposed that will not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Fences will have narrow spacing between pickets to prevent and deter footholds.
- There is only one point of entrance and exit at the site. The entrance point will have a sliding gate with a Knox Box, or that the driver can gain access with a code. The gate will open for the duration of one truck passing through and then close. This will prevent any potential piggybacking into the site. The entrance will be under 24-hour surveillance. The drivers will manually open the gate. The gate will also be equipped with a C2E Universal Access System for the Fire & Rescue and law enforcement.
- Any landscaping in front of fencing should be low ground cover with a maximum height of 3' feet. Ground planting and hedges should be less than 3' feet, and tree canopies above 8 feet, to allow clear zone of natural surveillance for police to be able to have unobscured sight around the perimeter and into the property.
- Design-in dense, low-profile and/or harsh thorny like non-obstructive (maximum height 3' feet) landscaping plantings in any vulnerable areas, such as around fencing and remote property lines. These climb resistant plantings serve as a deterrent to loitering activity, trespassing, and to deny any concealed staging, and ambush opportunity for potential criminal activity.

CPTED PRINCIPLE #4 MAINTENANCE

- Tree canopies should be maintained clear under 8 feet, with a tree trunk that is six inches in diameter or greater.
- The exterior border fencing and fabric along the site perimeter, and public path of travel, may be treated with a graffiti resistant resin to prevent vandalism and tagging.
- Lighting luminaires will be energy efficient LED fixtures, that require little or no maintenance.
- Maintain 3' maximum height for all hedges, bushes, low plants, and ground cover.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

- This propane yard may be operating 24 hours a day and have staff and drivers using the facility on a continual basis and provide eyes on the street.
- Groundrules will be clear and visible and spell out clearly the rules of legitimate activities on the property, as well as having the required posted signage for unauthorized access and trespass.
- The activity support from having trucks delivering on the site, around the clock is the strongest deterrent to crime on, and around the property.
- The drivers and employees serve as capable guardians of the property and can challenge trespassers and call police for quick response.

GENERAL DEFENSIBLE SPACE NOTES:

- The site plan is proposing a vehicular sliding gate, access control, warning and groundrule signage, LED site lighting, and may propose site video surveillance.



- No Trespassing signs for Broward County shall be at least 18"x24" in dimensions, and to be used with proper State Statute references, and enforced by the appropriate law enforcement agency, the BSO.
- If the site has a Wi-Fi system, it will be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.
- All exterior water sprockets should have a locking device on it, in order to prevent unauthorized users from using the water and or hoses for inappropriate or illegitimate uses. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use.
- All exterior electrical sockets should have a locking device placed with a closable cover to prevent unauthorized use by illegitimate users. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- Any publicly accessible seating benches or platforms should be designed with intermittent railings to deter loitering/ sleeping by vagrants/ trespassers. An example would be to incorporate individual seating on a bench by including arm bars between designated single seating positions. Large horizontal platforms should incorporate an anti-loitering/ sleeping design feature.
- Provide a Fire Rescue Knox Box in the event of a law enforcement/criminal incident inside the facility.