



Crime Prevention Through Environmental Design (CPTED)

Detective: William Del Oro
Miami-Dade Sheriff's Office



What is CPTED?

- Uses environmental design to reduce crime opportunities
- Deter criminal behavior
- Increase visibility
- Promote ownership and control

Why should Small Businesses Care

Crimes Reduced:

- Shoplifting
- Burglary
- Vandalism
- Robbery

THE 4 CORE PRINCIPLES OF CPTED



NATURAL SURVEILLANCE

Maximize visibility and eliminate places where offenders can hide.



NATURAL ACCESS CONTROL

Guide where people go and restrict access to vulnerable areas.



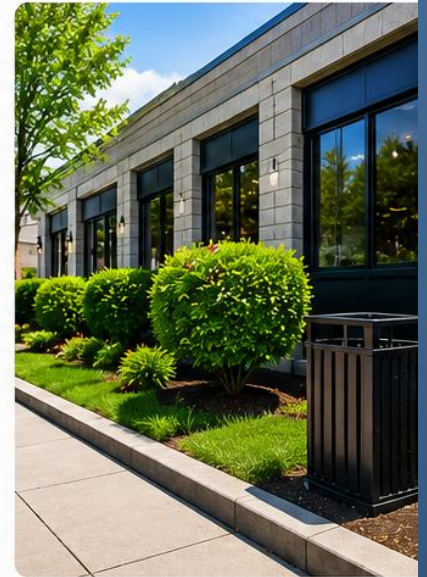
TERRITORIAL REINFORCEMENT

Create a sense of ownership and responsibility for a space through design and use.



MAINTENANCE

Keep spaces clean, well-maintained, and in good repair to discourage crime and build pride.





Natural Surveillance

- Bright exterior lighting
- Clear windows
- Visible cameras
- Eliminate blind spots

Benefits:

- Increased safety
- Criminal deterrence



Natural Access Control

- Clearly marked entrances
- Limited access points
- Employee-only areas
- Locked rear doors

Natural Access Control

The principle uses the physical design elements to guide people where they should go while discouraging access to restricted or vulnerable areas.

Goal :

- Reduce unauthorized access
- Increase Safety
- Clearly define public and private spaces
- Make criminal activity more difficult

Examples:

- Clearly marked entrances and exits
- Landscaping that directs pedestrian traffic
- Security gates and fencing

Territorial Reinforcement



- Clear signage



- Maintained landscaping



- Defined walkways



- Employees Only signs

Maintenance Matters



SIGNS OF NEGLECT:



• BROKEN LIGHTS



• GRAFFITI



• TRASH
ACCUMULATION

- Broken lights
- Graffiti
- Trash Accumulation
- Broken windows
- Overgrown bushes
or trees



GOOD MAINTENANCE
SHOWS ACTIVE
OWNERSHIP.

- Damaged fencing
- Faded signage
- Poor landscaping
- Abandoned vehicles



Parking Lot Safety

- Bright LED lighting
- Visible cameras
- Clear sight lines
- Routine patrols

Employee Safety Practices

Train employees to:

- Report suspicious activity
- Handle cash safely
- Follow opening/closing procedures



Technology Enhancements

- CCTV systems
- Alarm systems
- Smart locks
- Motion-activated lighting

Low-Cost CPTED Improvements

- Improve lighting
- Trim bushes
- Add mirrors to blind corners
- Mark employee-only zones

WHY SMALL BUSINESSES SHOULD CARE ABOUT CPTED



REDUCES CRIME AND LOSSES

Deters criminal activity, reducing theft, vandalism, and property damage.



INCREASES CUSTOMER CONFIDENCE

A safe environment helps customers feel comfortable visiting, staying longer, and returning.



IMPROVES BUSINESS PERFORMANCE

Safer businesses experience fewer disruptions, lower costs, and increased productivity.



PROTECTS YOUR INVESTMENT

Safeguards your property, assets, and employees—helping your business thrive long-term.



BUILDS STRONGER COMMUNITIES

Contributes to a safer neighborhood, attracts more foot traffic, and supports local growth.



CPTED = SAFER BUSINESSES, STRONGER COMMUNITIES, **BRIGHTER FUTURES.**

Partnering With Law Enforcement

- Report suspicious activity
- Request security assessments
- Participate in business watch programs

Questions?



Detective: William Del Oro
Email: wdeloro@mdso.com