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City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL. 33060

Pompano Beach Fishing Village – Parcel R3 Restaurant CPTED NARRATIVE

To whom it may concern,

Please see below the narrative for following the 5 CPTED principles:

1. CPTED Principle #1- Natural Surveillance- "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

Response: The Pompano R3 Restaurant will implement the "See and be seen" principle of natural surveillance by providing lighting along the limited parking areas (primary parking is in the City Garage), perimeter walkways and entrances to the restaurant. The restaurant is elevated approx. 18" above the perimeter walkways for added visibility to the exterior, as well as CCTV.

2. CPTED Principle #2- Natural Access Control- Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

Response: The Pompano R3 Restaurant is part of the PBFV, and is exposed to roadways/parking and lighted walkways on all 4 sides providing multiple pedestrian paths to the restaurant and little opportunity for 'blind spots'. This is an existing site and a curb-in project, no parking spaces or drive aisles are proposed.

3. CPTED Principle #3- Territorial Reinforcement- Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

Response: The entirety of the project site is surrounded by lush landscape that is placed to allow the CCTV system have a clear line of sight thru the landscape. Also, the requirement of mature trees, assures the tops of the trees are out of line of sight.

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4. CPTED Principle #4 – Maintenance- CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

Response: The proposed building is a corporate owned restaurant that will be well maintained by the owner. Maintenance is key to a successful restaurant.

5. CPTED Principle #5 – Activity Support-Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity

Response: The restaurant will be open for Breakfast, Lunch and Dinner until 12:00 am as allowed by Zoning regulations. Throughout the remainder of the night, exterior lighting, CCTV cameras and a security system, will provide as the 'lookout' during off hours.

Sincerely,
CURRIE SOWARDSAGUILA ARCHITECTS



Keith Beal
Sr. Project Manager



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