



## CPTED NARRATIVE

Date: March 17, 2021

Project Location: 3109-3231 East Atlantic Boulevard  
Pompano Beach, FL 33062

Project Description: The existing 2,450 square foot building with commercial spaces will be renovated to become an oyster bar and kitchen which will serve an addition of a 2,500 square foot covered outdoor dining area with a freestanding bar.

Below is a description of how the project addresses the CPTED principles. A CPTED plan is attached to this application package as Sheet SP-102.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. This project implements this principle in the following ways:

### *Lighting*

- a. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- b. Proposed lighting and electronic surveillance will be placed to not conflict with each other and proposed landscaping.
- c. Vandal resistant motion sensor security lighting shall be installed at exterior entrances, large overhangs and the dumpster enclosure. Fixtures will have bright soft light and be shielded to eliminate glare and light trespass.

### *Landscape*

- d. Perimeter tree canopies will have a minimum of 8' clear trunk and perimeter hedge shall be maintained at 30" maximum height to provide visibility across the site.

### *Dumpster enclosure*

- e. Swing gates shall have a locking mechanism with padlock.
- f. Gate clearance to the ground shall be 8" min. for visibility underneath.
- g. Vandal resistant motion sensor security lighting and video surveillance shall be installed at the dumpster area.

### *Security*

- h. Burglar alarms will be installed to protect property and valuables, and they will be activated when business is closed and unoccupied.
- i. Security cameras will be installed and located to provide full coverage of parking, driveway and perimeter areas of the site and to not conflict with lighting and landscaping.

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2. **Physical/Natural Access Control:** This principle focuses on directing the flow of people while to reduce the opportunity for crime. The project achieves this in the following ways:
  - a. Vehicular and pedestrian access is clearly defined by walkways and roadway markings.
  - b. Entry signage will be provided to direct ingress and egress.
  - c. Continuous perimeter hedge impedes access along the rear and sides of the site.
  
3. **Territorial Reinforcement:** This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:
  - a. Perimeter landscape defines the space. The site is recognized as a public, commercial property, not residential.
  - b. Broward county "No Trespass" signage, per Broward County No Trespass Program, shall be placed at the main entrance and around common areas of the site. Signs shall be posted in clear view and fastened securely at all corners.
  - c. Property rule signage shall be prominently posted at both entries to the site.
  - d. Parking areas will have signage forbidding parking other than customers and towing signage.
  
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with a lack of maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
  - a. Fuel dock, restaurant use, and landscape maintenance provides the natural appearance of consistent activity. This provides a sense of occupancy to deter criminal activity.
  - b. The grounds will be kept clean and clear of debris.
  - c. Maintenance staff will take notice of any damage or hazards and will perform repairs to keep site clean and safe. Proper maintenance creates an impression of a safe place.
  - d. All exterior electrical power outlets which are located in unsecured public areas will have a lock and/or power secure internal shutoff to deny unauthorized use.
  - e. Any exterior spigots accessible to the public shall have a secure locking cap to deny unauthorized use.
  - f. Exterior perimeter wall surfaces will be treated with graffiti resistant resin.
  
5. **Activity Support:** Activity support provides support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
  - a. The addition of a restaurant to this property increases the use for safe activities and for the detection of undesirable activities.