

PROJECT NAME: 2335 PLAZA - MINOR DEVIATION**PROJECT ADDRESS:** 2335 E. Atlantic Blvd, Pompano Beach, FL 33062**DATE:** APRIL 6, 2026

CPTED SECURITY NARRATIVE

Overview

This narrative outlines how the proposed development incorporates Crime Prevention Through Environmental Design (CPTED) principles to enhance safety, reduce the opportunity for criminal activity, and improve the quality of life for occupants and the surrounding community.

Principle #1: Natural Surveillance (“See and Be Seen”)

A person is less likely to commit a crime if they think they will be seen. Lighting, landscaping and window placement ensuring that a person committing a crime will be seen by others.

- **Lighting Design:** The existing parking garage is well lit and maintained. The building itself was renovated in 2024, providing safe and well-lit egress corridors with thoughtful lighting around the building.
- **Landscape Sightlines:** Shrubs are provided around the outdoor seating to provide diners with separation from the busy streets and foot traffic on the city sidewalk. Landscape material will be maintained at appropriate heights to provide for sightlines throughout the plaza.
- **Window Placement:** The building’s existing impact rated storefront glass which was installed in the building’s 2024 renovation provides visibility to all portions of the plaza.

Principle #2: Natural Access Control

Utilizing physical design to guide people and vehicles to proper entrances while decreasing opportunities for crime.

- **Wayfinding:** The building utilizes a large digital directory and wayfinding signage to find the elevator lobby to access the raised floors. The first floor tenants will have ground floor entrances with signage.

- **Physical Barriers:** Landscaping has been used to provide soft, beautified separation from the outdoor dining areas from the city sidewalk and streets.
- **Ingress/Egress:** The elevator lobby and main entrance to the building are currently monitored through existing hardwired security cameras. Additional cameras will be installed during the upcoming renovations as shown on the CPTED drawing.

Principle #3: Territorial Reinforcement

Creating a "sphere of influence" where users develop a sense of proprietorship over the area.

- **Delineation of Space:** By looking at the proposed CPTED plan you will see that the thoughtful use of landscaping, the existing monument sign on the corner of 24th Ave and Atlantic Blvd, and the egress corridors accessing the building and plaza provide clear delineation of the space while not making the proposed area feel isolated.
- **Branding & Signage:** The existing monument sign establishes the plaza as a part of a greater development. The tenant's signage (to be submitted under a separate permit) will further establish the use for both the majority of the ground floor vacancy and outdoor dining as Class "A" restaurant space.

Principle #4: Maintenance

Enhancing safety by preventing the "Broken Window Theory" effect. The Broken Window Theory is that if degraded conditions exist on a site, they can result in a decline of the entire neighborhood.

- **Maintenance Plan:** We have routine maintenance scheduled with a landscaping vendor and a property management team along with building engineers who coordinate the repairs all items as they present themselves.
- **Waste Management:** The commercial building via an REA utilizes the private and locked commercial trash room of the adjacent multifamily building.

Principle #5: Activity Support

Increasing the use of the built environment for safe, intended activities to discourage undesirable behavior.

- **Outdoor Dining, Casual Surveillance:** This minor deviation request is replacing approximately 6400sf of 1st floor vacancy with a class "A" restaurant operator. Once in operation, the use of the building and plaza will greatly increase throughout the

day and into the evening. The intent is for there to be so many eyes in the area that those looking to conduct criminal activity actively avoid the plaza entirely.

Architectural & Security Specifications

- **Glass:** All glass on the property was replaced during a 2024 renovation with new impact rated curtain wall and storefront systems.
- **Camera System:** The existing camera system provides full coverage of the building lobby. The proposed additional camera locations provide nearly full coverage of the surrounding egress corridors and plaza area.