



212 NW 73<sup>rd</sup> Street  
Miami, FL 33150  
T | 786.409.3363  
[www.ma7er.com](http://www.ma7er.com)

RE: Project at 2233 E Atlantic Blvd.

**Process Number PZ22-12000041**

## **CPTED NARRATIVE**

### **CPTED PRINCIPLE #1 - NATURAL SURVEILLANCE**

1. PROPER LIGHTING ON EXTERIOR STOREFRONT.
2. FREQUENT DOORS & LARGE WINDOWS ALONG FRONTAGE THAT LOOKS OUT TO THE PUBLIC SIDEWALK AND ROAD.
3. SEATING ALONG BUILDING FRONTAGE ALLOWS BOTH CUSTOMERS AND EMPLOYEES TO KEEP AN EYE OUT FOR ANY CRIMINAL ACTIVITY OUTSIDE OF THE STORE.
4. ENTRANCES ON BOTH SIDES. DIRECT ACCESS FROM PUBLIC SIDEWALK AND PARKING AREA.
5. SEE-THROUGH HURRICANE GLASS ENTRY DOOR.
6. EXTERIOR REAR SOLID DOOR WILL HAVE INTERCOM PAGER AND A 180-DEGREE WIDE ANGLE DOOR VIEWER.
7. ALL EXTERIOR DOORS WILL HAVE NON-REMOVABLE DOOR HINGE PINS AND ELECTRONIC DOOR SWITCHES TO SIGNAL SECURITY ALARM SYSTEM.
8. SECURITY ALARM SYSTEM INSTALLED.
9. TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING, AND CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER WILL BE ENCLOSED WITH PEDESTRIAN ACCESS. BOTTOM GATE CLEARANCE TO HAVE 8". LOCKABLE GATE ON PEDESTRIAN GATE.
10. DUMPSTER AREA WILL HAVE MOTION SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

### **CPTED PRINCIPLE #2 - NATURAL ACCESS CONTROL**

11. DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY.
12. PRONOUNCED ENTRY WITH BUILDING SIGNAGE.
13. CCTV CAMERAS WILL BE INSTALLED ON BOTH ENTRANCES TO SEE WHO COMES IN AND OUT OF THE PROPERTY.

### **CPTED PRINCIPLE #3 - TERRITORIAL REINFORCEMENT**

14. "BROWARD SHERIFF'S OFFICE NO TRESPASS SIGN" AT ENTRANCES OF PROPERTY.
15. PROPERTY RULE SIGNAGE WILL BE CLEARLY VISIBLE.



212 NW 73<sup>rd</sup> Street  
Miami, FL 33150  
T | 786.409.3363  
[www.ma7er.com](http://www.ma7er.com)

16. STREET NUMBERS WILL BE CLEAR ON IN FRONT OF THE STOREFRONT.
17. LANDSCAPING, SIDEWALKS, AND PAVING TO DISTINGUISH BETWEEN PRIVATE AND PUBLIC AREA.

**CPTED PRINCIPLE #4 - MAINTENANCE**

18. LANDSCAPING WILL BE WELL-KEPT THROUGHOUT SITE.
19. ALL OUTDOOR SEATING ANCHORED DOWN.

**CPTED PRINCIPLE #5 - ACTIVITY SUPPORT**

20. OUTDOOR SEATING PROVIDED IN FRONT ENTRY.