

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

REVIEW COMMENTS						APPLICANT RESPONSE:
REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS	RESPONSE
1	1	BUILDING DIVISION Todd Stricker 7/9/25 8:56 AM	Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.  FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.  City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.  City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).  FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.  City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas		Info Only	Comment Acknowledged

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

2	1	BUILDING DIVISION Todd Stricker 7/9/25 8:57 AM	<div>Comment</div> <div>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.</div> <div>2.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).</div> <div>3.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.</div> <div>4.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.</div> <div>5.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.</div> <div>6.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.</div> <div>7.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.</div>		Info Only	<div>Comment Acknowledged</div>
3	1	ENGINEERING DEPARTMENT David McGirr	<div>Comment</div> <div>Clarify on the paving plan sheet 401 CP-101 if the existing asphalt is going to be repaved or is going to remain "AS IS"</div>		Unresolved	<div>APPLICANT RESPONSE: Please see added call out on Sheet CP-101. All existing asphalt is to remain as-is.</div>
4	1	FIRE DEPARTMENT Jim Galloway 7/14/25 10:59 AM	<div>Comment</div> <div>( ) Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 8th Edition, NFPA 1, Chapter 10 Section 10.15 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)</div>		Unresolved	<div>APPLICANT RESPONSE: Please see updated FA-101. The storage materials will be non-combustible metal scaffolding, and does not fall under any of the combustible commodity classifications listed in NFPA. The height of the storage of materials will not exceed 8 feet, as it cannot exceed the height of the perimeter screening fence , per zoning code.</div>

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

5	1	FIRE DEPARTMENT Jim Galloway 7/14/25 11:03 AM	Changemark Fire Access Lane Fire access lanes required: minimum 20ft wide with turn radius of 30ft inside and 50ft outside. Lane must remain clear at all times and account for vehicle loading areas with storage bay doors that are existing.		Unresolved	<b>APPLICANT RESPONSE: A minimum 20' clear fire access lane has been provided with 30' inside and 50' outside dimensions. A t-turn area has been provided with minimum 20' clear from building. "No Parking, Fire Lane" signs have been added along the t-turn route. Please refer to Sheet FA-101.</b>
6	1	UTILITIES Nathaniel Watson 7/18/25 11:42 AM	Comment 1. The site plan for the outdoor storage does not appear to show any off-site water or sewer connections or improvements.		Info Only	<b>Correct.</b>
7	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:07 AM	Comment 1. Provide Street Trees at 1:40' as per 155.5203.G.2.c.		Unresolved	<b>Refer to updated LP-101 for required street trees.</b>
8	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:07 AM	Comment 2. Show sod to edge of the travel lane on the east side of the ROW.		Unresolved	<b>Refer to updated LP-101, sod is now called out to the edge of the ROW.</b>
9	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:07 AM	Comment 3. Site does not meet the minimum landscape requirements on the west side.		Unresolved	<b>The planting plans have been updated to meet minimum requirements.</b>
10	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 4. List all required Type Buffers with which option on the landscape plans and provide required fences/walls as per the code section for the site.		Unresolved	<b>Refer to updated LP-101, buffer types are now called out.</b>
11	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 5. Provide a cross section detail of the buffers.		Unresolved	<b>After reviewing CPTED requirements and buffer requirements, a CPTED waiver is not required. This removes the necessity of the cross section detail.</b>
12	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 6. Propose to remove the sabals on the NW corner and install the required trees per the Type C buffer requirement, in addition to the required street trees.		Unresolved	<b>Sabals are now proposed to be removed and trees are proposed to meet the buffer and street tree requirements.</b>
13	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 7. Show sod the plans.		Unresolved	<b>Sod is now called out on the plans.</b>
14	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 8. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.		Unresolved	<b>Please see revised Sheet SP-101 for parking island locations. A minimum 8' wide (curb to curb) islands are provided at the end of a parking row at intervals of no more than 10 parking spaces.</b>

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

15	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:08 AM	Comment 9. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.		Unresolved	Refer to sheet SP-101 for proposed islands dimensions.
16	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:09 AM	Comment 10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8’ of landscape areas between a vehicular use area and an abutting building		Unresolved	Refer to sheet LP-101, palms and shrubs are now proposed between the building and VUA.
17	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:09 AM	Comment 11. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following 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;		Unresolved	Palms and shrubs are now shown between the VUA and building to meet requirements.
18	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:09 AM	Comment 12. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.		Unresolved	Curbing is now proposed around the VUA area.
19	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:09 AM	Comment 13. Staff doesn’t know what Modified Type C Buffer means, correct and show buffers in their entirety around the entire property and choose Option 1 or 2.		Unresolved	Buffers and options are now called out on the planting plans.
20	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:10 AM	Comment 14. Provide existing tree numbers on the landscape plan.		Unresolved	Existing tree numbers are now shown on the planting plans.
21	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:10 AM	Comment 15. Please provide a note on the plans stating Materials shall not be stored higher than the height of the screening.		Unresolved	Refer to sheet LP-101 for note.
22	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:11 AM	Comment 16. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.		Unresolved	Refer to sheet LP-101 for note.

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

23	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:11 AM	Comment 17. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.		Unresolved	Refer to sheet LP-101 for note.
24	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:11 AM	Comment 18. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.		Unresolved	Refer to sheet LP-101 for note.
25	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:11 AM	Comment 19. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription		Unresolved	Refer to sheet LP-101 for note.
26	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:11 AM	Comment 20. 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.		Unresolved	Refer to sheet LP-101 for note.
27	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:12 AM	Comment 21. Bubblers will be provided for all new and relocated trees and palms.		Unresolved	Comment Acknowledged
28	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:12 AM	Comment 22. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.		Unresolved	City details are now shown on LP-501 showing the requested rootball size.
29	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:12 AM	Comment 23. Provide soil specifications in percentage form, i.e. 70/30.		Unresolved	Soil specifications are noted on sheet LP-001. Refer to note M.2.
30	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:12 AM	Comment 24. Provide a landscape notes and detail sheet.		Unresolved	Refer to sheets LP-001 and LP-501 for notes and details sheets.
31	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:13 AM	Comment 25. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Unresolved	Comment Acknowledged

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

32	1	LANDSCAPE REVIEW Wade Collum 7/22/25 10:13 AM	Comment 26. Additional comments may be rendered a time of resubmittal.		Unresolved	Comment Acknowledged
33	1	BSO Anthony Russo 7/23/25 8:31 AM	Comment Development Review Committee Date Reviewed: 07/23/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000025 Name: Address / Folio: 1660 SW 13th Ct., Pompano Beach, FL Type: Minor Site Plan  Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail)		Info Only	Comment Acknowledged
34	1	BSO Anthony Russo 7/23/25 8:42 AM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***  A1. Natural Surveillance (Lighting) 1) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.  2.) 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.  3.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.  A2. Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE		Unresolved	APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

			<p>1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.</p> <p>Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers’ office, etc.</p> <p>2) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p> <p>3.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior &amp; exterior common areas, etc.</p>			<p><b>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</b></p>
35	1	BSO Anthony Russo 7/23/25 8:57 AM	<p>Comment</p> <p>B. Access Control – Security Strengthening</p> <p>1.) Wayfinding &amp; Instructional Signage must be prominently displayed &amp; 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 &amp; Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> <p>2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.</p> <p>3.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.</p> <p>4.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee &amp;</p>		Unresolved	<p><b>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</b></p>



PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

			<p>boundary delineation &amp;/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.</p> <p>Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees &amp; to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.</p>			<p><b>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</b></p>
36	1	<p>BSO Anthony Russo 7/23/25 8:58 AM</p>	<p>Comment</p> <p>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</p> <p>2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</p> <p>3.) Bottom gate clearances must be 8” above the ground.</p> <p>Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</p> <p>4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</p> <p>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>6.) Dumpster areas must be secured with Access Control and video surveillance.</p>		Unresolved	<p><b>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</b></p>



PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

37	1	BSO Anthony Russo 7/23/25 9:01 AM	<div><div>Comment</div><div>B2. Access Control – Security Strengthening for Key Control &amp; Management Offices</div><div>1.) Any keys, key fobs, key card devices &amp;/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</div><div>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</div><div>3.) A surveillance camera must monitor the office key storage area.</div><div>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</div><div>C. Maintenance &amp; Management – Security Strengthening</div><div>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru</div><div>2.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras &amp; considered to be potential points of concealment, ambush &amp;/or extreme safety concern.</div><div>Purpose: To provide the legitimate user with increased visibility in areas such as, but not limited to lengthy intersecting hallways, alleys, parking garages, vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc.</div><div>3) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.</div><div>4.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway &amp; preferably be reflective for instant recognition by law enforcement &amp; EMS when responding to emergency calls for service.</div></div>	Unresolved	<div><div>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</div><div>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</div></div>
----	---	---	---	------------	---

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

38	1	BSO Anthony Russo 7/23/25 9:39 AM	<div>Comment</div> <div>E. Activity Support Security Strengthening</div> <div>1.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</div> <div>2) Public, Visitor &amp;/or Common Use Restrooms, Storage Rooms Locker Rooms, (if any) must be equipped with either constant lighting &amp;/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</div> <div>3) Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.</div> <div>****PLEASE NOTE****</div> <div>The submitted CPTED Plan security measures provided by the developer, along with the CPTED &amp; Security Strengthening attributes stated is this review, are expected to be incorporated into this project at the time of tenant build out.</div>		Unresolved	<div>APPLICANT RESPONSE: Please see Sheet SP-203 for added CPTED Strengthening conditions. These have also been added to the CPTED Narrative, as requested.</div>
39	1	ZONING Saul Umana 7/27/25 8:36 PM	<div>Comment</div> <div>The outdoor storage standards have two different code standards: The waiver does not apply to no screening of the outdoor storage. This would have to be done with a variance. A waiver would not suffice. This also applies to the the modified buffer type c standards.</div>		Unresolved	<div>APPLICANT RESPONSE: The revised site plan shows a proposed 8-foot masonry wall along the north property line (where a Type-C buffer is required). The required landscaping on each side of the wall is proposed, as required. Refer to Landscape Plans.</div>
40	1	ZONING Saul Umana 7/27/25 8:37 PM	<div>Comment</div> <div>The screening requirements reaquired that fencing must cover the height of outdoor storage - what specific materials are to be stored here and how will they be screened?</div>		Unresolved	<div>APPLICANT RESPONSE: This site will be used to storage metal scaffolding and the height of the storage area will be limited to the height of the perimter screening fence, which is proposed at 8-feet in height.</div>

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

41	1	ZONING Saul Umana 7/28/25 10:06 AM	Comment i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall .		Unresolved	<b>APPLICANT RESPONSE: This site will be used to storage metal scaffolding and the height of the storage area will be limited to the height of the perimeter screening fence, which is proposed at 8-feet in height.</b>
42	1	ZONING Saul Umana 7/28/25 10:24 AM	Comment 4. Markings a. Except for parking areas serving single-family dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings—including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times.		Unresolved	<b>APPLICANT RESPONSE: Please see updated SP-101 and CP-101. The pavement markings for the parking spaces are shown as double striped. There is also a City detail shown on CP-101.</b>
43	1	ZONING Saul Umana 7/28/25 10:24 AM	Comment 9. Curbing a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb. b. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas. c. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.		Unresolved	<b>APPLICANT RESPONSE: Please see updated SP-101 and CP-101. Type-D curbing is proposed adjacent to all proposed parking spaces. A detail has also been shown on CP-101.</b>
44	1	ZONING Saul Umana 7/28/25 10:36 AM	Comment b. Landscaped Islands in Parking Bays i. A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.		Unresolved	<b>APPLICANT RESPONSE: Please see revsied Sheet SP-101 for parking island locations. A minimum 8' wide (curb to curb) islands are provided at the end of a parking row at intervals of no more than 10 parking spaces.</b>

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

45	1	ZONING Saul Umana 7/28/25 10:37 AM	Comment Option 2 At least 10 feet wide + An opaque masonry wall at least 8 feet high + 1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence + 1 canopy tree per 30 feet on the interior side of the wall or fence At least 25 feet wide + A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high + 1 understory tree per 15 linear feet on the exterior side of the wall or fence +		Unresolved	<b>APPLICANT RESPONSE:</b> The revised site plan shows a proposed 8-foot masonry wall along the north property line (where a Type-C buffer is required). The required landscaping on each side of the wall is proposed, as required. Refer to Landscape Plans.
46	1	ZONING Saul Umana 7/28/25 10:39 AM	Comment 1. Applicability a. New Multifamily and Nonresidential Development Except as otherwise provided in subsection c. below, on any multifamily and nonresidential properties, all exterior commercial containers—including, but not limited to, garbage dumpsters and compactors, cardboard receptacles and compactors, large recyclable containers, grease/oil tanks and garbage cans and carts—shall be screened from view from adjacent streets and properties in accordance with the standards in this subsection. i. Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. ii. No commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section. iii. The height of the screening walls and gate shall be at least six inches higher than the height of the container. iv. Where the container is located next to a building wall, the building wall may serve as a screening wall, and the other screening walls or fences shall incorporate at least one of the primary materials or colors of the adjacent building wall. v. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.		Unresolved	<b>APPLICANT RESPONSE:</b> The proposed dumpster location has been reflected to show a concrete dumpster enclosure per pompano beach standards.

PER REVIEW COMMENTS DATED AUGUST 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

47	1	ZONING Saul Umana 7/28/25 10:41 AM	Comment Label driveway width of the proposed outdoor storage located in the southeastern quadrant of the property		Unresolved	APPLICANT RESPONSE: Requested dimensions have been added to Sheet SP-101.
----	---	--	--	--	------------	---