



March 11, 2020

Patrick Noble, Broward County Sheriff's Office c/o
Daniel T. Keester-O'Mills, AICP
Principal Planner, City of Pompano Beach
Department of Development Services
100 West Atlantic Boulevard
Pompano Beach FL 33060

RE: **CPTED Narrative – Imeca Pompano Beach**

Dear Daniel;

This letter is written to provide a CPTED narrative to accompany sheet LA-2 submitted for review with the Major Site Plan application.

The attached site plan design incorporates the following Crime Prevention Through Environmental Design (CPTED) Principles:

Natural Surveillance

The subject site is a small parcel with right of way frontage on two sides, vehicular access to the site is on the west side only, open to the right of way and clearly visible. Loading and Customer Doors are also within a clear sight line of the right of way. Public sidewalks are adjacent to the right of exclusively. Finally, please note the attached photometric plan, providing site lighting outside of business hours.

Natural Access Control

The attached development plan provides for pedestrian walkways in proximity to the public right of way, and a security/buffer wall where adjacent to residential uses. The flow of both pedestrian and vehicular traffic is directed to the well lit and visible area of the site lying west of the proposed building.

Territorial Reinforcement

The landscaping design, together with sidewalk, parking lot, and customer door location all provide a clear delineation between public and private areas. The limited circulation on site assists with the definition of uses and space on the property.

Maintenance

Please review the attached architectural elevations, this building will be owned and maintained by the business owner, who believes strongly in well maintained and attractive property.

Activity Support

As stated above, the site design and clear delineation of customer area will decrease the risk of potential criminal activity and lends itself to enhanced visibility and early detection of undesirable actions.

Best Regards;



Mark Rickards, AICP

Attachments