



Architectural Developers, LLC.

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PROJECT NARRATIVE - CPTED

PROJECT: Universal Air & Heat
980 SW 12th Ave
Pompano Beach, Florida
Project No. P&Z 18-12000037

CPTED principle #1 - natural surveillance

the proposed building will have all its exterior faces properly illuminated with wall packs, also there will be two lighting poles in the front of the property. It will have trees, palms and low hedges throughout the green areas of the property.

CPTED principle #2 - natural access control.

pedestrian walkway proposed to connect main to existing conc. Side walk. a landscape buffer is proposed to clearly identify the access and exit vehicular routes.

CPTED principle #3 - territorial reinforcement

front and back driveways will be new with clear striping identifying the public limits, the parking areas, bldg. access and making clear the use of the space.

CPTED principle #4 - maintenance

the property will be maintained to preserve the property value, make it a safer place and keep the good look and image of the business.

CPTED principle #5 - activity support

driveway is designed for the purpose of circulations and parking with no hidden corners and a very open layout, well illuminated that will encourage the activity is proposed for and no other criminal activities, additionally the building will have a cctv system in all sides to provide security.

Oscar Cabeza
Architect – AR96758

P&Z

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