

June 21, 2021

Patrick Noble, Broward County Deputy
Broward's Sheriff's Office
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(954) 709-7006

RE: 2505 NW 3rd Street (St. Phillip's Church) Crime Prevention Through Environmental Design (CPTED) Narrative
Folio No.: 484233040290
Application No.: PZ21-12000028

Dear Mr. Noble,

Please find responses addressing five (5) CPTED principles in support of the proposed parking conversion from grass to asphalt Minor Site Plan Amendment Application:

CPTED Principle #1 - Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

Response: There are four (4) proposed light poles which illuminate the parking area with an average 2.85 footcandles. See photometric plan for details. All proposed trees maintain a minimum 15' clearance from poles as to not obstruct light from hitting the ground. Proposed shrubs along the perimeter of the parking area are planted at 24" height to maintain unobstructed views throughout the site. There are no existing or proposed fences.

CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

Response: There is one point of vehicular and pedestrian ingress/egress from NW 3rd Avenue. A sidewalk directly connects the main entrance of the existing building to the public sidewalk. Proposed

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parking layout is circuitous to allow seamless vehicular flow through out the site. All parking and pedestrian areas are well lit with four proposed light poles.

CPTED Principle #3 - Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

Response: Proposed improvements feature new landscaping, lighting, and existing protective window grills that provide a sense of proprietorship and deter potential intruders. There is no outdoor congregation area, which prevents undesirable activity when building is not in service.

CPTED Principle #4 - Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

Response: Proposed improvements trigger an enhanced maintenance program. Building and site will be meticulously maintained to the highest standard possible.

CPTED Principle #5 – Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

Response: The subject site is an existing place of worship that is frequently in service during the week and weekends. The site highly visible from the public ROW, as it resides at the corner of an Urban Minor Arterial roadway (Powerline Rd) and Urban Minor Collector (NW 3rd St) roadways.

Thank you for the consideration of this project. Please contact Steve Feccia at steve@jessaminedb.com or (508)736-6897 should you have any questions, comments, of concerns.

Respectfully,



Steve Feccia, PLA

Jessamine Design Build, LLC

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