



Staff Report

File #: LN-734

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 17, 2025

RIVER DEVELOPMENT

Request: Minor Site Plan
P&Z# 25-12000009
Owner: River Dev LLC
Project Location: 117 S Riverside Dr
Folio Number: 494306110500
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: AOD (Atlantic Overlay District), RM-45 (Multiple-Family Residence 45)
Commission District: 1 (Audrey Fesik)
Agent: Tara Patton
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

Summary:

The Minor Site Plan application is for the development of four two-story townhomes on an 18,000 square foot lot with associated parking and amenities.

The project is located on South Riverside Drive, south of East Atlantic Blvd, on the east side of the Intracoastal Waterway.

The table below is a summary of the DRC review of this Minor Site Plan.

Development Review Committee Member	Status - 12/4/2025
Planning	Pending Development Order
Zoning	Unresolved Comments Remain
Landscape/Urban Forestry	Pending Development Order
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Resubmittal Required
BSO	Resubmittal Required
Building Division	Pending Development Order

Staff Conditions: See the attached DRC Comment Report.

Plan Review - Review Comments Report

Project Name: **PZ25-12000009**
Workflow Started: **3/27/2025 8:26:05 AM**
Report Generated: **12/04/2025 11:15 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:11 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.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
2	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:11 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))		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
3	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:16 PM	Changemark Fire Separation Structure as proposed with 1hr fire separation would be classified as a 2-story 4-unit apartment building, as per NFPA 101 Life Safety chapter 30. Fire sprinklers and fire alarm systems required.	020 A-016 LIFE SAFETY PLAN - SECOND FLOOR.pdf	Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
4	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:18 PM	Comment Provide location proposed FDC for fire sprinkler system.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
5	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:19 PM	Comment Provide location of proposed fire alarm system control panel. must be accessed from the exterior of the building within a climate controlled environment.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
6	1	BUILDING DIVISION Todd Stricker 5/21/25 9:16 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			Info Only



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		<p>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.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>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).</p> <p>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 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.</p> <p>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.</p> <p>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</p>		
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			<p>elevator to be installed in such building, structure or facility.</p> <p>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.</p> <p>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.</p>			
7	1	BUILDING DIVISION Todd Stricker 5/21/25 9:17 AM	<p>Comment</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5.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</p>			Info Only



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			<p>accordance with this section.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
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		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>		
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			chapter 633, Florida Statutes.			
8	1	BSO David Cappellazo 5/28/25 9:35 AM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 05/28/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000009 Name: Riverside Townhomes Address / Folio: 117 S Riverside Drive, Pompano Beach, Florida Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) 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</p>			Info Only
9	1	BSO David Cappellazo 5/28/25 9:37 AM	<p>Comment</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO 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. ***</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc</p> <p>2.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.</p> <p>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.</p>		<p>Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.</p> <p>-----</p> <p>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p> <p>-----</p> <p>Responded by: Frank Manusky - 8/5/25 1:52 PM See comment response document.</p>	Unresolved



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			<p>4.) 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.</p> <p>5.) 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</p> <p>6.) Shared use storage rooms (if any) designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.</p>			
10	1	BSO David Cappellazo 5/28/25 9:38 AM	<p>Comment</p> <p>A2. Natural Surveillance Security Strengthening</p> <p>1.) The placement of a window within a door must not facilitate the easy reach of the doors 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.</p> <p>2.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.</p> <p>A3. Electronic Surveillance Security Strengthening</p> <p>*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS 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 ENSURE OPTIMAL RESULTS.</p> <p>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.</p> <p>3.) All cameras will be strategically placed so they will not be obstructed by the</p>		<p>Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.</p> <p>-----</p> <p>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p> <p>-----</p> <p>Responded by: Frank Manusky - 8/5/25 2:09 PM See comment response document.</p>	Unresolved



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			growth of existing or installation of future landscaping.			
11	1	BSO David Cappellazo 5/28/25 9:39 AM	<p>Comment</p> <p>B. Access Control Security Strengthening</p> <p>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.</p> <p>2.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.</p> <p>3.) Any existing or future fencing anywhere on the site 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.</p> <p>4.)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.</p> <p>5.) Include anti-pry robust security bar device on any ground & second level sliding glass doors.</p>		<p>Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.</p> <p>-----</p> <p>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p> <p>-----</p> <p>Responded by: Frank Manusky - 8/5/25 2:09 PM See comment response document.</p>	Unresolved
12	1	BSO David Cappellazo 5/28/25 9:40 AM	<p>Comment</p> <p>B1. Territorial Reinforcements Security Strengthening *** ATTENTION ***</p> <p>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.</p> <p>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <p>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 &</p>		<p>Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.</p> <p>-----</p> <p>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p> <p>-----</p> <p>Responded by: Frank Manusky - 8/5/25 2:09 PM See comment response document.</p>	Unresolved



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			<p>layout of your development.</p> <p>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 to prevent vandalism.</p> <p>C. Security Strengthening Parking Lots / Parking Garages / Covered Parking</p> <p>1.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</p> <p>2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p>			
13	1	BSO David Cappellazo 5/28/25 9:41 AM	<p>Comment</p> <p>D. Maintenance & Management Security Strengthening</p> <p>1.) 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.</p> <p>2.) 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.</p> <p>3.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective / lighted for instant recognition by law enforcement & EMS when responding to emergency calls for service.</p> <p>E. Activity Support Security Strengthening</p> <p>1.) For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community</p>		<p>Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.</p> <p>-----</p> <p>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p> <p>-----</p> <p>Responded by: Frank Manusky - 8/5/25 2:09 PM See comment response document.</p>	Unresolved



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			concerns & virtual meetings, etc. ***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, 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. ***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.			
14	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:12 AM	Comment There is a proposed city drainage project for S. Riverside Drive. Please contact our design engineers to ensure there are no conflicts between your PGD plan and ours for the city right-of-way. Jason McClair, PE, CFM, LEED AP Senior Vice President - Operations CMA Fort Lauderdale: 500 W Cypress Creek Rd, Suite 600 Fort Lauderdale, FL 33309 direct: +1 (954) 947-1762 mobile: +1 (954) 818-9550 office: +1 (954) 730-0707 email: jmclair@chenmoore.com web: www.chenmoore.com David Castro, PE Senior Engineer - Civil CMA Fort Lauderdale: 500 W Cypress Creek Rd, Suite 600 Fort Lauderdale, FL 33309 direct: +1 (954) 947-1975 mobile: +1 (954) 494-2755 office: +1 (954) 730-0707 email: dcastro@chenmoore.com web: www.chenmoore.com		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Condition
15	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:16 AM	Comment There is a five-foot drainage easement on the south side of the property. This easement does not allow the placement of any part of the building or any other structures, including trees.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Condition
16	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:18 AM	Comment On the PGD plan, remove the private drainage from the south drainage easement. That easement is for public drainage.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
17	1	ENGINEERING DEPARTMENT	Comment The gates (in the front of the building) for the proposed project cannot swing out into the public right-of-way.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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		David McGirr 5/30/25 10:19 AM				
18	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:21 AM	Comment None of the proposed retaining walls can be built on top of the proposed seawall cap or in the five-foot drainage easement to the south.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
19	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:26 AM	Comment On plan sheet 027, water and sewer, please remove the 2" corps; we do not allow 2" corps. See city engineering standard detail 107-2		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
20	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:27 AM	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		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
21	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:28 AM	Comment Please note on the civil plan sheet 027 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. How to retire old laterals If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) 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) 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)		Reviewer Response: David McGirr - 8/13/25 3:36 PM The whole note needs to be on the plan sheet. ----- Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Condition
22	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:28 AM	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.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Condition
23	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:33 AM	Comment The PDG plan does not fully show the limits or dimensions of paving within the city right-of-way.		Reviewer Response: David McGirr - 8/13/25 3:38 PM Not resolved ----- Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Condition



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24	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:36 AM	Comment Please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
25	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:40 AM	Comment The proposed dock and seawall will need to be constructed to our current code of ordinances. You can find the code section here. https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151 At a quick glance, no part of the dock can be in the side 5' setback, seawall height minimum is 5.00 NAVD 88, finger piers can only go out a distance of 20' measured from the measurement reference line, and can only be 4' wide.		Reviewer Response: David McGirr - 8/13/25 3:42 PM ACOE is under Janee Karam. Is she with this project? ----- Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Question
26	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:01 PM	Comment 1.Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
27	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:01 PM	Comment 2.Provide Street Trees at 1:40 as per 155.5203.G.2.c. Street trees can be changed to large canopy once OHW are buried.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
28	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 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.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
29	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 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.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
30	1	LANDSCAPE REVIEW	Comment 5.Provide the dollar value for specimen trees, height on palms, and DBH of all non		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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		Wade Collum 6/3/25 5:02 PM	specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.			
31	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 6.As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Provide a mitigation plan / data table.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
32	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 7.Please reduce the line weight of the sod and groundcovers as it is making the plan difficult to review.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
33	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 8.Provide a graphic scale on all plans.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
34	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 9.Verify pervious calculations as square footage appears to be slightly off and your right on the edge.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
35	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 10.Sight triangles shall be shown outside of the property line, please correct.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
36	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 11.Most all trees are understory, please work in some large/medium canopy trees.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
37	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 12.It appears that pedestrian gates are shown exiting into landscape areas, please relocate.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
38	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 13.As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16 tall and palms to be 22 OA, please adjust.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
39	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 14.Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5 of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
40	1	LANDSCAPE REVIEW	Comment 15.As per 155.5203.D.5 VUA in part, the Development Services Director may grant		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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		Wade Collum 6/3/25 5:04 PM	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: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.			
41	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 16.Show all suspended pavement on the Civil / PGD Plans.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
42	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 17.Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
43	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 18.Shift rear yard Coccolobas slightly west and change to minimally a medium canopy tree.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
44	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 19.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.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
45	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 20.Bubblers will be provided for all new and relocated trees and palms.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
46	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 21.Provide a landscape notes and details sheet.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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47	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 22.As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
48	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 23.Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
49	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 24.Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
50	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 25.Show planting detail to reflect the planting hole be 2 3 times the size of the root ball to more closely mirror industry best management practices.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
51	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 26.Thanks for all the great notes Carol!		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
52	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 27.Provide soil specifications in percentage form, i.e. 70/30.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
53	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 28.All tree work will require permitting by a registered Broward County Tree Trimmer.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
54	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 29.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
55	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 30.Additional comments may be rendered a time of resubmittal.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
56	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 1. Additional comments may be contingent upon future submittals to the PAM and/or DRC review process.			Info Only



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57	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Required during official Bldg. E-plan submittal. Please exercise best management practices for on-site and off-site stormwater systems.			Condition
58	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 3. The property's existing water and sewer connections must be shown as utilized or terminated at the main on 027 WS-1 Water Distribution, Sanitary & Utility Plan. Please correct.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
59	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 4. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes 1 water domestic services with 2 corporation stops, not shown to City Engineering Standard details. 1 water services must have a 1 corporation stop. Please refer to City Engineering Standard detail 107-1 Typical 1" Water Service.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
60	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 5. Please attach the following City Engineering Standard details as they apply: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
61	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 6. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
62	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 7. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
63	1	UTILITIES Nathaniel Watson 6/4/25 11:34 AM	Comment 8. Please show the 1 water services on the 8 water main and not the 24 water main Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan. Please correct.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
64	1	UTILITIES Nathaniel Watson 6/4/25 11:34 AM	Comment 9. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes to modify the existing off-site sewer lateral to the north. Please terminate the existing lateral in its original footprint and propose a new lateral connection to meet the proposed location of the cleanouts, or place the cleanouts in line with the existing sewer lateral. Please correct. Please refer to City Engineering Standard detail 200-1 Service Laterals with Risers.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
65	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On the Zoning Requirements Table on sheet A-002, Project Data, verify that the proposed lot coverage includes all areas labeled as projection area of floor above on sheet A-008, 1st Floor Plan.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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66	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On the Zoning Requirements table on sheet A-002, Project Data, verify that the proposed pervious area does NOT include any area labeled as projection area of floor above shown on sheet A-008, 1st Floor Plan.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
67	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment Table 155.3703.D.4, Yard Setbacks and Building Faade Placement, requires a minimum of 50% of the total building faade width to be within the build-to zone, with a minimum 5 and a maximum 15. The site plan and 1st floor plan depict the building faade located 18-3 from the front property line, which is outside of the build-to zone.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
68	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On sheet A-005B, Site Plan, label and dimension all elements, including but not limited to fences, walls, overhangs, etc.		<div>Reviewer Response: Pamela Stanton - 12/3/25 12:18 PM Provide the height of the fence at the back of the sea wall on the Site Plan. Provide the height of the pedestrian gates on the Site Plan. Provide the height of the fence atop the 2.5' privacy wall on the Site Plan.</div> <div>-----</div> <div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div> <div>-----</div> <div>Reviewer Response: Pamela Stanton - 8/18/25 3:01 PM Comment not fully addressed. Multiple items labeled on the PGD plan are not labeled on the site plan.</div> <div>-----</div> <div>Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.</div>	Unresolved
69	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On sheet A-005B, Site Plan, show and label the areas labeled projection of floor above on sheet A-008, 1st Floor Plan.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
70	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment On sheet A-005B, Site Plan, provide the required lot for the individual townhouse with a minimum area of 1,800 sq ft and a minimum width of 18 ft pursuant to Section 155.3212, Multi-Family Residence 45 (RM-45). Provide the area and width of each townhouse lot.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
71	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment The site triangle for properties abutting waterways is no longer required, pursuant to a recent amendment to the Zoning Code.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved



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72	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment The site plan depicts future sea wall and dock under separate permit. The sea wall and dock are reviewed on this site plan application and must comply with Section 151.03, Structures in Waterways, and thus, the label must be removed.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
73	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment On the site plan, provide a dimension for the distance between the real property line and the pool equipment, a minimum of 3 feet, pursuant to Section 155.4303.JJ, Mechanical Equipment.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
74	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment Clarify how access will be provided for the maintenance of the individual rear yards.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
75	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The plans depict car gates opening into the public right-of-way. Address this issue.		Responded by: Frank Manusky - 8/5/25 2:10 PM See comment response document.	Resolved
76	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The Pervious Diagram does not clearly indicate which areas are included in the pervious calculations. Note that the areas of projection of floor above are not pervious. Provide a legend/key on the diagram sheet and delineate/hatch the diagram with two areas: 1) Pervious and 2) Impervious.		<div>Reviewer Response: Pamela Stanton - 12/3/25 12:22 PM Unresolved. All footers, grade beams, and other structural elements that are at grade or underground are not considered pervious and must be removed from the pervious calculations and pervious area, while maintaining the minimum 25% required pervious area. For example, the grade beams shown on the Foundation Pile Detail are not included on the Pervious Diagram. Other impervious elements must also be shown. Site layout adjustments may be necessary to comply with the pervious area requirement, or obtain an Administrative Adjustment of up to 30% for the minimum pervious area of the lot, pursuant to Table 155.2421.B.1.</div> <div>----- Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div> <div>----- Reviewer Response: Pamela Stanton - 8/18/25 1:03 PM The Pervious Diagram includes areas at the north and south sides of the building labeled "PROJECTION OF FLOOR ABOVE" and shown as pervious.</div> <div>----- Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.</div>	Unresolved



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77	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The Lot Coverage Diagram does not clearly indicate which areas are included in the lot coverage calculations. Note that the areas or project of floor above must be included in the lot coverage figures. Provide a legend/key and delineate the areas on the diagram.		Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
78	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Label all building elevations as North, South, East, and West.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC. ----- Reviewer Response: Pamela Stanton - 8/18/25 1:04 PM Comment not addressed. ----- Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
79	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Section 155.9401.G: Building Height states that the height of a building is measured from average finish grade in front of the building to the top of the roof slab. Verify that the height of the building is measured in accordance with this Section.		Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
80	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Building footers and/or foundation cannot diminish or reduce the landscape area to below the required landscape and plantable area of the overall site area. Provide a diagram depicting the proposed building footers.		Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
81	1	ZONING Pamela Stanton 6/4/25 2:48 PM	Comment Show the proposed drainage areas on the landscape plan.		Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
82	1	ZONING Pamela Stanton 6/4/25 2:48 PM	Comment 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 practicableprovided 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.		Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.	Resolved
83	1	ZONING Pamela Stanton 6/4/25 2:51 PM	Comment Show all rooftop elements, including but not limited to mechanical equipment, stairs, etc.		Reviewer Response: Max Wemyss - 10/2/25 5:50 PM equipment elevation provided at 35.91. screening elevation provided at 36.08. compliant. ----- Responded by: Frank Manusky - 10/1/25 6:32 PM	Resolved



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					<div>To be addressed in post DRC.</div> <div>-----</div> <div>Reviewer Response: Pamela Stanton - 8/18/25 1:38 PM A revised roof plan was not found.</div> <div>-----</div> <div>Responded by: Frank Manusky - 8/5/25 2:11 PM See comment response document.</div>	
84	1	PLANNING Max Wemyss 6/5/25 5:18 PM	Comment Land use for this parcel is Residential (H- High Residential 25-46 DU/AC). The size of this property is approximately .41 acres (18,000 square feet); resulting in approximately 19 units (permitted by the land use) and 18 units (restricted by the current zoning - RM-45). The plans propose 4 townhomes on the property.			Info Only
85	1	PLANNING Max Wemyss 6/5/25 5:31 PM	Comment The property was platted (Pompano Beach Park, Block 5, Lots 6 - 7) and recorded prior to 1953 (Plat Book 26 Pg 29) with no restrictions on the plat. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, it does not appear that replatting would not be required for the proposed multi-family development; however, staff recommends that the applicant submit a platting determination letter to the Broward County Planning Council confirming whether a plat note amendment or replatting is required for the proposed development.			Info Only
86	1	PLANNING Max Wemyss 6/5/25 5:31 PM	Comment Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.			Condition
87	1	PLANNING Max Wemyss 6/5/25 5:33 PM	Comment The property abuts N Riverside Drive. The survey indicates that there is an existing 50 feet of right-of-way for N Riverside Drive, with a dimension of 25 feet to the center line of the roadway. No additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 50 feet for this road, which was dedicated by plat.			Info Only
88	1	PLANNING Max Wemyss 6/5/25 5:34 PM	Comment The property does not front on any road identified on the Broward County Trafficways Plan.			Info Only
89	1	PLANNING Max Wemyss 6/5/25 5:34 PM	Comment The City has sufficient water and wastewater capacity to accommodate the proposal.			Info Only



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90	1	PLANNING Max Wemyss 6/5/25 5:37 PM	Comment Be advised: All new or substantial repair or substantial rehabilitation of banks, berms, green-grey infrastructure, seawalls, seawall caps, upland stem walls, or other similar infrastructure shall be designed and constructed to perform as tidal flood barriers. Tidal flood barriers shall have a minimum elevation of five feet NAVD88 and shall not exceed an elevation of five feet ten inches NAVD88.			Info Only
91	2	UTILITIES Nathaniel Watson 8/12/25 8:39 PM	Comment 10.Landscape Plan 017 LP-1 Landscape Plan proposes tress on top of a recorded utility easement located on the southern portion of the subject property that shall occupy an area storm drainage pipe. No tress is to be placed on top of the utility. Pleas correct.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Condition
92	2	ZONING Pamela Stanton 8/18/25 11:31 AM	Comment The Site Plan appears to depict a fence with gates on the sea wall. Revise the drawing to remove the fence and wall from on top of the sea wall. No structures are permitted to be constructed on top of or over a seawall cap, pursuant to Section 151.08.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
93	2	ZONING Pamela Stanton 8/18/25 12:13 PM	Comment The dock/piers shown on the site plan appear to be proposed, not existing. Provide further information regarding the proposed dock/piers, such as details, specifications, notes, etc.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
94	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:19 PM	Comment 1.Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Provided email will not suffice and a letter on FP&L Company letter head must be submitted.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
95	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:19 PM	Comment 2.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. You may coordinate the tree numbers on the appraisal to and dispo to match the survey and relabel as tree survey.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
96	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:21 PM	Comment 3.Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5 of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Comment response is not an adequate solution.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
97	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:21 PM	Comment 4.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:		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved



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			<div>i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.</div>			
98	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:21 PM	<div>Comment 5.Please provide a root barrier detail to clarify the proposed along the south side as per previous discussions with design team at the last meeting.</div>		<div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Resolved
99	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:22 PM	<div>Comment 6.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.</div>		<div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Resolved
100	2	LANDSCAPE REVIEW Wade Collum 8/18/25 12:22 PM	<div>Comment 7.Additional comments may be rendered a time of resubmittal.</div>		<div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Resolved
101	2	FIRE DEPARTMENT Jim Galloway 8/18/25 12:55 PM	<div>Comment This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.</div>			Info Only
102	2	ZONING Pamela Stanton 8/18/25 2:01 PM	<div>Comment The site plan shows projections of floor above encroaching into the required 5-foot side setback on both the north and south sides of the building, and over the existing 5-foot drainage easement on the south side. Address this issue.</div>		<div>Reviewer Response: Pamela Stanton - 12/3/25 11:44 AM The site plan continues to depict "PROJECTION OF FLOOR ABOVE" with an interior side setback on the north and south sides of 4 feet, where a minimum of 5 feet is required. Compliance with the minimum 5-foot interior side setback is required, or obtain approval for a Minor Administrative Adjustment for up to a 30% adjustment to the minimum yard setback in the AOD, pursuant to Table 155.2421.B.1. ----- Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Unresolved



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103	2	ZONING Pamela Stanton 8/18/25 2:02 PM	Comment The site plan shows sliding gates at the front property line. Clarify how the proposed gates operate to provide clear access to both sides of each driveway without obstructing adjacent driveways.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
104	2	ZONING Pamela Stanton 8/18/25 2:02 PM	Comment The Pervious Diagram, Lot Coverage Diagram, Photometric Plan do not match the site and civil plan layouts, thus the project data figures must be updated to reflect the latest layout.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
105	2	ZONING Pamela Stanton 8/18/25 2:02 PM	Comment Identify the element on the site plan that appears to be a retaining wall approximately 3 feet east of the west property line, and along the north and south property lines. If retaining walls, provide the height of each wall, measured from outside of wall.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
106	2	ZONING Pamela Stanton 8/18/25 2:02 PM	Comment Retaining wall footers cannot diminish the size of landscape areas by encroaching into required landscape areas.		<div>Reviewer Response: Pamela Stanton - 12/3/25 12:02 PM</div> <div>Unresolved. All footers, grade beams and other structural elements that are at grade or underground are not considered pervious and must be removed from the pervious calculations and pervious area, while maintaining the minimum 25% required pervious area. Site layout adjustments may be necessary to comply with the pervious area requirement, or obtain an Administrative Adjustment of up to 30% for the minimum pervious area of the lot, pursuant to Table 155.2421.B.1.</div> <div>-----</div> <div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Unresolved
107	2	ZONING Pamela Stanton 8/18/25 2:02 PM	Comment Identify the treatment of the area shown on the site plan abutting the west property line that appears to be approximately 3 feet wide.		Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.	Resolved
108	2	ZONING Pamela Stanton 8/18/25 3:08 PM	Comment The PGD plan shows a proposed privacy wall along the north and south property lines. Label and indicate the height of the wall on the site plan, in compliance with the AOD fence standards of Section 155.3703.E.3, where a wood picket fence in a front yard must not exceed a height of four feet, provided that posts and decorative finials for such fences may extend to a height of four and one-half feet, and a steel rail or aluminum fence is permitted in a front yard provided it does not exceed a height of six feet.		<div>Reviewer Response: Pamela Stanton - 12/3/25 12:16 PM</div> <div>Unresolved. The combined height of the privacy wall and fence atop cannot exceed 6 feet. Include the fence height in the call-out note on the Site Plan, in compliance.</div> <div>-----</div> <div>Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</div>	Unresolved
109	2	BSO David Cappellazo 8/20/25 3:43 PM	Comment Development Review Committee Date Reviewed: 08/20/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000009		Responded by: Frank Manusky - 11/19/25 10:30 AM Submitted for another DRC cycle to address conditions.	Unresolved



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			<p>Name: Riverside Townhomes Address / Folio: 117 S Riverside Drive, Pompano Beach, Florida Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) 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</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO 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. ***</p> <p>Please include the CPTED principles that were submitted by you as well as the CPTED principles I provided and add them to your CPTED diagram and your CPTED narrative. I understand that you responded to my comments in the response letter, but they need to be entered on the narrative and diagram. If you need to add an additional diagram page to fit all the CPTED principles, that will suffice.</p>		<p>----- Responded by: Frank Manusky - 10/1/25 6:32 PM To be addressed in post DRC.</p>	
110	3	LANDSCAPE REVIEW Wade Collum 10/2/25 10:45 AM	<p>Comment 10.2.25 As per email request.</p> <p>1.Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Provided email will not suffice and a letter on FP&L Company letter head must be submitted.</p> <p>2.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. You may coordinate the tree numbers on the appraisal to and dispo to match the survey and relabel as tree survey.</p> <p>3.Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5 of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Comment response is not an adequate solution.</p> <p>4.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:</p>			Resolved



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			<div><div>i. Palms must be provided in multiples (doubles or triples);</div><div>ii. If palms and trees are combined, one row of shrubs can be provided;</div><div>iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;</div><div>iv. If trees are provided, design must include a minimum of 2 species;</div><div>v. Trees or palms must be a minimum of 14 feet in height;</div><div>vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;</div><div>vii. Suspended pavements systems are provided for the adjacent vehicular use area.</div><div>5.Please provide a root barrier detail to clarify the proposed along the south side as per previous discussions with design team at the last meeting.</div><div>6.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.</div><div>7.Additional comments may be rendered a time of resubmittal.</div></div>			
111	4	LANDSCAPE REVIEW Wade Collum 12/2/25 10:58 AM	<div><div>Comment</div><div>NO COMMENTS</div></div>			Condition
112	4	UTILITIES Nathaniel Watson 12/3/25 12:09 PM	<div><div>Comment</div><div>11. The project proposes a grade beam, pile, retaining wall, and railing in a 5-foot established easement area of a 24-inch City utility storm drainage pipe. The foundation pile detail does not detail the exact dimensions proposed and how these items will encumber access to the area or the installed storm drainage pipe. Additionally, an amendment to the easement to address the owner-initiated improvements must be discussed and agreed upon prior to approval. This shall also include and address the discussion of landscaping in the subject area.</div></div>			Unresolved
113	4	BSO David Cappellazo 12/3/25 2:23 PM	<div><div>Comment</div><div>Development Review Committee Date Reviewed: 121/03/2025 Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000009 Name: RIVER DEVELOPMENT / RIVER DEV LLC Address / Folio: 117 S Riverside Drive Type: Minor Site Plan Reviewer: BSO Deputy David 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</div></div>			Info Only



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Project Name: **PZ25-12000009**

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114	4	BSO David Cappellazo 12/3/25 3:05 PM	<div>Comment</div> <div>1.) PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"</div> <div>2.) Remove "It is noted that BSO recommends" and "as applicable" from the notes section on the diagram page.</div> <div>For example: This is how the first note on the diagram page reads now.</div> <div><div>• IT IS NOTED THAT BSO RECOMMENDS INSTALLING VANDAL-RESISTANT, MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS—INCLUDING MAIN ENTRIES, GARAGE DOORS, SIDE GARAGE EGRESS DOORS, STORAGE ROOMS, AND SHEDS (IF ANY)—AND THIS WILL BE INCORPORATED INTO THE PROJECT DESIGN AS APPLICABLE.</div></div> <div>This is how it should read:</div> <div><div>• INSTALL VANDAL-RESISTANT, MOTION-SENSOR SECURITY ALERT LIGHTS OVER ALL EXTERIOR UNIT DOORS AND OVERHANGS—INCLUDING MAIN ENTRIES, GARAGE DOORS, SIDE GARAGE EGRESS DOORS, STORAGE ROOMS, AND SHEDS (IF ANY). THIS WILL BE INCORPORATED INTO THE PROJECT DESIGN.</div></div> <div>I understand that if you have wall sconces that are on a timer, or if you don't put a sensor light at the front door, I won't ask you to change that, but I will be looking for motion lights at the rear of the house, or the walkway between the buildings, or along the side of the building.</div> <div>Hope this clears up any misunderstanding.</div>			Unresolved
115	4	LANDSCAPE REVIEW Wade Collum 12/4/25 10:46 AM	<div>Comment</div> <div>All footers, grade beams and other structural elements that are at grade or underground are not considered pervious and must be removed from the pervious calculations and pervious area, while maintaining the minimum 25% required pervious area. Site layout adjustments may be necessary to comply with the pervious area requirement, or obtain an Administrative Adjustment of up to 30% for the minimum pervious area of the lot, pursuant to Table 155.2421.B.1., to also meet already compromised landscape requirements. Pending Zoning Approval.</div>			Unresolved

