

CPTED Security Narrative- 980 SW 12th Avenue**Statement of Compliance with Crime Prevention Through Environmental Design**

JOEFRAN INVESTMENTS LLC ("Petitioner") is the owner of the +/- 0.56-acre vacant property located at 980 SW 12th Avenue ("Property") (PCN: 494202000570), generally located on the east side of SW 12th Avenue between West McNab Road and Southwest 3rd Street, within the City of Pompano Beach ("City"). Petitioner also owns the adjacent +/- 0.85-acre parcel located immediately north of the Property, located at 956 SW 12th Avenue ("Northern Parcel") (PCN: 494202000560). The Property and Northern Parcel are designated Industrial on the City's Future Land Use Map and are zoned I-1, General Industrial.

The Northern Parcel is currently developed with a building that can service a wide-range of industrial users. Petitioner recently acquired the Property in an effort to provide additional and overflow parking to accommodate any prospective industrial tenant's fleet of vehicles. Petitioner proposes this Minor Site Plan application to incorporate and improve the Property for use as a parking lot to support the existing industrial building on the Northern Parcel ("Project").

The submitted documents and plans demonstrate that the proposed project incorporates a comprehensive security program and Crime Prevention Through Environmental Design (CPTED) principles. The following list provides examples of how each principle is met.

CPTED Principle #1 - Natural Surveillance "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

The proposed site and photometric plan addresses Principle #1 by minimizing visual obstructions and increasing visibility throughout the site thereby reducing the likelihood of criminal activity. Natural surveillance will be achieved utilizing the following techniques:

- **Lighting:** Light poles meeting the current photometric code requirements will be utilized throughout the entire property to ensure maximum visibility at all times. Two (2) LSI Lighting lights, located in the southeast and southwest portions of the Property in conjunction with the FPL LED street light in the northeastern corner of the Property provide adequate illumination and cover the entirety of the Property.
- **Building Design:** The Northern Parcel features windows and garage bays facing south towards the Property and thus has various vantage points of the Property through said windows and garage bays.

DRC

PZ25-12000010

06/04/2025

- **Landscaping:** The Property will be landscaped to comply with code standards. The perimeter will be lined with trees but spaced at a distance so to minimize visual obstruction and to maintain a clear vantage point to the street and neighboring properties.

CPTED Principle #2 - Natural Access Control Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The proposed site and photometric plan addresses Principle #2 by directing both vehicular and pedestrian traffic to specific ingress/egress points, utilizing the following techniques:

- **Limited Access Points:** The Property will be improved to solely feature 12 parking spaces to support prospective tenants that will in the future occupy the currently developed building on the Northern Parcel. Vehicle access and parking areas are limited to what is reflected on the site plan, which has only one access point for the vehicles to be parked on the Property.
- **Landscaping:** Landscaping will be planted around the property to maintain clear visibility and provide obvious access points. Furthermore, the location of the landscaping will help to indicate the access point to the Property.
- **Lighting:** Light poles meeting the current photometric code requirements will be utilized throughout the Property to ensure maximum visibility at all times.

CPTED Principle #3 - Territorial Reinforcement Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

The proposed site photometric plan addresses Principle #3 by clearly defining the Property's boundaries, utilizing the following territorial reinforcement techniques:

- **Perimeter Landscaping:** The perimeter buffer of trees and extensive landscaping create a distinct boundary of the Property. This will not only reinforce the location of the site's property line, but also service as a visual barrier which will dissuade potential trespassers by providing this appearance of control over the Property.

- **Pavement Treatments:** Pavement treatments will be utilized to improve the structural integrity of the pavement and will clearly distinguish the Property from the roadway and sidewalk to demonstrate a sense of proprietorship over the Property.

CPTED Principle #4 - Maintenance CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

The proposed site plan addresses Principle #4 because the Property is only going to be improved with asphalt pavement. No nuisance will exist on the Property, and the building tenant on the Northern Parcel will maintain the Property to ensure no criminal activity occurs or is attracted to the Property. Additionally, routine maintenance for landscaping, trash pick-up, lighting, and other regular needs will be provided. All improvements on the Property will have design considerations to prevent any tampering or misuse.

CPTED Principle #5 – Activity Support Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

The Property is currently vacant. The proposed site plan addresses Principle #5 by providing an improved parking area with strategic and thought-out architectural, landscape and lighting design, which ensures a safe, welcoming, and secure area. The improved Property will serve the Northern Parcel and will be occupied by any prospective tenant's fleet of vehicles, thus deterring criminal opportunities and activity.

It is our belief that this project conforms to the CPTED guidelines.