



KallerArchitecture

DRC

PZ23-12000023

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September 27, 2023

City of Pompano Beach

Community Development Services Department

100 West Atlantic Blvd

Pompano Beach, FL 33060

Phone: 954-786-4600

Reference: Pompano Warehouses
Pompano Beach, Florida 33060

Incorporation of Principles of Crime Prevention Through environmental design:

CPTED Principle #1 - Natural Surveillance

- a) All exterior doors are readily visible from the sidewalk/parking level & provided with lighting elements to enhance visibility of these areas.
- b) Large storefront windows at warehouse bay offices, provide visual & audible connection between the interior and exterior of the building at the vehicular access level.
- c) Lighting is being provided at on-grade parking level and pedestrian walkways to enhance visibility.
- d) Dumpster area is fully enclosed and located in a centralized location visible from various tenant bays.
- e) Landscape is being provided to minimize access into the site where possible while maintaining a clear visual field for pedestrians and vehicles.

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CPTED Principle #2 - Natural Access Control

- a) Well defined building points of entry are created by recessed areas in the overall flush facade of the building along with changes in material treatments. These areas are further enhanced by use of lighting, signage and use of the large storefront windows.
- b) Limited points of entry into the building: 1-point main vehicular ingress/egress to tenant on-grade parking area, 1-point main pedestrian access into each tenant bay.
- c) Lighting provided at every door and even lighting between 2.0-4.5 footcandle provided at on-grade parking level with no "shadow areas" being created.

CPTED Principle #3 - Territorial Reinforcement

- a) The building has clearly defined boundaries created by the use of continuous visually open physical barriers in the form of the main vehicular access drive, rear canal, and perimeter walls.
- b) Building points of entry are limited in number and clearly defined by recesses in the overall flush facade of the building along with changes in material treatments, lighting, signage, and the use of large storefront windows.

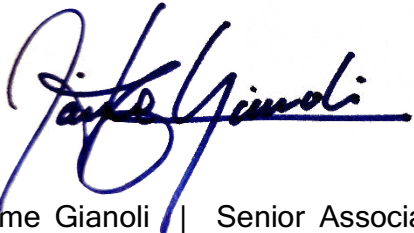
CPTED Principle #4 - Maintenance

- a) All building facades are accessible to allow for continuous maintenance/inspection by property owner/management.
- b) Landscaping will be maintained to retain visual connectivity between the building interior and exterior right-of-way; as well as exterior pedestrian walkways.
- c) Exterior building features such as lighting, wall and landscape are readily visible from both inside and outside of the building; allowing for ease in identification of deficiencies or damage.

CPTED Principle #5 - Activity Support

- a) The building features an active use frontage, which places the building's primary uses along the main building facade.
- b) Landscape and right-of-way improvements following the City's guidelines further enhance the overall neighborhood.
- c) Office storefront is provided along the street facing façade & all warehouse uses are located along the primary internal façade along the entry drive.

Sincerely,



Jaime Gianoli | Senior Associate

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