

U-HAUL SELF STORAGE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed U-Haul Self Storage and Leasing Center is to be located at 880 SW 12th Avenue in Pompano Beach. The project is to be marketed as an in-door self storage facility. The project will consist of 775 self storage units. 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. All customer and employee parking is located on the West and East sides of the project with direct access to SW 8th Street. The landscaping, ease of access and the glass façade features of the building provide parking area visibility for people inside the buildings. Low hedges and shrubs along the front of the property and against the buildings will not obstruct visibility from the right-of-way or the buildings. The site will also be well lit during the night with LED lighting on poles within the parking lot/storage area and under all canopy areas as well as wall mounted lights around the storage building. Security cameras will be present throughout the site and around all building entrances.

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. Customers will access the site through one of two driveways to and from the property. All driveways provide direct access to the building. The South portion of the site will be separated from the neighboring property by a 6' tall chain link fence. 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. Broward County "No Trespassing" signs shall be posted on the fencing and along the property perimeter.

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

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maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings are impact resistant hurricane rated glass.

CEPTED Principle #5

Customers utilizing the parking areas for this site will typically be utilizing the storage facility by loading and un-loading, which will promote natural surveillance by the customers. The facility will be locked and secured after-hours.

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