



## CPTED NARRATIVE

Date: April 6, 2021

Project Location: 101 NW 12<sup>th</sup> Street  
Pompano Beach, FL 33060

Project Description: This 1.48-acre site located at the northwest corner of North Dixie Highway and NW 12<sup>th</sup> Street will be developed to include Medical Offices and a new Senior Center.

Below is a description of how the project addresses the CPTED principles. A CPTED plan is attached to this application package as Sheet SP-102.

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. This project implements this principle in the following ways:

### *Lighting*

- a. An adequate functioning and well-designed lighting system around the building and in the parking lot will keep areas well-lit at night to establish a sense of security of the site.
- b. Proposed lighting will not conflict with proposed landscaping.
- c. Vandal resistant motion sensor security lighting shall be installed at exterior entrances and the dumpster enclosure. Fixtures will have bright soft light and be shielded to eliminate glare and light trespass.

### *Landscape*

- d. Continuous perimeter hedge provides a natural barrier around the property.
- e. Perimeter tree canopies will be a minimum of 8' in height and perimeter hedge shall be maintained at 30" maximum height to provide visibility across the site.

### *Dumpster Enclosure*

- f. Secure dumpster area to be well lit at night to deter potential of criminal activity or opportunity for criminal staging.
- g. Swing gates shall have a locking mechanism with a padlock.
- h. Gate clearance to the ground shall be 8" min. for visibility underneath.
- i. Vandal resistant motion sensor security lighting and video surveillance shall be installed at the dumpster area.

### *Security*

- j. Burglar alarms will be installed to protect property and valuables, and the

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will be activated when building is closed or unoccupied.

- k. Security cameras will be installed and located to provide full coverage of parking, driveway, and perimeter areas of the site and to not conflict with lighting and landscaping.

*Other*

- l. Bike storage racks are close to entrance doors for convenience and maximum natural surveillance.
2. **Physical/Natural Access Control:** This principle focuses on directing the flow of people while to reduce the opportunity for crime. The project achieves this in the following ways:
- a. Vehicular and pedestrian access is clearly defined by roadway, entry gates, fencing and walkways.
  - b. Proposed sliding gate separates private property uses and deters unauthorized entry.
  - c. Entry signage will be provided to direct ingress and egress.
  - d. Single point of ingress/egress for monitoring vehicle ingress/egress.
  - e. Continuous perimeter hedge impedes access along Dixie Highway.
  - f. Site will feature clear pavement markings and signage to direct public for safe use of the site.
  - g. Tow away signage will be displayed to deter vehicle abandonment and unauthorized parking.
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. Perimeter landscape and fencing defines the space. The site is recognized as a public, commercial property, not residential.
  - b. Trespassers are discouraged from an active site. Broward county "No Trespass" signage, per Broward County No Trespass Program, shall be placed at the main entrance and around common areas of the site. Signs shall be posted in clear view and fastened securely at all corners.
  - c. Property rule signage shall be prominently posted at the entrance to the site.
  - d. Parking areas will have signage forbidding parking other than customers and towing signage.
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with a lack of 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. New Medical Office/Senior Center provides the natural appearance of maintenance and consistent activity. This provides a sense of occupancy to deter criminal activity.
  - b. Maintenance staff will take notice of any damage or hazards and will perform repairs to keep site clean and safe. Proper maintenance creates an impression of a safe place.
  - c. All exterior electrical power outlets which are located in unsecured public

areas will have a lock and/or power secure internal shutoff to deny unauthorized use.

- d. Any exterior spigots accessible to the public shall have a secure locking cap to deny unauthorized use.
  - e. Exterior perimeter wall surfaces will be treated with graffiti resistant resin.
5. **Activity Support:** Activity support provides 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:
- a. The addition of a medical offices and a senior center to this property increases the use for safe activities and for the detection of undesirable activities.