



July 31, 2025

City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**RE: REGANZANI TOWNHOUSE - PARCEL B**  
**Reganzani Group LLC**  
**P&Z#25-12000027**

**PLANNING**

**Max Wemyss | max.wemyss@copbfl.com**

**Status: Pending**

**ENGINEERING DEPARTMENT**

**David McGirr | david.mcgirr@copbfl.com**

**Status: Resubmittal Required**

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. (Condition).

**Response: Acknowledged**

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

**Response: Acknowledged**

3. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**Response: Provided accordingly on sheet SP-1.1. Detail provided on sheet SP-1.2**

4. Please note on the civil plan sheet 003 C-003 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

- a. How to retire old laterals

- i. If the existing main is clay pipe and a CIPP liner is installed. (Install a

9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 954-862-2248  
e-mail: llarosa@llarosaarchitects.com



- sectional liner in the main over the old lateral, thus eliminating the lateral)
- ii. If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)
  - iii. If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
  - iv. If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

***Response: Sewer and water service connection and laterals are updated to better reflect the new water and sewer connections.***

5. 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 NW 31 Ave. (Condition).

***Response: Acknowledged***

6. Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. Current details are 2022 <https://www.pompanobeachfl.gov/government/engineering/standard-details>

***Response: Engineering details found on Sheet C-005, C-005.1, C-005.2 and C-005.3.***

7. Driveway aprons are required to have a 3" swale per city engineering standard detail 305-2

***Response: Provided accordingly, refer to sheet SP-1.1 and detail on sheet SP-1.2***

8. Submit/upload a PGD plan. Show all paving dimensions. Per city ordinance 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY you can only pave 50% of the city right of way. Show calculations on PGD on how you meet that goal.

***Response: Provided accordingly***

***FIRE DEPARTMENT******Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)******Status: Resubmittal Required***

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

***Response: Provided accordingly***

2. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): 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. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

***Response: To be provided accordingly***

3. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)).

***Response: There is a fire hydrant located on the corner of Atlantic Boulevard Extension and NW 4<sup>th</sup> Court***

***BUILDING DIVISION******Todd Stricker | todd.stricker@copbfl.com******Status: Pending Development Order*****Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on

9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 954-862-2248  
e-mail: llarosa@llarosaarchitects.com



disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
3. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire -resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced.  
Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through



1013, applicable to all three elements of the means of egress system, in addition to those specific requirements

for the exit access, the exit and the exit discharge, comply with this section of the code.

FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

6. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

7. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

8. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

10. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect

11. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

12. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory



inspections by the threshold building inspector.

13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-VelocityHurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

14. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

15. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

16. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

17. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

18. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

19. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

20. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the





architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

***Response:***

***BSO***

***Anthony Russo | Anthony\_Russo@sheriff.org***

***Status: Resubmittal Required***

**\*\*\*ATTENTION\*\*\***

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

City

**A. \*\*CONFIDENTIALITY STATEMENT\*\***

**PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"**

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

**B. \*\*DISCLAIMER\*\***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**C. \*\*BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM\*\***

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**\*\*\*THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY**





BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. \*\*\*

#### A. Natural Surveillance (Landscaping)

1.) Maintain an 8' - feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

#### A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

2.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not overilluminate or create shadows.

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

4.) Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

5.) Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

6.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

#### A2. Natural Surveillance - Security Strengthening

1.) For Residential, all solid exterior doors must have a see-through reinforced security window or  
9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 954-862-2248

e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)



a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

Goal: This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

2.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.

3.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. 4.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.

### A3. Electronic Surveillance - Security Strengthening

\*\*\* ATTENTION \*\*\*

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. (For residential single-family homes, townhomes, villas & the like, hard-wired doorbell cameras for front & rear points of entry i.e.: RING, NEST, etc. are also encouraged.)

2.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

3.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.



4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

5.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

6.) Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, vandalism, auto-theft, robbery, sexual assault & battery, etc.

7.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

8.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations (if applicable) must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

#### B. Access Control - Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

2.) All exterior doors must have non-removable door hinge pins.

3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).

4.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms. There must be sufficient wiring installed for future use behind the drywall. The wires must be in direct proximity to front entrance doors and rear doors / side doors / sliding glass doors (if any) that lead into & out of the residential unit. These wires must be

9000 Sheridan Street-suite 158

Pembroke Pines, FL 33024

(office) 954-862-2248

e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)



of acceptable size and capacity to provide the necessary electrical power for a hard-wired alarm system & be easily recognizable by a professional installer.

Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. (For residential, hardwired doorbell cameras. are also encouraged as an option to consider)

5.) Any existing or future fencing anywhere on the site (except for privacy fence) should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred. 6.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. 7.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury.

#### C. Territorial Reinforcements Security Strengthening

\*\*\* ATTENTION \*\*\*

**BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.**

- 1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- 2.) Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.
- 3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 to 7 feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- 4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

9000 Sheridan Street-suite 158  
Pembroke Pines, FL 33024

(office) 954-862-2248  
e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)

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

- 1.) (Parking lots) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.
- 2.) (Parking lots) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.
- 3.) (Parking lots) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- 4.) Install anti-vehicular impact traffic safety bollards preferably lighted, &/or large heavy planters secured to the ground, &/or large boulders, along heavily traveled roadways and along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

**D. Maintenance & Management - Security Strengthening**

- 1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND/OR easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- 2.) Ensure all publicly accessible exterior water outlet spigots (if any) have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- 3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.
- 4.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

\*\*\*Note\*\*\* For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged",

9000 Sheridan Street-suite 158

Pembroke Pines, FL 33024

(office) 954-862-2248

e-mail: [llarosa@larosaarchitects.com](mailto:llarosa@larosaarchitects.com)

**LLR Architects Inc.**

“Understood” or “Noted” are ambiguous & do not clarify compliance.

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

**\*\*\*Important Please Read\*\*\***

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

***Response: Will Comply***

**UTILITIES**

**Tabensky Johnson | [Tabensky.Johnson@copbfl.com](mailto:Tabensky.Johnson@copbfl.com)**

***Status: Pending***

**LANDSCAPE REVIEW**

**Mark Brumet | [mark.brumet@copbfl.com](mailto:mark.brumet@copbfl.com)**

***Status: Resubmittal Required***

1. Previous comments not fully addressed and no comments response was provided.

***Response: Acknowledged.***

2. Reference related site plan 24-12000021.

***Response: Acknowledged.***

3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

***Response: Acknowledged. A tree survey will be provided.***

4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be



protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

***Response: Acknowledged. A tree appraisal will be provided.***

5. Correct all cells in data table, save Native Section, showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping to accurately reflect requirements. Square footage calculation must be for total square footage for site.

***Response: Acknowledged. All cells in the data table, on sheet LS-01, are updated to reflect the requirements of 155.5203. C Minimum site development requirements.***

6. Provide VUA requirements as per 155.5203.D along the North (2), South (2), and West perimeters (7).

***Response: Acknowledged. Shrubs have been placed around VUA areas and reflected on sheet LS-01.***

7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 12.8' of landscape areas between a vehicular use area and an abutting building along those parts of the wall with no doors. Provide what is required vs. what is going to be proposed as to a superior landscape design.

***Response: Acknowledged and provided.***

8. 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 elements:

- a. Palms must be provided in multiples (doubles or triples);
- b. If palms and trees are combined, one row of shrubs can be provided;
- c. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- d. If trees are provided, design must include a minimum of 2 species;
- e. Trees or palms must be a minimum of 14 feet in height;
- f. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- g. Suspended pavements systems are provided for the adjacent vehicular use area

***Response: Acknowledged and provided.***

9. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of





parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Three (3) along the West parking row

***Response: Acknowledged. Landscape islands are provided and dimensioned for clarity. This is reflected on sheet LS-01.***

10. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

***Response: Acknowledged.***

11. Please clarify if fences are going to separate backyards and if so, how will the site be maintained.

***Response: Acknowledged. Fence and gate labels can be found on sheet LS-01.***

12. Provide Street Trees at 1:40' as per 155.5203.G.2.c. North (3), South (3), and West perimeters (6). NW 31<sup>st</sup> Street Trees can be Oaks, side streets can be medium to large canopy flowering - Tulip tree may be an option.

***Response: Acknowledged. Street tree quantities are updated and reflected in the data table on sheet LS-01.***

13. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

***Response: Acknowledged. Refer to civil plans.***

14. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

***Response: Acknowledged, to be provided.***

15. Provide bubblers for all new tree/palm installations and relocations until establishment, and include note on landscape and irrigation plans.

***Response: Acknowledged. This note is reflected on sheet LS-01.***

16. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference to hose and wire.

***Response: Acknowledged. The changes to planting details are reflected on sheet LS-03.***

17. Adjust details and notes to show root flare above or equal to surrounding grade and note



that mulch not be placed against trunk.

***Response: Acknowledged. These changes are reflected on sheet LS-03***

18. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.

***Response: Acknowledged. Planting details have been updated, and the change is reflected on sheet LS-03.***

19. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

***Response: Acknowledged. This change is reflected on sheet LS-03 note 3.04 A.***

20. Provide soil specifications in percentage form i.e. 70/30, 50/50, etc.

***Response: Acknowledged. Soil specifications have been adjusted and is reflected on sheet LS-03, 3.03,F.***

21. Add sod species/approximate sqft the plant list.

***Response: Acknowledged. Sod species and an amount are reflected on sheet LS-01***

22. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

***Response: Acknowledged. The change is reflected in the notes on sheet LS-01***

23. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

***Response: Acknowledged. The change in the notes is reflected on sheet LS-01***

24. All tree work will require permitting by a registered Broward County Tree Trimmer.

***Response: Acknowledged.***

25. Correct note 1.02 Agency Standards on sheet LS-02 to reflect the correct name of the referenced Florida Grades and Standards For Nursery Plants 2022 to reflect as such.

***Response: Acknowledged. The name is corrected and reflected on sheet LS-03***



26. Correct note 3.052 Guying on sheet LS-02 to reflect only bio-degradable material attached to tree trunks. Remove all references to galvanized wire or rubber hose from notes and details.

***Response: Acknowledged.***

27. Show all overhead and underground utilities on landscape plan.

***Response: Acknowledged. Utilities are reflected on sheet LS-01***

28. Show sight triangles outside property line.

***Response: Acknowledged. Changes are reflected on sheet LS-01***

29. Clarify proposed patios as it relates to required pervious.

***Response: Acknowledged. See site plan for all pervious/impervious calculations.***

30. Site tree requirement is not met by proposed palms. Correct plan and data table.

***Response: Acknowledged. Plan and data table changes are reflected on sheet LS-01.***

31. Correct data table calculation for street trees from 5 to 6 required.

***Response: Acknowledged. Street tree calculation is updated and reflected on sheet LS-01***

32. Landscape data table is incomplete. List all requirements and how they are being met.

***Response: Acknowledged. Data table updated and reflected on sheet LS-01***

33. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

***Response: Acknowledged.***

34. Additional comments may be rendered a time of resubmittal.

***Response: OK***

**ZONING****Jonathan Cady | [Jonathan.Cady@copbfl.com](mailto:Jonathan.Cady@copbfl.com)****Status: Resubmittal Required**

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. (Info Only).

***Response: Provided accordingly***

2. Please update the Cover Sheet and General Notes sheet to reflect only the portion of the lot included in the scope of work. The current plans show both Part A and Part B. However, only Part B should be shown for this submittal. Additionally, ensure that all calculations and the Location Map are updated accordingly to reflect and highlight only Part B accurately on all plans.

***Response: Revised accordingly, refer to sheet SP-1.1, Cover Sheet and GN-1.1. Site Calculations are just for the parcel in the Scope of Work.***

3. Per Section 155.5401.E., the minimum illumination in vehicular areas allowed for multifamily residential is 0.5 foot-candle. Update the photometrics plan to ensure you're in compliance with this, as the plan currently shows that there are some areas that have a 0.3 foot-candle.

***Response: Revised accordingly, refer to sheet SP-1.4***

4. Although the overall property dimension of 209.29' is shown, please provide the specific width dimension for Part B to confirm compliance with the minimum width requirement of 100'. In addition, include the width of each individual townhouse unit. Please note that the minimum lot width regulation includes the following footnote: For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft. Ensure this information is clearly reflected on the plans and is in compliance.

***Response: Properties lines for Parcel A revised accordingly. Lot Area for each Townhouse is provided in Red Tag on sheet SP-1.1 as well with the lot with.***

5. Please provide the location of the proposed trash bin staging area. If the bin is to be stored inside the garage, include a hatch or outline on the plans showing where it will be placed.

Also, confirm that there is sufficient space within the garage to accommodate both a parked



vehicle and the trash bin.

***Response: Bin to be stored in the garage, please refer to sheet SP-1.1 to show the Trash and Recycle bin in the Garage for each unit.***

6. Please provide the dimensions of all proposed open balconies and overhangs to verify compliance with allowable yard encroachments. Per Section 155.9402.C: o Open balconies, fire escapes, and stairways may extend up to five (5) feet into a required rear yard. o Roof eaves and overhangs may extend up to three (3) feet into any required yard. Update the plans accordingly to ensure compliance. Additionally, the proposed open balcony at the front of the property must meet the required front setback regulations. Please provide the dimension from the edge of the balcony/overhang to the property line to confirm compliance.

***Response: Provided Balcony setback accordingly on sheet SP-1.1***

7. Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Update measurements on the elevation plan to confirm that you comply with this.

***Response: Provided accordingly, refer to sheet A-2.1***

8. Per Section 155.2426.B., allocation of flexibility units may be required to create land use density in a commercial land use category or increase the underlying land use density in a residential land use category to achieve the desired residential zoning without a land use plan amendment (LUPA). In such cases, the allocation of flex units shall be approved before any application for any development permit in accordance with this Code. Therefore, Flex units' entitlements are required for residential use in B-3.

***Response: Acknowledged***

9. Ensure that all callouts on the site plan are placed correctly. For example, one of the callouts for "Propose 12'X12' Site Visibility Triangle" is not placed correctly.

***Response: Revised accordingly, refer to sheet SP-1.1***

10. In addition to the pervious area calculation provided for the entire parcel, please provide a separate impervious/pervious calculation for each individual lot corresponding to each unit. This will help verify compliance on a lot-by-lot basis.

***Response: Provided accordingly, refer to sheet GN-1.1***

11. The Zoning designation in the zoning data table is incorrectly listed as B-2. Please update the plans to reflect the correct designation, which is **B-3**.



***Response: Revised accordingly, refer to sheet GN-1.1***

12. In the Zoning Data Table, you have listed “4O.U.” I assume this is a typographical error and you intended to write “4 D.U.” (Dwelling Units). Please update the plans to correct this.

***Response: Revised accordingly, refer to sheet GN-1.1***

13. The project narrative is currently a bit vague and should be expanded to provide a clearer explanation of the proposed project. Please include a description of the existing conditions on the site, followed by a description of the proposed improvements or changes. Additionally, the narrative should outline basic project details, such as the building height, number of units, number of bedrooms per unit, and any other relevant project statistics. While some of this information is already provided, a more comprehensive and organized narrative will help clarify the overall scope of the project.

***Response: Provided accordingly***

14. Due to the shared roof and potentially other ongoing maintenance responsibilities, a homeowners association (HOA) will be required to maintain the site. Please ensure the establishment of an HOA is incorporated into the project plans and documentation.

***Response: To be provided by Owner***

15. Please note that renderings will be required when the project proceeds to AAC review. We recommend submitting the renderings now with the DRC submittal as well, so that any potential issues can be identified and addressed early in the process.

***Response: To be provided accordingly***

16. Based on the elevation plans, the proposed balcony may encroach on the front setback. Balconies may encroach up to 5 feet in the required rear yard setback, pursuant to Table 155.9402.C, Allowable Required Yard Encroachments. Confirm that the balconies in the front of the proposed home do not encroach into the front setback and demonstrate on the plans.

***Response: Provided balcony setback on Site Plan (sheet SP-1.1) The balconies just encroach 5 feet in the setback***

17. The plans currently show steps leading up to the front doors of the units without a landing or platform at the top of the steps. Staff recommends adding a landing, similar to a stoop, to provide a larger elevated area directly in front of the front doors. Additionally, please update the building elevation drawings and first-floor plan to clearly show the proposed front steps and stoops.



***Response: Revised accordingly, elevation changes in the front entrance coordinated and called out accordingly, refer to sheet A-1.1***

18. The Development Order will require a copy of the Final SCAD letter. (Condition).

***Response: Acknowledged***

19. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. (Condition).

***Response: Acknowledged***

20. Please provide a fence detail sheet that includes key information such as the height, material, and overall design of the proposed fence. Additionally, clearly call out the location of the fence on the site plan to ensure consistency and clarity throughout the submission.

***Response: Detail provided accordingly on sheet SP-1.1.***

21. Delineate the property lines on the upper-level floor plans and/or the building elevation sheets for review purposes.

***Response: Provided accordingly, refer to sheet A-1.2 and A-2.1***

22. There is a 6-foot easement throughout the site that appears to conflict with your proposed development. You may need to pursue an easement abandonment to resolve this issue or provide documentation demonstrating that the proposed development will not interfere with the easement.

***Response: To be provided accordingly***

23. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).

***Response: Acknowledged***