

Plan Review - Review Comments Report

Project Name: **PZ25-12000021**

Workflow Started: **6/9/2025 3:06:05 PM**

Report Generated: **07/02/2025 05:02 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 6/18/25 11:22 AM	Comment 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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). 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			Info Only



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			subject to this code shall comply with 2020 FBC Accessibility. 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.			
2	1	BUILDING DIVISION Todd Stricker 6/18/25 11:23 AM	Comment 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 [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3.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. 4.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. 5.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.			Info Only



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		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, chutesetc), 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 or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 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 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-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.			
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			13.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. 14.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5. 15.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. 16.1804.4 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. 17.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. 18.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. 19.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			
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			accordance with this section and chapter 633, Florida Statutes.			
3	1	BSO David Cappellazo 6/19/25 1:36 PM	Comment Development Review Committee Date Reviewed: 06/19/2025 Subject: CPTED and Security Strengthening Report: PZ#:25-12000021 Name: Shell Building/Master Carwash LLC Address / Folio: 2100 W Atlantic Blvd, Pompano Beach, Florida Type: Major Site Plan Reviewer: BSO Deputy D Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) Monday Thursday; 8 AM 3 PM Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			Info Only



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4	1	BSO David Cappellazo 6/19/25 1:44 PM	Comment A. **CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" I noticed it was stamped on the narrative report but not on the CPTED diagram 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 SHERIFF'S 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. ***			Unresolved
5	1	BSO David Cappellazo 6/19/25 2:00 PM	Comment A. Natural Surveillance (Landscaping) 1.) Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment. 2.) 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. 3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-			Unresolved



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		obstructive (maximum height 2 to 2.5 feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities. 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 over-illuminate 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 (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.		
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6	1	BSO David Cappellazo 6/19/25 2:20 PM	Comment A2. Natural Surveillance – Security Strengthening 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide 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 cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security. 2.) The placement of a window within a door must not facilitate the easy reach of the door’s locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within 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.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove. Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.			Unresolved



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7	1	BSO David Cappellazo 6/19/25 2:46 PM	Comment A3. Electronic Surveillance – Security Strengthening 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.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." 2.) Install video surveillance of all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc. 3.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. 4.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. 5.) 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. 6.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters. 7.) 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.			Unresolved
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8	1	BSO David Cappellazo 6/19/25 3:03 PM	Comment 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, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. 3.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. 4.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
9	1	BSO David Cappellazo 6/19/25 3:09 PM	Comment B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. 3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. 4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.			Unresolved



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10	1	BSO David Cappellazo 6/19/25 3:14 PM	Comment C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S 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 Sheriff’s 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.			Unresolved
11	1	BSO David Cappellazo 6/19/25 3:35 PM	Comment C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking 1.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) 2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. 3.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/			Unresolved



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			incidents. D. Maintenance & Management Security Strengthening 1.) Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc. 2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND 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. 3.) Ensure all publicly accessible exterior water outlet spigots 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. 4.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports. 5.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms. 6.) 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.			
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12	1	BSO David Cappellazo 6/19/25 3:48 PM	Comment E. Activity Support – Security Strengthening 1.) Place bike storage racks close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. 3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating. 4.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. 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.			Unresolved
13	1	ENGINEERING DEPARTMENT David McGirr 6/23/25 4:04 PM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:			Condition



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14	1	ENGINEERING DEPARTMENT David McGirr 6/23/25 4:06 PM	Comment 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
15	1	ENGINEERING DEPARTMENT David McGirr 6/23/25 4:07 PM	Comment 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. https://www.pompanobeachfl.gov/government/engineering/standard-details Current details are 2022			Condition
16	1	ENGINEERING DEPARTMENT David McGirr 6/23/25 4:10 PM	Comment Before the approval of the City Engineering Division, the Citys Utilities Division must approve these plans.			Condition
17	1	ENGINEERING DEPARTMENT David McGirr 6/23/25 4:10 PM	Comment The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.			Condition
18	1	UTILITIES Tabensky Johnson 6/26/25 4:10 PM	Comment Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
19	1	UTILITIES Tabensky Johnson 6/26/25 4:10 PM	Comment 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.			Info Only
20	1	UTILITIES Tabensky Johnson 6/26/25 4:11 PM	Comment Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.			Info Only
21	1	UTILITIES Tabensky Johnson 6/26/25 4:19 PM	Comment The attached City Engineering Standard details are dated. Please update the details to the 2025 versions. Please correct. Also, please add city standard details 107-1 Typical 1" Water Service			Unresolved
22	1	UTILITIES Tabensky Johnson 6/26/25 4:26 PM	Comment Please indicate on civil plan 026C-3 WS Utility Plan the total site water consumption in (GPD) gallons per day			Unresolved



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23	1	UTILITIES Tabensky Johnson 6/26/25 4:28 PM	Comment Please indicate on civil plan 026 C-3 WS Utility Plan the total wastewater discharge from the site in (GPD) gallons per day			Unresolved
24	1	UTILITIES Tabensky Johnson 6/26/25 4:40 PM	Comment Please attach the following 2025 City Engineering Standard Details and any other that apply as per the design: 113-1 Meter Bank Typical			Unresolved
25	1	FIRE DEPARTMENT Jim Galloway 7/2/25 2:40 PM	Changemark Fire Access Lane NFPA 1 2019 Edition chapte18.2.3.5.1.1* Fire apparatus access roads shall have an unobstructed width of not less than 20 ft.	003 SP-1.1 PROPOSED SITE PLAN.pdf		Unresolved
26	1	FIRE DEPARTMENT Jim Galloway 7/2/25 2:42 PM	Comment () 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.			Unresolved
27	1	FIRE DEPARTMENT Jim Galloway 7/2/25 2:42 PM	Comment () 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. 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)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.			Unresolved
28	1	FIRE DEPARTMENT Jim Galloway 7/2/25 2:42 PM	Comment () 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.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000021**

Workflow Started: **6/9/2025 3:06:05 PM**

Report Generated: **07/02/2025 05:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
29	1	ZONING Hellena Lahens 7/2/25 4:37 PM	Comment This application is subject to the Minor Site Plan and Building Design provisions.			Unresolved
30	1	ZONING Hellena Lahens 7/2/25 4:38 PM	Comment Label setbacks on the site plan as followed: Front yard- Premier Drive, Street side yard- ROW, interior- abutting canal, and rear- abutting west property line. Adjust setbacks on the site plan and sheet SP-1.7			Unresolved
31	1	ZONING Hellena Lahens 7/2/25 4:38 PM	Comment Address the inconsistencies in pervious area calculation on Sheet SP-1.1 and Sheet SP-1.6			Unresolved
32	1	ZONING Hellena Lahens 7/2/25 4:39 PM	Comment 155.5101.I.3.b: Pedestrian Walkways through Large Parking Areas and Parking Garages i. All parking lots and parking structures containing more than 50 parking spaces shall provide a clearly identified pedestrian route between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access to the primary building entrance(s). ii. Parking lots containing more than 50 parking spaces shall, at a minimum, include a pedestrian walkway running between at least every three parking bays or at intervals not less than 200 feet apart, whichever is less. (See Figure 155.5101.I.3.b: Walkways through parking lots.) iii. Walkways providing pedestrian access between parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 155.5101.I.1.a, General Pedestrian Access, and Section 155.5101.I.2, Pedestrian Connectivity.			Unresolved
33	1	ZONING Hellena Lahens 7/2/25 4:39 PM	Comment The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (155.5101.I.2). Show and label walkway cross access on the site plan.			Unresolved
34	1	ZONING Hellena Lahens 7/2/25 4:39 PM	Comment Provide a continuous seven foot wide interior walkway, per Section 155.5101.H.3.a			Unresolved
35	1	ZONING Hellena Lahens 7/2/25 4:40 PM	Comment Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. (155.9401 G. Height).			Unresolved



Plan Review - Review Comments Report

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Workflow Started: **6/9/2025 3:06:05 PM**

Report Generated: **07/02/2025 05:02 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
36	1	ZONING Hellena Lahens 7/2/25 4:42 PM	Comment Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Label and provide a 10ft wide landscape strip in accordance with the Code. (155.5203.D.3)			Unresolved
37	1	ZONING Hellena Lahens 7/2/25 4:42 PM	Comment Show how requirements as per 155.5203.E., Building Base Plantings are being met			Unresolved
38	1	ZONING Hellena Lahens 7/2/25 4:43 PM	Comment Please show light poles on the landscape plan. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).			Unresolved
39	1	ZONING Hellena Lahens 7/2/25 4:43 PM	Comment Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles. Show the light fixtures on the landscape plan with 15 ft radius from trees.			Unresolved
40	1	ZONING Hellena Lahens 7/2/25 4:44 PM	Comment Pursuant to Section 155.5401. I, Wall Pack Lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.			Unresolved
41	1	ZONING Hellena Lahens 7/2/25 4:44 PM	Comment Provide a cut-sheet or product information of proposed lighting fixtures per Section 155.5401.			Unresolved
42	1	ZONING Hellena Lahens 7/2/25 4:44 PM	Comment The building design shall meet the design standards for commercial development per 155.5602. Note that "spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (See Figure 155.5602.C.3; Outparcel development.)".			Unresolved
43	1	ZONING Hellena Lahens 7/2/25 4:45 PM	Comment At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a. Verify it on exterior elevations.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
44	1	ZONING Hellena Lahens 7/2/25 4:45 PM	Comment All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, per Section 155.5602.C.7.b. Verify it on exterior elevations.			Unresolved
45	1	ZONING Hellena Lahens 7/2/25 4:45 PM	Comment Provide the linear feet of the new building on the elevation. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart.			Unresolved
46	1	ZONING Hellena Lahens 7/2/25 4:45 PM	Comment Provide a circulation plan demonstrating trash pickup, drive-thru circulation, and pedestrian and vehicular areas.			Unresolved
47	1	ZONING Hellena Lahens 7/2/25 4:46 PM	Comment Please Note: The site will be subject to a Master Sign program approved by the AAC.			Unresolved
48	1	ZONING Hellena Lahens 7/2/25 4:46 PM	Comment Per Chapter 156, sign requires a separate permit. It shall be removed from a building permit or sign permit numbers will be required.			Unresolved
49	1	ZONING Hellena Lahens 7/2/25 4:47 PM	Comment AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.			Unresolved

