

DRC COMMENTS RESPONSE LETTER

To: David Recor, ICMA-CM, Development Services Director

City of Pompano Beach

City Hall Main Building

100 West Atlantic Boulevard

Pompano Beach, Florida 33060

From: Yexsy Schomberg, Principal Planner – Urbana

Date: Wednesday, October 29th, 2025

RE: 4211 N Federal Hwy, Pompano Beach, 33064 | The Satori | PZ-12000016 | 09/22/2025 DRC
Comments Response Letter

Engineering Division Comments: David McGirr

1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Understood. We will comply prior to building permit approval.

2. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

Response: Understood. We will comply prior to building permit approval.

3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

Response: Understood. We will comply prior to building permit approval.

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4. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

Response: Understood. We will comply prior to building permit approval.

5. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

Response: Understood. We will comply prior to building permit approval.

6. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

Response: Understood. We will comply prior to building permit approval.

7. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of N. Fed. Hy.

Response: Understood. We will comply prior to building permit approval.

8. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

Response: Understood.

Fire Department: Jim Galloway

1. Provide Required Fire Flow Data for each proposed structure: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. (Average spacing between fire



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hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)

Response: Understood. Please see Fire Flow Test Report.

2. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: Understood. Please see Fire Flow Test Report.

3. Post: "No Parking Fire Lane by Order of Fire and Police". Signs max 60ft apart. (NFPA 1 2021ed chapter 18 section 18.2.3.6.3) Fire apparatus circulation within the property is a fire department access lane or fire lane. must be Posted with signs and enforced by management to remain clear due to the limited access to the property. Posting of signs allows for posting and towing of vehicles.

Response: Understood. Please see the latest pavement, marking and signage plan on sheet PD-3 for the addition of the requested signs max. 60' apart.

4. Fire hydrant near parking garage entrance, locate North to sidewalk away from building.

Response: Understood. Please see the latest civil plans for the relocation of the fire hydrant.

Urban Forestry: Mark Brumet

1. Pursuant to Code Section 155.5509: Provide evidence that all overhead utilities will be buried for this project in accordance with the referenced code section. In addition, provide a note on



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the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project.

Response: A note has been added to the site and landscape plan stating that overhead lines shall be buried along the Federal Highway frontage and south property line. The owner is currently working with the power and telecom providers on a scope and timeline for overhead infrastructure to be buried in conjunction with development of this project. A letter will be provided to staff once available. Please see sheets SP-1 and L-4.

2. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan.

Response: This calculation has been provided on the landscape code compliance chart on sheet L-4.

3. Pursuant to Code Section 155.5204.C. Per Code Section 155.5204.C. Submit a Tree Appraisal using FS Rule 14-10.057 for all palms, and specimen canopy trees 18-inch DBH and great and 60% health condition and greater by an ISA Certified Arborist.

Response: Specimen tree and palms appraisals have been provided.

4. Mitigation for trees proposed to be removed is above and beyond minimum site requirements. Provide a mitigation table identifying total specimen tree dollar values, non-specimen tree total DBH inches, and palm tree dollar values per applicable code sections referenced above.

Response: Tree mitigation is above and beyond development requirements. Dollar values have been provided for specimen trees and palms. See calculations on sheet L-1.



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5. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met. Light poles shall be a minimum of 15' from a required tree location not 12'. Correct note on sheet L-5.

Response: Note 27 has been corrected. Please see sheet L-5.

6. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements along the north property line in accordance with the referenced code sections. This is to be a clear measurement not to include vehicular overhang or any other hardscape areas such as footers or walkways, etc.

Response: The canopy overhang adjacent to the north perimeter strip has been removed and sidewalk encroachment has been adjusted. A suspended pavement system has been proposed for any sidewalk encroaching into the landscape buffer.

7. Align plan to match type C buffer along south perimeter adjacent to the residential areas and type A buffers along the remaining perimeters. In addition provide cross section details with measurements.

Response: A type C buffer has been provided along the south perimeter adjacent to the residential area and Type A buffers along the remaining perimeters. Cross sections have been provided with measurements on sheet L-7 & L-8.

8. Pursuant to Code Section 155.5203.D.4.b.i: Change proposed Royal palms in parking row end islands to 16' tall Live Oaks.

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Response: Royal Palms in parking islands have been changed to Live Oaks. Please see sheet L-3.

9. Clarify overhead canopy layout as it pertains throughout the site. The overhead canopy appears to encroach into the required landscape areas.

Response: All overhead canopies have been labeled on the site and landscape plans and are depicted with a dotted line. In addition, the landscape area under canopy is shown on the Pervious/Impervious Plan on sheet SP-2 and is not credited towards the required pervious area requirements. Please see sheet SP-2.

10. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 24.0' of landscape areas in accordance with the referenced code sections.

Response: An exhibit has been provided on sheet L-6 (Exhibit A) showing how landscaping between the VUA and building requirements are being met.

11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;

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- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: An exhibit has been provided on sheet L-6 (Exhibit A) showing how landscaping between the VUA and building requirements are being met.

12. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

Response: All required trees are canopy trees. Understory trees and palms have been provided as allowed by the landscape code.

13. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

Response: Cross sections have been provided on sheet L-7 & L-8.

14. Show all proposed dry retention areas on the landscape plan.

Response: There are no proposed dry retention areas as part of this plan. All stormwater storage is underground. See Civil plans for details.

15. Proposed Bulnesia shall be specified as FG due to poor root systems or select another flowering species.

Response: Bulnesias are not being proposed as part of this project.

16. 12' tall trees to be specified at 2.5" caliper, 14' tall trees to be specified at 3" caliper, 16' tall at 4" caliper; correct plant list.

Response: The plant list has been updated. Please see sheet L-4.

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17. Provide GW for proposed Royal palms; correct plant list.

Response: Royal Palms have been specified as 14' GW. See plant schedule on sheet L-4.

18. Provide a note on the Irrigation Plan stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally provide rust inhibitor maintenance requirements notes.

Response: The note has been added to the irrigation plan. Please see note 16 on sheet IR-2.

19. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.

Response: This note has been provided. Please see note 16 on sheet L-5.

20. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: Root barrier has been shown where required with specifications provided and detail on sheet L-5. Deep Root UB 24-2 has been specified, which is a 24" deep product.

21. Provide details and specifications for planters on roof top and amenity decks - waterproofing, soil, bracing, etc. Provide details, cross sections, soil composition, irrigation staking & guying, drainage, etc.

Response: A typical roof top planting detail has been provided on sheet L-6 (Exhibit B). Cross section details can be found on sheets L-7 & L-8.

22. Provide detail for tree and palm guying system for all planter areas on roof top and amenity decks on sheet L-5.

Response: A typical roof top planting detail has been provided on sheet L-6 (Exhibit B).

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23. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.

Response: All utilities, signage, and overhangs have been shown on the landscape plan.

Building footers have been shown in the cross section details provided on sheets L-7 & L-8.

24. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

Response: Acknowledged, however, there are no tree protection areas on this project.

25. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species. Long-term maintenance of coconut palms may not be done with the use of climbing spikes - clearly specify maintenance practices and note on this landscape plan.

Response: The Royal Palms specified along the vehicular driveway are a prominent feature planting appropriate for the entrance to this development. A note has been added to secure fronds and maintain regularly. Coconut Palms are not specified on this plan. A note referencing palms trimming maintenance has been shown on the landscape plan. See note 10 on sheet L-4.

26. Provide non-deciduous trees along the south perimeter.

Response: Bald Cypress along the south perimeter have been changed to Japanese Blueberry.

27. Overhead wires still being shown on the plans provide evidence that the wires will be underground.

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Response: A note has been added to the site and landscape plan stating that overhead shall be buried along the property frontage. The owner is currently working with the power and telecom providers on a scope and timeline for overhead infrastructure to be buried in conjunction with development of this project. Wires have been removed from plans.

28. It appears that the proposed irrigation pump station is offsite based on sheet IR-1; clarify.

Response: The pump station was graphically shown off site for clarity on the drawing as the note states. It has been moved on site to avoid confusion. Please see sheet IR-1.

29. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: A comment response letter has been provided.

30. Additional comments may be rendered upon re-submittal.

Response: Acknowledged.

Utilities: Nathaniel Watson

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

Response: Understood.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: Understood.

3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.



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Response: Understood.

4. Broward County Water and Wastewater Service area. The county must approve any proposed or amended off-site water or sewer utility connections.

Response: Understood.

Zoning: Saul Umana

1. On 002, SP-1 Zoning Data Table: Correct the following: Only show pervious requirement that is not under a canopy, correct required rear and interior setback to be 10'. In addition, what is making the requirement of a type A buffer all around the other perimeters not facing single family or RM-12?

Response: Pervious area not under canopy has been shown as the pervious area credit on the site data table, which is further illustrated on the Pervious Impervious plan on sheet SP-

2. The rear and interior setbacks have been corrected to 10'. Landscape buffer types were provided in accordance with direction from Urban Forestry during the pre application review cycle. See pre-application meeting (PAM) comment number 62 for reference:

'Align plan to match type C buffer along south perimeter adjacent to the residential areas and type A buffers along the remaining perimeters. In addition provide cross section details with measurements.'

2. Correct Adjacent zoning to include Single Family Residential. Label the 10 ft utility easement.

Response: Adjacent zoning labels have been corrected and the 10' utility easement/ROW along the south property line has been labeled.

3. Provide the driveway entrance length at the property line.



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Response: Queuing distance has been provided at the driveway entrance, which is noted to be 62.2'.

4. On the driveway, there are parallel parking spaces that cut into the driveway. Provide the from curb to parking space and ensure there is drive aisle width of 23'.

Response: Dimension has been provided at the parallel parking from the front of north curblineline to the parking space, which is noted to be 24'.

5. There appears to be an emergency entrance proposed on the easement to the south. Consult with Engineering Staff if this is feasible. Obtain all approvals from Engineering for the roadway connection.

Response: Understood. Per communications with the Engineering department, the emergency exit and easement has been confirmed.

6. Provide setback of building 1 to interior south property line. (10 ft minimum to building above).

Response: Setback has been provided on the interior south property line, which is noted to be 14'.4 to the building and 10' to the balconies.

7. Add note on site plan Where 90-degree surface parking is proposed, please provide the measurement of the continuous curbing to 16' with the rest showing as 2 ft of continuous curbing. This parking shall be double stripped.

Response: Length of the curbing adjacent to the parking spaces is noted to be 18' and striping has been double striped per detail shown on sheet SP-1.1 (Exhibit 1 – Parking Striping).

8. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical

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equipment being screened, unless exempted by Section 2 (155.5301.A.2. Exemptions).

Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened.

Response: Elevations confirm all rooftop mechanical units are fully screened by parapets extending above unit height. Ground-mounted equipment is not proposed. Please see sheet A1.9 confirming this.

9. Provide architectural details of the canopies. How are the canopies being structurally installed? If they have columns and are part of the main structure then they count towards the building footprint. are they being used under the footprint calculation?

Response: The canopy was modified to eliminate columns.

10. Ensure all light above 900 lumens is shielded.

Response: Notes above 900 lumens have been specified with a shield. Please see the updated lighting schedule on sheet SP-3.

11. It is unclear how the structures comply with the maximum building size requirements, as the buildings are structurally connected by ramps and pedestrian walkways and function as a single building. Staff believes the intent of the code regarding maximum building length and footprint is not met due to the structural connectivity of all three buildings.

Response: The applicant has now introduced a commercial component fronting N. Federal Highway, thereby converting the project from a 100% multifamily development to a mixed-use project and alleviating the need to comply with the requirement as cited.

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12. Provide measurement of the regular parking spaces on the parking garage. Provide calculation of how many parking spaces can be compact spaces. When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces.

Response: Garage plans have been updated to show all stall dimensions and compact space labeling. Please see sheet A1.2. A parking data table demonstrates that compact stalls total less than 20 % of required spaces, and each is clearly marked per Section 155.5503. Please see parking tabulation tables on sheet A.4.

13. Staff does not see how a step back of 51 ft to the highest point of height is meeting the intent of the code in terms of proportion and reasonable distribution. “All developments greater than 35’ in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed. What is the math being used to make this proportional and distributed?

Response: Per a workshop meeting on 10/02/2025 with the Planning & Zoning Department, the newly proposed building elevations demonstrate height-transition showing a horizontal setback to height change between the single-family edge and the tallest roofline. The massing tiers down incrementally toward the residential interface, meeting the intent for proportional distribution.

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14. Provide a narrative and evidence on floor plans or elevations via measurements of how the facades that face Federal highway meet the following prior to AAC submission.

Building Facades

- a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart.
- b. Wall offsets shall have a minimum depth of two feet.
- c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:
 - i. A recessed entrance;
 - ii. A covered porch;
 - iii. Pillars, posts, or columns adjacent to the doorway;
 - iv. One or more bay windows projecting at least twelve inches from the facade plane;
 - v. Eaves projecting at least six inches from the facade plane;
 - vi. Raised corniced parapets over the entrance door;
 - vii. Multiple windows with a minimum four-inch-wide trim; or
 - viii. Integrated planters that incorporate landscaped areas or places for sitting.

Response: The architectural plan set has been modified to demonstrate compliance.

Roofs

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level.



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- b. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- c. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

Response: The architectural plan set has been modified to demonstrate compliance.

15. Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. This is for the 5th floor pool.

Response: The 5th-floor pool deck features a landscape buffer along the western edge to prevent line-of-sight toward adjacent residential properties.

16. Residential Combability standards: Use Intensity For multi-building development that includes varying use and/or development intensities in different buildings, the development shall locate buildings with the least intense use and/or development nearest to the abutting single-family residential development. This applies to the garage use being next to single-family.

Response: The proposed project complies, please refer to the updated plans.

17. Please provide architectural elevations showing compliance with the garage design standards.

C. General Parking Deck or Garage Design Standards.

Multi-level parking deck or garage structures, whether stand-alone or part of a larger development, shall comply with the following standards:



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1. All levels of the parking deck or garage structure shall comply with the standards below:
 - a. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:
 - i. Facade articulation (i.e. wall offsets); and
 - ii. Horizontal and vertical projections; and
 - iii. Material and color variation; and
 - iv. Varied proportions of openings.
 - b. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;
 - c. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.
 - d. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

Response: Parking is not visible from the street, and all openings shall have decorative screening. The top level is Pool Deck Amenities.

2. Openings off any street shall not exceed two lanes in width or 30' maximum per entrance/exit. Entrances/exits on alleys/service roads are exempt from this requirement.

Response: Complied. All entrances are on service roads, not streets.



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3. If the deck or garage is accessed from a street, there shall be only one point of access to the garage area from that street.

Response: Acknowledged. The garage is not accessed from the street.

4. Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements.

Response: Complied. Pedestrian passages have been provided.

5. Non-active facades along an interior property line and visible from neighboring active facades, shall provide either a. or b. below:

a. A landscape buffer at least 10 feet wide including:

- i. One canopy tree per 30 linear feet; and
- ii. A continuous hedge at least four feet high along the facade; and
- iii. One shrub per 10 linear feet; or

b. The architectural treatments required by Section 155.5605.C.1.a.

Response: The proposed design provides a 10 foot wide landscape buffer that meets the required specifications. The garages architectural treatments comply with Section 155.5605.C.1.a.

18. Prior to AAC, provide details of the proposed monument sign.

Response: Understood.

19. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802 Sustainable Development Options and Points to demonstrate



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achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.

Response: A minimum of 12 points is required for mixed-use development, which will be provided by the following features:

- Efficient Cooling
- Hurricane Resistant Structures
- Infill or Mixed-Use Development
- Parking Structure
- White Roof

BSO: Deputy D. Cappellazo & Deputy T. Russo

1. Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

Response: Diagram and narrative have been stamped 'CONFIDENTIAL'

2. CONFIDENTIALITY STATEMENT: PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Response: All conditions have been included on the CPTED plan and narrative. Please see sheets SP-5 and SP-5.1

3. CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT



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JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required. (Make sure the conditions are added to the CPTED diagram and CPTED narrative.)

Response: All conditions have been included on the CPTED plan and narrative. Please see sheets SP-5 and SP-5.1

4. Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. (As a reminder, please add the CPTED conditions to the narrative and drawing which also includes any addition conditions that were submitted in the PAM files and any other conditions added in the future DRC reviews.)

Response: All conditions have been included on the CPTED plan and narrative. Please see sheets SP-5 and SP-5.1.

5. A3. Electronic Surveillance Security Strengthening

1. Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations/Package Delivery Rooms, must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

Response: Security cameras will be incorporated into the mail room and package delivery room. This has been noted on the CPTED plan and narrative. Please see note 9B on sheet SP-5.1.

2. Any roof access door must be captured by video surveillance and have position switches which will notify the security station or front desk if the door is opened so that it can be investigated. Goal: To alert security that the roof has been accessed. Curious children

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and adults with Alzheimer's Disease or Dementia may wander to the roof posing a potential fall hazard or exposure to weather conditions (heatstroke or hyperthermia) if they are locked on the roof.

Response: Security cameras will be incorporated into the mail room and package delivery room. This has been noted on the CPTED plan and narrative. Please see note 9B on sheet SP-5.1

6. C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking

- a. (For Enclosed Parking Garages) Any ground & second level window openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry.

Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing.

Response: See through barriers will be incorporated into the garage openings on the ground and second level windows. This has been shown on the CPTED plan and noted on the narrative. Please see note 8A on sheet SP-5.1.

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Planning Department: Max Wemyss

1. Application is for site plan approval of multifamily development on the property located at 4211 N Federal Hwy. The combined property has a Commercial Land Use and is a B-3 (General Business) Zoning.

Response: The applicant has now introduced a commercial component into the development, thereby converting the project from a 100% multifamily development to a mixed-use project.

2. Site Plan proposes a total of 187 multifamily units on a site that is 2.72 acres. B-3 / Commercial properties that utilize Broward County Policy 2.16.3 or 2.16.4 shall receive up to a 50% zoning density bonus or up to 69 dwelling units per acre. For the subject site that equates to a maximum of 187.57 units - permitting the 187 units proposed. Development must meet all applicable standards of 155.4202.A.

Response: Understood. Please refer to the Project Narrative for further details regarding the development's compliance with specific code sections.

3. Per the Plat Determination Letter, Platting of the subject combined property is required. Plat approval shall be recorded prior to building permit approval.

Response: Understood.

4. A Unity of Title shall be processed and recorded prior to building permit approval.

Response: Understood.

5. The property does abut Federal Highway, identified on the Broward County Trafficways Plan as requiring 120 feet of overall right-of-way. This is consistent with the width requirement of Chapter 100, code of ordinances. The existing overall ROW per the survey is 120 feet but it isn't clear that the property line is 60' to the center line of the road. Please clarify.

DRC

PZ25- 12000016
12/03/2025

DRC COMMENTS RESPONSE LETTER

Response: The survey has been updated to clearly portray the distance between the property line and the center line of the road, which is noted to be 60'. Please see sheet S-1.

6. The Applicant must provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval.

Response: Understood.

7. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

Response: Understood.

