



June 27, 2025

Proposed Outdoor Storage/Industrial Development CPTED Narrative

“CONFIDENTIAL”

Project Location: 951 SW 12th Avenue, Pompano Beach, FL 33069

Project Description: The proposed development comprises an existing one-story warehouse and two new warehouse buildings, totaling approximately 13,260 square feet of industrial space and 2,964 square feet of office space. The project also includes associated parking facilities and landscape improvements on a 7.00 +/- acre site.

Below is a description of how the project addresses each crime prevention through environmental design (“CPTED”) principle. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-201 and SP-202.

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. These elements of the project design further create a perception of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:
 - a. An existing security system has been installed for the project. Camera locations are focused on main entrances and high-use areas. Existing camera locations and direction are shown on the CPTED Plan and will be maintained for a complete field of coverage.
 - b. Security alarms and security room locations will be identified upon individual tenant buildout during the building permit process.
 - c. Sight views from ground floor windows overlooking the adjacent parking lot and immediate surroundings.
 - d. Central vantage point to monitor main vehicle/ pedestrian routes within project.
 - e. All existing storefront at main (front) elevations are full glass panel doors.

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. The entire site will feature adequate lighting, per standards of the code.
- c. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved as best possible.
- e. Site poles located around perimeter of vehicle use area illuminating parking areas, drive aisles, and walkways.
- f. Secure dumpster area well-lit at night to deter potential criminal activity and prevent opportunity of criminal staging.

Landscaping:

- g. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- h. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.

2. **Physical/Natural Access Control:** This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:
 - a. The site is accessed by vehicles at one location, where incoming/outgoing traffic can be actively monitored via passive or electronic surveillance monitoring.
 - b. A manual security gate will be located at the front entrance and will be closed during non-business hours.
 - c. Parking lot spaces are clearly identified with pavement marking and signage.
 - d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
 - e. This non-residential project does not contain a late-night business.
 - f. Multiple pedestrian routes avoid entrapment and allow to evade and escape toward main entrance in case of an emergency.
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. A perimeter wall/fence will separate the private development from the adjacent uses all sides of the project.
 - b. Perimeter landscape further separates public vs private space, specifically along the property's north side.
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with lack 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. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
 - b. The site will be maintained clear of debris and monitored during business hours by employees of the business.
 - c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
 - f. If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use.
 - g. Exterior water spigots will have a secure locking cap to deny unauthorized use public benches will be designed to deter irregular use.

- 5. Activity Support:** Activity support does exactly what the title presents; to provide 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:

The site proposes outdoor storage uses. The outdoor activity of maintenance and general site operations will provide an active presence for the site.

CPTED Strengthening Conditions

Per BSO Review Comments dated 10/21/2025, the following CPTED elements are included as strengthening conditions.

A1. Natural Surveillance (Lighting)

1. Lighting must comply with the illuminating engineering society of North America "IESNA" G-1- 2022 "guide for security lighting for people, property, and critical infrastructure."
2. Security lighting should be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
3. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. Led lighting is preferred as it provides excellent color rendition for nighttime visibility.

A2. Electronic Surveillance – Security Strengthening

1. For commercial & industrial, all solid exterior doors must have a see- through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.
2. Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.
3. For commercial & industrial, exterior stairwell risers (if any) should be of a see-through design
4. All metal interior emergency stairwell doors must have a security window/ vision panel to facilitate natural surveillance.

B. Access Control – Security Strengthening

1. Wayfinding & instructional signage must be prominently displayed & posted where necessary.
 - a. Examples of signage can include, but are not limited to: main entrance, emergency exit, private property, restricted access, employees only, no admittance, no trespassing, visitor / guest parking, one way traffic, no thru traffic, pedestrian crossing, hours of operation, rules & regulations, do not enter, maximum occupancy, evacuation route, etc.
2. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then



Investigate and/ or address any emergency accordingly.

3. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail vertical bars with 'see-through' spacing to maintain critical natural surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.
4. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

1. To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:
 2. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.
 3. Bottom gate clearances must be 8" above the ground.
 - a. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.
 4. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.
 5. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
 6. Dumpster areas must be secured with Access Control and video surveillance.
 7. Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secure motion sensor lighting system that will provide immediate illumination upon entry.

C. Territorial Reinforcements – Security Strengthening

1. Submit a Broward sheriff's office no trespass program affidavit simultaneously with the application.
2. Post sufficient "Broward sheriff's office no trespass" signage so that it is readily available at all entrances and all sides of the property: north, south, east, and west. Please note additional signage may be necessary depending on the size & layout of your development.
3. Post BSO no trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

C.1 Territorial Reinforcements – Security Strengthening

1. Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.



1. For commercial including commercial/ industrial/ residential/ hotels/ multi-family / offices, etc. With security/ front desk receptionists / hosts (if any): install a fixed concealed silent panic duress alarm at main entrance and a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.
2. Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.
3. The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

E. Activity Support Security Strengthening

1. Place bike storage racks (if any) close to the main access doors providing convenience and maximum natural and electronic security surveillance.
2. If the building/development has a wi-fi system, it needs to be encrypted, and password protected. If wi-fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.
3. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.
 - a. Purpose: to deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.
4. Public, visitor &/or common use restrooms, storage rooms locker rooms, (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.
5. Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is vacant or in use.

The Project Design Team looks forward to discussing and presenting this Industrial Project with the City of Pompano Beach.

Respectfully Submitted,

Michael Amodio

Michael Amodio, AICP
Principal Planner / KEIT



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July 2, 2025

Page 6 of 6

PZ25- 12000039

12/17/2025

