



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

Miguel Omar Porras

Principal

FOR Architecture Co.

