



November 14, 2023

Request: Minor Site Plan
P&Z#: 23-12000011
Owner: CDH Planning LLC
Project Location: NW 8TH AVE
Folio Number: 484235000470
Land Use Designation: M-Medium 10-16 DU-AC
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 4 (Beverly Perkins)
Agent: Miguel Omar (404-444-6185 / miguel@forarchitectureco.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

CPTED Principle #1 – Natural Surveillance

Natural Surveillance will be achieved by:

- Shrubs and plants trimmed at a maximum height of 2'-6".
- Trees will be trimmed to provide a clear sight up to 6'.
- Driveways, private entrances, and other points such as pathways on the property will be well illuminated to allow for clear sight at nighttime.

CPTED Principle #2 – Natural Access Control

Natural access control to be achieved by:

- No-trespass signage will be provided around the North, East, South, and West side of the property to restrict unauthorized users from accessing the property.
- Landscaping provided on the property will act as a natural barrier between public and private spaces.
- Entrances and pathways are strategically designed to guide residents and visitors through defined, well-lit routes.

CPTED Principle #3 – Territorial Reinforcement

Territorial Reinforcement to be achieved by

- Landscaping to be well maintained to create a sense of active presence.

- Signs will be added to create a clear boundary of private, semi-private, and public spaces. Creating a designated territory.
- Security cameras to be placed around the property to show that the property is owned, cared for and "well-defended".

CPTED Principle #4 – Maintenance

This property will be maintained by

- Graffiti resistant resin to be added up to 8' in height on all exterior walls. This allows for easy clean up in case of tagging.
- All landscaping, including lawns, will be taken care of on a regular basis.
- All burnt-out light bulbs on exterior lighting will be replaced on a timely matter.

CPTED Principle #5– Activity Support

Activity support to be achieved by

The design includes features like benches, balconies, front porches that will encourage natural surveillance by allowing users to be outdoors. This will also allow us to create a sense of community.

Other elements like outdoor lighting and camera surveillance will add a sense of comfort and security to the community.

If you have any questions or comments, please contact me at 404-444-6185

Sincerely,

Miguel Omar Porras

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Principal

FOR Architecture Co.

