



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-822

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 17, 2025

EMERGENCY OPERATIONS CENTER

Request: Major Site Plan
P&Z# 25-12000041
Owner: City of Pompano Beach
Project Location: 2121 NW 3 Ave
Folio Number: 484226450010
Land Use Designation: C (Commercial)
Zoning District: CF (Community Facilities)
Commission District: 4 (Beverly Perkins)
Agent: Hector Gandia
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting MAJOR SITE PLAN and BUILDING DESIGN approval to construct a new single-story 36,000 square foot Fire Administration and City Emergency Operations Center (EOC) located on City-owned property. This new building will be located behind the existing Fire Station #61.

Development Review Committee Member	Status as of 12/4/2025
Planning	Pending Development Order
Zoning	*Resubmittal Required
Urban Forestry	*Resubmittal Required
Fire Prevention	Pending Development Order
Engineering	*Resubmittal Required
Utilities	*Resubmittal Required
BSO	Pending Development Order
Building Division	Pending Development Order

Staff Conditions:

Please find attached all DRC comments.

Plan Review - Review Comments Report

Project Name: **PZ25-12000041**
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REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 11/19/25 3:21 PM	<p>Comment</p> <p>Advisory Comments</p> <p>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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>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.</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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</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</p>			Info Only



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			<p>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 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 2023 FBC.</p>			
2	1	BUILDING DIVISION Todd Stricker 11/19/25 3:22 PM	<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 [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.</p> <p>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.</p> <p>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-</p>			Info Only



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			<p>resistance rating.</p> <p>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.</p> <p>6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.</p> <p>7.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>8.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>9.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, etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.</p> <p>10.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>11.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>		
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			<p>12.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>13.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.</p> <p>14.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> <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>15.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.</p> <p>16.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.</p> <p>17.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>18.1804.4 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</p>		
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			<p>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>19.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>20.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>21.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p>			
3	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:26 AM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:27 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:27 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.			Condition
6	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:27 AM	Comment The City Utilities Division must approve these plans before the Citys Engineering Division can. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.			Condition



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7	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:27 AM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system pump station and sewer force mains shown on the civil engineering plans.			Condition
8	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:27 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system pump station and sewer force mains shown on the civil engineering plans.			Condition
9	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:29 AM	Comment Place note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way, including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1			Resolved
10	1	ENGINEERING DEPARTMENT David McGirr 11/20/25 10:34 AM	Comment On plan sheet 028 CU-101, the 12"x6" tap does not show a meter.			Unresolved
11	1	BSO David Cappellazo 11/26/25 9:23 AM	Comment Development Review Committee Date Reviewed: 11/26/2025 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 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			Info Only



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12	1	BSO David Cappellazo 11/26/25 9:24 AM	Comment Please add the additional bollards and adjust the pedestrian gate as per our conversation.			Condition
13	1	FIRE DEPARTMENT Jim Galloway 12/3/25 8:40 AM	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.			Info Only
14	1	UTILITIES Nathaniel Watson 12/3/25 10:07 AM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
15	1	UTILITIES Nathaniel Watson 12/3/25 10:07 AM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during the official Bldg. E-plan submittal.			Condition
16	1	UTILITIES Nathaniel Watson 12/3/25 10:07 AM	Comment 3. Please note that any proposed metered service 3 or larger is not a stock item. These meters are subject to a lead time of four to eight months for orders. Please order these items promptly to ensure the services are available for installation.			Info Only
17	1	UTILITIES Nathaniel Watson 12/3/25 10:07 AM	Comment 4. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 028 CU-101-Water & Sewer Plan.			Resolved
18	1	UTILITIES Nathaniel Watson 12/3/25 10:08 AM	Comment 5. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 028 CU-101-Water & Sewer Plan.			Resolved
19	1	UTILITIES Nathaniel Watson 12/3/25 10:08 AM	Comment 6. Please attach the following 2025 City Engineering Standard details as they apply: 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 205-1 Plug Valve setting, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.			Resolved



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20	1	UTILITIES Nathaniel Watson 12/3/25 10:08 AM	Comment 7. Civil plan 028 CU-101 Water & Sewer Plan proposes an unmetered and unprotected DDCV decided fire service to the City’s public water system. Please note that as per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (B) (6) (7), a dedicated fire meter with a backflow device is required. Please correct.			Unresolved
21	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:07 PM	Comment 1. Provide evidence and note on site and landscape plans, and in narrative that all overhead utilities will be buried for this project as per 155.5509.			Unresolved
22	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:07 PM	Comment 2. Reference on the site and landscape plans the related permit numbers for Fire Station 61. In addition, it appears that an entrance connecting FS 61 to the new EOC is proposed. This would alter the approved landscape plan of record for FS 61. Clarify where the existing Live Oak is to be placed.			Unresolved
23	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 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. Based on BCPA aerial photos, it appears that trees that are existing have not been shown on the survey and there also appear to be trees that were removed in the south half of the property. Tree survey sheets to be labeled Tree Survey.			Unresolved
24	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 4. Provide approvals from Broward County Surface Water Management for dry retention area.			Unresolved
25	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 5. Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan. Review data table with staff.			Unresolved
26	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 6. 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.			Unresolved
27	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8’ and up to 14’ 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.			Unresolved



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28	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 8. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: 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.			Unresolved
29	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 9. Light pole locations cannot be within 15’ of required tree locations per code section 155.5401.C. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Coordinate light pole locations on photometric plan to match landscape plan.			Unresolved
30	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:08 PM	Comment 10. Provide an 8’ foot wide landscape area with a continuous hedge, and 1 large canopy tree per 40’ linear feet between abutting parking rows in accordance with the referenced code section 155.5203.D.4.c. Note: This is to be a clear measurement not to include vehicular overhang. Provide a continuous hedge along the southern parking row.			Unresolved
31	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 11. All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail. Provide note on sheet LP-002.			Unresolved
32	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 12. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24” in depth in all areas bordering hardscapes or utilities.			Unresolved
33	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 13. Identify location of all FDC’s and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.			Unresolved



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34	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 14. Correct note #7 section B on LP-001 to state: A Pre Construction meeting with Urban Forestry is required before any work is performed onsite. Where there is tree protection and/or plant material is installed on site.			Unresolved
35	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 15. Correct note #8 section B on LP-001 to state: Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.			Unresolved
36	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 16. Correct note #17 section B on LP-001 to state: damages and related fees shall be determined by Urban Forestry staff.			Unresolved
37	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:09 PM	Comment 17. Correct note #4 section H on LP-001 to state: Tree planting areas shall be clean of all road rock, construction debris and non-natural materials.			Unresolved
38	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:10 PM	Comment 18. Correct note #3 section O on LP-001 to state: Excavate tree pit to 2.5-3 times the diameter of the rootballs.			Unresolved
39	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:10 PM	Comment 19. Correct note #2 section U on LP-001 to state: Onsite plant deliveries shall occur Monday through Thursday.			Unresolved
40	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:10 PM	Comment 20. Proposed Paradise trees to be field grown; add specification to the plant list.			Unresolved
41	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:10 PM	Comment 21. Provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
42	1	LANDSCAPE REVIEW Mark Brumet 12/3/25 8:10 PM	Comment 22. Review completed by Mark Brumet in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collum’s return.			Unresolved
43	1	ZONING Lauren Gratzner 12/4/25 10:59 AM	Comment This project is being reviewed as a Major Site Plan with Building Design.			Info Only



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44	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Comment not addressed: The project narrative and site plan suggest the land use designation of the subject lot is "governmental". This is inaccurate. The correct land use designation is C, Commercial. Please revise this in your narrative and on all plan sheets.			Unresolved
45	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Comment not addressed: Remove the "storage use" within the proposed use on both the site plan and project narrative. As discussed at the Pre-App meeting, this typically refers to outdoor storage, in which none is being proposed. Storage inside of the building is permitted as a standard use of the building.			Unresolved
46	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment The plat pages provided are duplicate pages. The second page was not uploaded. Please re-upload the second plat page and make sure to label the file with the exact same file name so that it versions over properly in ePlan.			Unresolved
47	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Comment not addressed: The parking calculations were not updated on the site plan. Revise the math. Table 155.5102.D.1 requires Government admin offices to have 1 parking space per 300 SF of gross space. Therefore, the proposed 35,652 SF building will require 119 spaces. A fire station requires 1 per 500 SF. However, per the fire station permit approval (BP 20-2171), the fire station obtained a public purpose adjustment to provide 28 parking spaces instead. Provide a breakdown of all parking required on site and how much new parking is being proposed for this development.			Unresolved
48	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Update the bike parking calculations to reflect to correct parking space calculations per the above. Note that although the 39 proposed bike spaces are welcomed and encouraged, the site is not required to have more than 20 spaces per section 155.5102.L.1.			Unresolved
49	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Comment not addressed: The site plan is still showing the EOC building on a separate parcel as the fire station. Revise the property line markers to reflect one continuous parcel. Remove the vertical line splitting the two.			Unresolved
50	1	ZONING Lauren Gratzer 12/4/25 11:00 AM	Comment Comment not addressed: In the site plan data table provide the required vs provided columns, per the CF requirements (section 155.3503).			Unresolved



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51	1	ZONING Lauren Gratzner 12/4/25 11:01 AM	Comment Use the site data table information from the approved fire station building permit #20-2171 and include the breakdown of the fire station and proposed EOC to clarify the lot coverage (the ground floor SF of all roofed structures) and pervious area (living material). The total building SF listed does not add up correctly based on the fire station permit info. Additionally, it is unclear as to where the 11,428 SF for the fire station is coming from. The site calculations should include both developments as this is one property.			Unresolved
52	1	ZONING Lauren Gratzner 12/4/25 11:01 AM	Comment Comment not addressed: The subject EOC proposal and the existing fire house are on the same folio/property. Therefore, the front setback shall be taken from the property line established along NW 3rd Ave. Revise the site plan drawing and data table to reflect this.			Unresolved
54	1	ZONING Lauren Gratzner 12/4/25 11:01 AM	Comment Comment not addressed: On the enlarged site plan call out that the parking space overhang will be 2' deep in order to meet the 18' parking stall depth requirement.			Unresolved
55	1	ZONING Lauren Gratzner 12/4/25 11:02 AM	Comment Provide the foot-candles to the property lines. The maximum illumination at the property line is 3.0 foot candles.			Unresolved
56	1	ZONING Lauren Gratzner 12/4/25 11:02 AM	Comment Provide a detail for the proposed light poles and identify the overall height from grade. The light poles shall be shielded down so as to block the light from neighboring properties. While lighting for public facilities are exempt from this code section, it is recommended to consider the standards of Code Section 155.5401.General Exterior Lighting Standards and shield the lighting from the single-family homes across the street. "The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district (to the north) and 30 feet in all other parts of nonresidential districts."			Unresolved
57	1	ZONING Lauren Gratzner 12/4/25 11:02 AM	Comment Clarify how the following code section is being met: "The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas (155.5602.C.2.c)." The current orientation of the primary entrance is abutting a parking lot, not the interior street. Staff suggests creating an open space, courtyard, or plaza to address this requirement.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000041**
Workflow Started: **11/13/2025 9:41:58 AM**
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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
58	1	ZONING Lauren Gratzner 12/4/25 11:02 AM	Comment Comment not addressed: Revise the elevations to show the height of the building being measured from the average finished grade at the front of the structure to the roof line (155.9401.G). Provide the height for any parapet above the roof line as well. Parapets shall be at least 3 feet above the roof line (155.5602.C.8.a). Update the height in the site plan data table to reflect the height from finished grade.			Unresolved
59	1	ZONING Lauren Gratzner 12/4/25 11:02 AM	Comment Comment not addressed: Provide dimensions on the elevations to illustrate how the following code section is being met: 155.5602.C.5 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. (See Figure 155.5602.C.5.a Example of front facade offsets.) b. Offset Alternatives The following alternatives can be used alone or in combination as an alternative to the required front facade offsets: i. Changes in facade color or material that follow the same dimensional standards as the offset requirements; ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height; iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.			Unresolved
60	1	ZONING Lauren Gratzner 12/4/25 11:03 AM	Comment Comment not addressed : “At least 30 percent of the street-facing facade 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 story line denoting the second floor) shall be occupied by windows or doorways. 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” (155.5602.C.7). Based on the elevation drawings, it looks like the south façade may already be meeting this requirement; however, the building length dimensions & fenestration calculations need to be provided on the elevation sheet to confirm. If the calculations do not reach 30%, a Public Purpose Adjustment may be submitted to waive this code section.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
61	1	ZONING Lauren Gratzner 12/4/25 11:03 AM	Comment Provide a roof plan that identifies the mechanical equipment locations. Include a note stating that all roof surfaces will be painted why, per your sustainability narrative.			Unresolved
62	1	ZONING Lauren Gratzner 12/4/25 11:03 AM	Comment On the elevations, show the outline of the proposed rooftop mechanical equipment, illustrating that the parapet will be equal to or taller than the equipment.			Unresolved
63	1	ZONING Lauren Gratzner 12/4/25 11:03 AM	Comment The plat associated with this property is restricted to a 20,000 SF fire station and a 10,000 SF police station. A Plat Note Amendment will be required prior to building permit approval. It is recommended to consider if the southern portion of this property will be developed and include this in your Plat Note Amendment as well.			Unresolved
64	1	ZONING Lauren Gratzner 12/4/25 11:03 AM	Comment The standard utility easement form shall be provided at time of building permit for the construction of the drive aisles through the FPL easement through the center of the property.			Unresolved
65	1	ZONING Lauren Gratzner 12/4/25 11:04 AM	Comment The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.			Unresolved
66	1	PLANNING Max Wemyss 12/4/25 11:18 AM	Comment The property has a Community Facility Land Use (front half) and Commercial Land Use (back half). This proposal appears to fall within the Commercial Land Use Area. The property has a Community Facilities (CF) Zoning Designation. The proposed use (Gov Admin / Fire / Police) is permitted in either Land Use Designation. The property is platted: FIRE STATION 61 183-203 B PARCEL A That plat includes the following note: THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000 SQUARE FOOT POLICE STATION. This Plat Note will need to be amended prior to building permit approval. Plat Notes are administratively processed through Development Services (contact Maggie Barszewski) prior to review/approval/recordation with the County.			Condition



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
67	1	PLANNING Max Wemyss 12/4/25 11:33 AM	<p>Comment</p> <p>Pre-App comment: Show the location of all easements throughout the extent of the site plan as shown on the survey. 10 FPL Easement is shown in a different location on the survey and site plan.</p> <p>Applicant Response: 10 FPL easement location to be confirmed and reconciled in future upload.</p> <p>Revised comment: The location of the easement (item #4 on Site Plan) still appears inconsistent with the location shown on the survey. Is the intent to modify this location as shown on the site plan? If so please confirm. Recordation and satisfaction of any utility conditions can be a condition of approval.</p>			Condition
68	1	PLANNING Max Wemyss 12/4/25 11:44 AM	<p>Comment</p> <p>Property flood potential information was shared during Pre-App as info only. Additional drainage detail has been added to the site under the paved parking areas. Application states that the flooding potential will continue to be evaluated through the review the satisfaction of the involved parties. Staff will coordinate with the involved parties.</p>			Info Only
69	1	PLANNING Max Wemyss 12/4/25 11:44 AM	<p>Comment</p> <p>No additional ROW Dedications are required by either Chapter 100, Code of Ordinances or the Broward County Trafficways</p>			Info Only
70	1	PLANNING Max Wemyss 12/4/25 11:46 AM	<p>Comment</p> <p>The prior EOC plan (old location) included storage areas for the City Clerk's office. When asked, the Clerk's Office expressed that this storage was still necessary. However, I understand this may now be incorporated into the proposal for City Hall relocation. Please be aware of this stated desire from the Clerk's Office. Staff will coordinate to confirm if this is no longer an issue for this site plan application.</p>			Info Only

