



November 14, 2023

**Request:** Minor Site Plan

**P&Z#:** 23-12000011

**Owner:** CDH Planning LLC

**Project Location:** NW 8<sup>TH</sup> 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](mailto:miguel@forarchitectureco.com))

**Project Planner:** Diego Guevara (954-786-4310 /

[diego.guevara@copbfl.com](mailto: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.

