



## CPTED NARRATIVE

Date: July 12, 2023

Project Location: NW 33<sup>rd</sup> Street  
Pompano Beach, FL 33064

Project Description: The subject site is a parking lot of approximately 1.033 acres to be developed with a 2 story Office building and a pre-engineered assembly building. Below is a description of how the project addresses the CPTED principles. CPTED plans are attached to this application package as Sheet SP101 and SP102.

1. **Natural/Electronic Surveillance:** This site adheres to this principle by utilizing new and existing lighting and landscaping to maximize visibility to and from the site. This project implements this principle in the following ways:
  - a. Lighting provided around the building and in parking areas and will be operational from dusk to dawn. Lighting to be in warm, white spectrum to not blind occupants.
  - b. Parking areas are visible to pedestrians, patrol cars and building personnel.
  - c. Parking areas are near building entrances.
  - d. Landscaping will not conflict with site lighting or create future obstruction.
  - e. Bike storage racks are close to entrance doors for convenience and for maximum natural surveillance.
  - f. Secure dumpster area with lockable swing gates, with 8" min ground clearance, to be well lit with vandal resistant motion sensor security lighting at night to deter potential of criminal activity or opportunity for criminal staging.
  - g. Vandal resistant motion sensor security alert lights shall be installed at all building entrances/exits.
  - h. Hedges, bushes, low plants and ground covers will be maintained to a 2.5' maximum height and perimeter tree canopies will be a minimum of 8' in height to provide visibility across the site.
2. **Physical/Natural Access Control:** This principle focuses on directing the flow of people to reduce the opportunity for crime. The project achieves this in the following ways:
  - a. Wayfinding and entry signage provided to direct ingress and egress.
  - b. Site will feature clear pavement markings and signage to direct public for safe use of the site.
  - c. Tow away signage will be displayed to deter vehicle abandonment and unauthorized parking.
  - d. BSO "no trespass" signs to be securely fastened to pole or fence at or above grade.

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- e. No dumpster or stacked items to allow access to the roof.
  - f. Security gates into outdoor storage provided to control access.
  - g. All solid exterior doors to have reinforced see-through window to enable surveillance and monitoring.
  - h. All exterior doors to have non-removable door hinge pins.
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. Vehicle entrances defined by signage and landscaping.
  - b. Landscaping defines the space (sphere of influence). the site is recognized as a public, commercial property and not a residential one.
  - c. Trespassers are discouraged from an active site.
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. New Office/Assembly facility development provides natural appearance of maintenance and consistent activity
  - b. Proper maintenance shall create an impression of a safe place and not one of neglect.
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. This new development increases the use for safe activities and for detection of undesirable activities.
  - b. Incompatible activities- storage and parking- are separated.