

U-HAUL SW 12th AVENUE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed U-Haul facility is to be located at 880 SW 12th Avenue in Pompano Beach. The project will consist of constructing a single warehouse building. The warehouse building will not be accessible to the public. This site also features an existing office building which will remain as part of this development.

CPTED PRINCIPLE #1

The site is bordered by SW 12th Ave on the west, I-95 on the east, and SW 8th street on the north, which provides this site with excellent street visibility from three sides. Low hedges and shrubs with a maximum height of 2'-2.5' will be utilized along adjacent right-of-ways so as not to restrict visibility. Canopy trees that are greater than 6" in diameter shall maintain an 8' clear trunk so as not to obstruct natural surveillance. All parking is located on the west side of the project adjacent to the existing office building and the proposed warehouse building with direct access to SW 8th Street. The site will be well lit during the night with LED lighting on poles located around the parking lot, loading areas and access road. Exterior service doors will be equipped with a vandal proof motion sensor security light and either a reinforced security window, audible/video intercom, or a 180 degree wide angle door viewer. Security cameras will be present throughout the site and around all building entrances and parking areas.

CPTED PRINCIPLE #2

The site has two entrances off of SW 8th Street. There is also a cross-access road on the east side of the project that does not provide access to the U-Haul site, but provides access from SW 8th Street to the adjacent development to the south of the U-Haul site. Employees and visitors will access the site through the driveway closest to SW 12th avenue which directly connects to the parking area. The second driveway along SW 8th Street will be used to access the loading docks on the east side of the warehouse building. The south portion of the site will be separated from the neighboring property by a 6' tall chain link fence and perimeter landscaping. The other areas of the site will utilize low shrubs and hedges to provide access control.

CPTED PRINCIPLE #3

The entire site will be clearly distinguished as a private area by the 6' chain link fencing, landscaping, and building layout of the site, which will discourage unauthorized entry. BSO "No Trespassing" signage will be posted on all sides of the property with a minimum of 6' height from ground level for clear unobstructed viewing throughout the property and from property lines.

CPTED PRINCIPLE #4

This being a U-Haul Company property, great attention to detail for maintenance of the grounds and structure is absolutely required. The property management team on-site will have a comprehensive maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings will be impact resistant hurricane rated glass.

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CPTED PRINCIPLE #5

Employees and visitors will utilize the parking area for this site throughout the day, which will promote natural surveillance on the west side of the property. Loading operations will also occur throughout the day on the east side of the warehouse building, promoting natural surveillance on that side of the property by employees. The facility will be locked and secured after-hours.

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