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March 4, 2021

Pompano Beach Building Department
100 W. Atlantic Bld.
Pompano Beach, FL 33060

RE: Pre-Application CPTED Narrative
Atlantic Stone Source

To whom it may concern,

PRINCIPLE #1 - Natural Surveillance

Building has been designed with storefront doors and windows along the north, south, and west walls. Parking and open to public drive isle surround the building to avoid hidden service only area. All sides of the building are highly visible by employees and patrons.

Principle #2 - Natural Access

Access has been limited to 2 curb cuts. Large landscape buffer has been designed along main road and pedestrian access. In addition, all sides have been buffered with landscape including low level continuous hedges and trees. The building has 3 main entry points that will limit access into the building, however, only one, the center entrance will allow entrance to the building. This entrance will have a reception area and limited access retail areas.

Principle #3 - Territorial Reinforcement

All sides of the building have been designed as high end retail establishment, signs, storefront, building façade design will reinforce that this is a mercantile establishment only. Access to location suggest use by potential patrons or employees only. There are no elements or features that would attract trespassers. This building will primarily sell large stone slabs, tiles, marbles, pavers and accessory bathroom, kitchen, and other building material. Specific use buyers and specifiers are the target market.

Principle #4 - Maintenance

As a high end mercantile establishment, it is in the owners best interest to maintain all features of the site including building, landscape, parking and driveways. This is consistent with image and desire to attract potential patrons to purchase the provided valuable products.

Principle #5 - Activity Support

Driveways and parking have been design on all sides of the building. This will establish natural surveillance by patrons and employees. Large green areas has been planned that will aid in natural surveillance to the surrounding areas by attacking employee use during breaks and lunchtime.

If you have any questions please don't hesitate to call.

Sincerely,
RWB / Linares Architecture, Inc.

Juan C. Linares

DRC

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4/7/2020