

DRC

PZ25-12000018
08/19/2026

Plan Review - Review Comments Report

Project Name: **PZ25-12000018**
Workflow Started: **5/22/2025 7:48:03 AM**
Report Generated: **06/04/2025 02:52 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:41 PM	Changemark Distance to fire hydrant Maximum distance for a dead end main for a single fire hydrant using 6 inch is 100ft. Max. 300 ft if using 8 inch.	010 C-03 Civil PG_D Sections_Details.pdf		Unresolved
2	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:41 PM	Changemark Fire sprinkler supply provide location and size of water supply for existing buildings fire sprinkler system.	010 C-03 Civil PG_D Sections_Details.pdf		Unresolved
3	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:41 PM	Changemark Proposed building Proposed buildings fire sprinkler water supply: must be separate from domestic water supply tap to water provider. Plans propose 4inch fire service? What type of fire sprinkler system are you proposing? water main may be undersized for proposed building and commodity type/method of storage.	010 C-03 Civil PG_D Sections_Details.pdf		Unresolved
4	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:44 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.			Unresolved
5	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:44 PM	Comment () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder’s choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
6	1	FIRE DEPARTMENT Jim Galloway 5/27/25 3:45 PM	Comment () Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7)			Unresolved
7	1	BSO Anthony Russo 5/28/25 10:06 AM	Comment Development Review Committee Date Reviewed: 05-28-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000018 Name: 1441 Warehouse Expansion Address / Folio: 1441 SW 29th Av., Pompano Beach, FL Type: PAM Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy D. Cappellazo 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 david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) Monday Thursday; 8 AM 3 PM			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
8	1	BSO Anthony Russo 5/28/25 10:07 AM	Comment ***ATTENTION*** Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review. ***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. *** A. Natural Surveillance (Landscaping) 1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment. 2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting. 3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.		2. cameras shall be placed to avoid obstrution by maturing foliage	Unresolved
9	1	BSO Anthony Russo 5/28/25 10:10 AM	Comment A1. Natural Surveillance (Lighting) 1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."			Unresolved



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			2.) 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. 3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. 4.) 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. 5.) Adequate soft lighting is preferable to high intensity "spotlights" so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. 6.) 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. 7.) 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. 8.) Security Motion Sensor Lighting will be utilized in areas that have features or designs such as an overhang or any other obstructive feature. Goal: To deter potential vagrancy, loitering, trespassing, etc. 9.) Shared use storage rooms must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry. 10.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.		2. Security Motion sensors will be utilized at all window - doors and roof top openings 6. Cameras will be placed with consideration of light placement - 10. Cameras will be strategically placed with landscaping growth - anticipated	
10	1	BSO Anthony Russo	Comment A2. Natural Surveillance – Security Strengthening			Unresolved



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	5/28/25 10:14 AM	1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security. 2.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design. 3.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs. 4.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering. 5.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often	1. all exterior doors will have reinforced security windows and or video intercom pager system 2. all exterior door - side windows will be placed opposite side of locking mechanism 5. Recessed areas will have security features cameras - motion detector lighting- windows - convex mirrors lockable gates - as required
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			cannot observe anyone possibly a threat who is tucked inside a recessed alcove. Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc. 6.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.			
11	1	BSO Anthony Russo 5/28/25 10:18 AM	Comment A3. Electronic Surveillance - Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS. 1.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes." 2.) Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc. 3.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage. 4.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. 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. 5.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. 6.) Lighting placement will enhance rather than conflict with camera		1. all camera locations will be coordinated by an access control security consultant and BSO CPTED - reviewer 1. Camera system will be compliant to aplicable code 115.26 business security code 2. Commercaill - cloud based NVR system Digital whatch gurad - with fire & access control integration 3. Site map will show sight cones and coverage of camera placements 4. Mutiipal large format servelance monitors will be placed at stratigic locations 5. Camera placement shall consider future foliage growth 6. Camera placement shall consider - all lighting conditions	Unresolved



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			placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency. 7.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters. 8.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. 9.) Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at the main entrance. 10.) Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. 11.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly. 12.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.		7. Cameras will caputre all parking areas Bulding entrances and pedestinn travel paths 8. Vulnerable areas will be covered by cameras sensors & access control devices including meeting rooms - workout exercise employee break rooms customer waitng room both interior and exterior common areas 9. Security cameras will cover all entrances integrated with video intercom access control paging system 10. Roof tops will have cameras and motion detector sensor that will cover entire rooftop 11. parking areas will have overlaping coverage with sight cones marked on drawing 12. Mail boxes/kiosks will be covered by cameras
12	1	BSO Anthony Russo 5/28/25 10:19 AM	Comment B. Access Control Security Strengthening 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc. 2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been		Unresolved 2. all exteior doors with have access control eletronic locks - and - alarm /door postion sensors



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		opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. 3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any). 4.) 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. 5.) 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. 6.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/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. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & 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. 7.)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. 8.)Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds. 9.)Do not block the Natural Surveillance benefit of CPTED see-through fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of		4. Monitored - hard wired alarm - systems shall be installed through out the complex with programmable scheduling 5. Commercial alarm system will be programed to activate and deactivate according to businesses hours	
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			fencing should be low ground cover with a maximum height of 2 to 2.5 feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. 10.)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.			
13	1	BSO Anthony Russo 5/28/25 10:22 AM	Comment B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. 3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. 4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.		6. Dumpster area shall be covered by security cameras and access control	Unresolved
14	1	BSO Anthony Russo 5/28/25 10:23 AM	Comment B2. Access Control – Security Strengthening for Key Control & Management Offices			Unresolved



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		1.) Any keys, key fobs, key card devices &/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. 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system. 3.) A surveillance camera must monitor the office key storage area. 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window. C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS. 1.) Submit a Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application. 2.) Post sufficient “Broward Sheriff’s Office No Trespass” signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development. 3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6’ to 7’ feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. 4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response. 5.) Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering	1.Key cards and Fobs will be stored in a signal blocking safe within the security office 2. Security storage office will be have and alarm sensor and access controled door 3. Security storage office will be montoerd by Cameras 4. security office will have door scope or reniforced security window
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			upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary. 6.) Solid walls (if any) that are low to the ground (knee high for example) & used as symbolic barriers or security barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.			
15	1	BSO Anthony Russo 5/28/25 10:28 AM	Comment C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking 1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance. 2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.) 3.) (Only if applicable such as with an enclosed garage) In order to prevent unauthorized access & trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation. 4.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) 5.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot. 6.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. 7.) Install sufficient sidewalk safety aisles (non-mountable curbs) in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk		2. Multipal cameras and secondary vehical control gate arm combined with 2 tier car and truck video intercom access control system	Unresolved



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			walking dangerously in conflict with the car travel lanes. 8.) (If Applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages if paint is to be applied in these areas. Purpose: To increase the overall amount of natural & artificial light. 9.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages. 10.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents. 11.) (For Enclosed Parking Garages) Any ground & second level “window” openings / wall punchouts that would enable unauthorized entry into the garage must incorporate see through barriers. Some examples of such barriers are picket style fencing, metal mesh, perforated panels, louver style paneling or other architectural abstract designs that provide transparency while simultaneously preventing improper entry. Purpose: To prevent unauthorized users from circumventing the designated entry / exit points thereby depriving suspects the ability to covertly enter the garage undetected for the purpose of committing crimes to include robbery, burglary, auto theft, sexual assault, ambush style attacks, criminal mischief, etc. Please note that horizontal bars are NOT preferred as they can facilitate climbing depending on their spacing. 12.) (Enclosed Parking Garages) Locate the Blue Light Call Assistance System or an equivalent Emergency Call System in all garage levels for emergency assistance. Place near elevators and staircases, including any remote staircases. Blue Light / Emergency Call System and surrounding area must be under video surveillance. 13.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways. 14.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site. 15.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting		
				13. Install convex security mirrors as needed	
				14. Main gates will incorporate C23 universal access system	



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			vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc. 16.) If the parking garage is shared between the public & private residents, a vehicle access control gate must be installed within the garage to secure the dedicated private parking section of the garage that is reserved for owners / tenants. These entrances must be under video surveillance. Purpose: To prevent violent crimes, robberies, sexual assaults, auto thefts, burglaries, acts of criminal mischief, etc. Greater security measures must be applied to protect the residents, their vehicles & their property. This will also aid in preventing access to any private elevator(s), stairwells, residential common areas, hallways & the owner / tenant units.			
16	1	BSO Anthony Russo 5/28/25 10:31 AM	Comment D. Maintenance & Management – Security Strengthening 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 lanes, curbside service, exterior dining, maintenance, etc. 2.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability. 3.) 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. 4.) 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,		1. remote alarm activation devise for outdooe workers will be made availblke for deployment	Unresolved



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			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. 5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. 6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button. 7.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern. 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. 8.) 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. 9.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.		7. convex mirrors shall be placed in areas not covered by cameras as needed to comply	
17	1	BSO Anthony Russo 5/28/25 10:36 AM	Comment E. Activity Support – Security Strengthening 1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. 2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and		2. Wifi is encrypted and password protected and is only accessable during prescribe hours of operation	Unresolved



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			use the open free Wi-Fi. 3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating. 3.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public. Purpose: To deter acts of theft & to properly identify such items if stolen and located off site. 4.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. ***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. This would help to expedite any necessary communication for the approval process. ***Important Please Read*** The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan			
18	1	BUILDING DIVISION Todd Stricker 5/28/25 5:35 PM	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.			Info Only





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			FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B). FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209;		
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			public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.			
19	1	BUILDING DIVISION Todd Stricker 5/28/25 5:37 PM	Comment 1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2.FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted. 3.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. 4.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. 5.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. 6.FBC 1003.1 The enforcing agency will require that all general requirements			Info Only



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		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. 7.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. 8.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. 9.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. 10.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. 11.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). 12.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. 13.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.		
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			Building dept. will require special inspector form be completed and submitted for approval. 14.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. 15.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. 16.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. 17.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. 18.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. 19.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. 20.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. 21.1804.4 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		
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			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. 22.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. 23.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. 24.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.			
20	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:22 AM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:			Condition
21	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:22 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.			Unresolved
22	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:22 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.			Unresolved



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23	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:22 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.			Unresolved
24	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:23 AM	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.			Unresolved
25	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:23 AM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. The water and sewer details will be required to be from Broward County. Please remove COPB Utility details. https://www.pompanobeachfl.gov/government/engineering/standard-details			Unresolved
26	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:23 AM	Comment The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.			Unresolved
27	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 11:23 AM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****			Condition



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28	1	ZONING Diego Guevara 6/2/25 11:03 AM	Comment -Provide a written response to all comments issued. -Provide a written narrative describing the project. Explain if the project will provide office areas and the square footage of such office space. Elaborate in the extension of the removal and renovation of the existing buildings. Explain or provide a drawing section illustrating the loading berths to establish if they are at ground level or sunken. -A Unity of Title combining the two parcels included in the project is required. (Sec. 155.2401.C Unity of Title Agreement) -Provide a recently signed and sealed professional survey of the properties.			Unresolved
29	1	ZONING Diego Guevara 6/2/25 11:04 AM	Comment 1. 155.3402.C. Intensity and dimensional Standards. Revise and update the Intensity and dimensional Standards chart. Provide the required values of the Code and those reflecting the proposed building design (Required, existing, and Proposed).			Unresolved
30	1	ZONING Diego Guevara 6/2/25 11:04 AM	Comment 2. The subject property has three frontages. According to the definitions, on a through lot (Sec 155.9401.H.2.b. Measurements-Through Lot), the front yard setback shall be measured, and the minimum front yard setback requirement shall be applied from both of the parallel or nearly parallel street-fronting lot lines. Therefore, the subject parcel has two front setbacks (East and West) and two side setbacks (north = street side, and south -= interior side). Revise the site plan accordingly. In the Intensity and Dimensional Chart, provide a single value for each setback required.			Unresolved
31	1	ZONING Diego Guevara 6/2/25 11:05 AM	Comment 3. Add to all plans, a dotted line showing the virtual limits established by the required setbacks.			Unresolved
32	1	ZONING Diego Guevara 6/2/25 11:05 AM	Comment 4. Sec. 155.5102.C.9. Curbing. This provision of the Code requires continuous curving along the parking areas. It also establishes a 2.5-foot maximum overhang, which shall not be credited toward any sidewalk or landscaping area. Wheel stoppers are not allowed.			Unresolved
33	1	ZONING Diego Guevara 6/2/25 11:06 AM	Comment 5. Sec. 155.5101.G.9. Sight Triangles. This Code provision requires adding sight triangles at each intersection of the proposed driveway and any other street. Add the sight triangles to the site plan as needed.			Unresolved



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34	1	ZONING Diego Guevara 6/2/25 11:06 AM	Comment 6. Sec.155.5101.I. Pedestrian and Access Circulation requires all developments to be served by an internal pedestrian circulation walkway system that permits safe and orderly movement between origin and destination points within the development.			Unresolved
35	1	ZONING Diego Guevara 6/2/25 11:06 AM	Comment 7. Sec. 155.5101.I.1.b. requires all developments to install sidewalks along the frontage of the development site with an existing street (unless an existing sidewalk meeting the city standard is already in place). The north and east frontages have no sidewalks.			Unresolved
36	1	ZONING Diego Guevara 6/2/25 11:07 AM	Comment 8. Sec. 155.5101.I.1.b. requires all developments to install sidewalks along the frontage of the development site with an existing street (unless an existing sidewalk meeting the city standard is already in place). The north and east frontages have no sidewalks.			Unresolved
37	1	ZONING Diego Guevara 6/2/25 11:07 AM	Comment 9. Sec. 155.5102.I.1.L. Bicycle Parking Facilities. The Code requires the provision of at least four (4) bicycle parking for each ten (10) car parking space. Max. 20 in each parking area. Providing bicycle parking is needed to comply. Show location in the Site Plan.			Unresolved
38	1	ZONING Diego Guevara 6/2/25 11:07 AM	Comment 10. Sec. 155.5102.C.4 Markings. All off-street parking areas and off-street loading areas and berths shall be identified by double striping and other surface markings 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 to be readily visible at all times. Provide a site plan with all the required markings.			Unresolved
39	1	ZONING Diego Guevara 6/2/25 11:08 AM	Comment 11. Section 155.5203.D.4. Interior Landscaping requires 15% of the total VUA calculation as landscaping. Provide the calculation and the landscaping as needed.			Unresolved



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40	1	ZONING Diego Guevara 6/2/25 11:09 AM	Comment 12. Section 155.5203.D.4.b. Landscape Island in Parking Bays. This provision of the Code requires the following: • 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. (East parking rows). • Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces. • Each landscaped island shall contain at least one canopy tree. Understory trees may be substituted for canopy trees in areas beneath overhead utility lines. Trees shall be maintained to provide maximum canopy crown.			Unresolved
41	1	ZONING Diego Guevara 6/2/25 11:09 AM	Comment 13. Sec. 155.5203.D.5 Landscaping. Provide the landscaping between the VUA and the building as needed			Unresolved
42	1	ZONING Diego Guevara 6/2/25 11:09 AM	Comment 14. Sec. 155.5203.E Building Base Planting. Provide the landscaping planting as required.			Unresolved
43	1	ZONING Diego Guevara 6/2/25 11:10 AM	Comment 15. Sec. 155.5301.A. Mechanical equipment. All mechanical equipment mounted on the ground must be screened.			Unresolved
44	1	ZONING Diego Guevara 6/2/25 11:10 AM	Comment 16. Sec. 155.5301.B. Screening of off-street loading and service areas is required.			Unresolved
45	1	ZONING Diego Guevara 6/2/25 11:10 AM	Comment 17. Mechanical equipment. All mechanical equipment mounted on the ground must be screened.			Unresolved
46	1	ZONING Diego Guevara 6/2/25 11:10 AM	Comment 18. Sec. 155.5301.C Location and Screening of Commercial Containers. 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.			Unresolved
47	1	ZONING Diego Guevara 6/2/25 11:11 AM	Comment 19. Sec. 155.5401.B.3. Lighting Plan. Provide a lighting plan and a photometric plan in compliance with the provision of the Code.			Unresolved
48	1	ZONING Diego Guevara 6/2/25 11:11 AM	Comment 20. Sec. 155.5401.E. Illumination Levels. Demonstrate compliance with this provision of the Code.			Unresolved



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49	1	ZONING Diego Guevara 6/2/25 11:11 AM	Comment Design Standards 21. Section 155.5603.E Industrial Design Standards – Façade Articulation. Provide drawings showing all four elevations of the proposed buildings. The “Conceptual Elevations” submitted do not include any concept, design or element that allows us to provide comments at this time. All street-facing façade shall be horizontally and vertically articulated to avoid long, black wall planes, by meeting the following standards: • Wall Plane Horizontal Articulation • Vertical articulation • Roof Line Variation Read all the standards listed in the above-referenced section and design elevations with a comprehensive architectural design that includes the elements listed. Pay particular attention to the north elevation of the building, which is the most visible façade of the project. Remember that approval from the Architectural Appearance Committee is required further in the process.			Unresolved
50	1	ZONING Diego Guevara 6/2/25 11:12 AM	Comment 22. See Section 155.5802. Sustainable Development Point Requirement. Provide a narrative explaining the selected options to obtain the points required by this provision of the Code.			Unresolved
51	1	ZONING Diego Guevara 6/2/25 11:12 AM	Comment 23. A Master Sign Program approval may be required.			Unresolved
52	1	ZONING Diego Guevara 6/2/25 11:12 AM	Comment Additional comments may be render after resubmittal.			Info Only
53	1	PLANNING Max Wemyss 6/3/25 8:44 AM	Comment -Land use for this parcel is Industrial (I). The proposed use listed on the site plan include warehouse, office, and tenant space. Provide a narrative describing the application, the scope of work and a description of the proposed development.			Unresolved



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54	1	PLANNING Max Wemyss 6/3/25 8:44 AM	Comment -A portion of the property is Platted (GATEWAY INDUSTRIAL CENTER 7, PARCEL A, Plat Book 84, Page 6) but the northeast parcel is not. Platting will be required prior to Building Permit Approval. The applicant may obtain a Platting Determination Letter from the Broward County Planning Council for confirmation. Current Platted portion does not appear to have any restrictions			Unresolved
55	1	PLANNING Max Wemyss 6/3/25 8:45 AM	Comment -The property abuts SW 14 St, SW 30th Ave, SW 29th Ave. The survey indicates that all ROW are a minimum of 60 feet wide and therefore sufficient for compliance with Chapter 100.			Unresolved
56	1	PLANNING Max Wemyss 6/3/25 8:45 AM	Comment -Unity of Title to be required prior to Building Permit Approval.			Unresolved
57	1	PLANNING Max Wemyss 6/3/25 8:45 AM	Comment -The city has sufficient water and wastewater treatment capacity to accommodate the proposal.			Unresolved
58	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 1. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: 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 the referenced code sections.			Unresolved
59	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 2. Pursuant to Code Section 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, in accordance with the referenced code section.			Unresolved
60	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 3. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any at the time of DRC.			Unresolved
61	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 4. Pursuant to Code Section 155.5204.D.4.: Tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.			Unresolved





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62	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 5. Verify crown spread on plants is to scale with what is existing, specifically as it pertains to the areas where existing trees are close to proposed buildings; example new building proposed along Gateway Drive where the building setback is only 11 feet from the property line and the trees are 5 feet or less from the proposed building.			Unresolved
63	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 6. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): Based on the height of the new building, half of all required canopy trees are to be 14' tall and palms to be 18' OA. Adjust the heights on the plant list in accordance with the referenced code section.			Unresolved
64	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:02 AM	Comment 7. Provide complete exterior elevations sheets. Drawings provided did not show detail of building elevations. Is the height of the proposed buildings 16', 8"? Verify.			Unresolved
65	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 8. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: 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.			Unresolved
66	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 9. Pursuant to Code Section 155.2411.C.3. Submit a numbered Tree Assessment by an ISA Certified Arborist for all trees / palms within the scope of work; provide species, DBH, health condition %, and status to be PROTECTED, RELOCATED, or REMOVED.			Unresolved
67	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 10. Pursuant to Code Section 155.5204.C. Per Code Section 155.5204.C. Submit a Tree Appraisal using FS Rule 14-40.030 for all palms, and specimen canopy trees 18 inch DBH and great and 60% health condition and greater by an ISA Certified Arborist.			Unresolved
68	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 11. Mitigation for trees proposed to be removed is above and beyond minimum site requirements. Provide a mitigation table identifying total specimen tree dollar values, non-specimen tree total DBH inches, and palm tree dollar values per applicable code sections referenced above.			Unresolved
69	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 12. Pursuant to Code Section 155.5102.C.9.a: Provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping in accordance with the referenced code section.			Unresolved



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70	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:03 AM	Comment 13. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15’ of required tree locations. Clearly label all light fixtures on the landscape plan with radii; where conflicts exist, move the light fixtures. Submit a photo metric plan; information on this plan shall match information provided on the landscape plan.			Unresolved
71	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 14. Pursuant to Code Section 155.5203.D.5.a: Show how landscaping requirements between VUA and buildings are being met. Provide 8’ of landscape areas in accordance with the referenced code sections.			Unresolved
72	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 15. 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
73	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 16. Pursuant to Code Section 155.5203.E.2: Show how Building Base Planting requirements are being met in accordance with the referenced code section.			Unresolved
74	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 17. Pursuant to Code Section 155.5203.D.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces, and 1 island for every 10 spaces. Landscape parking islands are to be a minimum 8’ feet wide (not including curbs), and contain trees, sod, and irrigation in accordance with the referenced code section.			Unresolved
75	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 18. Pursuant to Code Section 155.5203.D.4.c: 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.			Unresolved



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76	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 19. Pursuant to Code Section 155.5203.D.3 & 155.5203.D.3.c: Provide 10' foot wide perimeter landscaping strip requirements around entire property in accordance with the referenced code sections. *This is to be a clear measurement not to include vehicular overhang.			Unresolved
77	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:04 AM	Comment 20. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section.			Unresolved
78	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:05 AM	Comment 21. Pursuant to Code Section 155.5301.C.1.a: Show the location of the dumpster on all plans, and provide a dumpster detail including hedges in accordance with the referenced code section.			Unresolved
79	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:05 AM	Comment 22. Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.			Unresolved
80	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:05 AM	Comment 23. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.			Unresolved
81	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:05 AM	Comment 24. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.			Unresolved
82	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:05 AM	Comment 25. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.			Unresolved
83	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 26. Remove colors from landscape and tree disposition plans.			Unresolved
84	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 27. Remove plant community details from the landscape plan.			Unresolved



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85	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 28. Pursuant to Code Section 155.5301.A.1.a & 2.b: 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.			Unresolved
86	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 29. Pursuant to Code Section 155.5203: Identify sod in all open areas including ROW swales and provide total sqft.			Unresolved
87	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 30. 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 slabs as it relates to these areas			Unresolved
88	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:06 AM	Comment 31. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.			Unresolved
89	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:07 AM	Comment 32. Plant list container size column is cut off. Correct list.			Unresolved
90	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:07 AM	Comment 33. Minimum tree caliper is 2.5. Correct list to be caliper measurements instead of dbh for all new proposed trees.			Unresolved
91	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:07 AM	Comment 34. 14' tall trees to be specified at 3" caliper, correct plant list.			Unresolved
92	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:08 AM	Comment 35. Clarify location of proposed street trees to be placed onsite.			Unresolved
93	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:08 AM	Comment 36. Remove container sizes from all shrubs and ornamentals and provide height, width and spacing to match width.			Unresolved



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94	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:08 AM	Comment 37. Pursuant to code section 155.5203: Provide 424 shrubs at a minimum 24" x 24" planted 24" oc for the site.			Unresolved
95	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:08 AM	Comment 38. Provide evidence of availability for Black Ironwood and Jacaranda as specified in the plant list.			Unresolved
96	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:08 AM	Comment 39. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball.			Unresolved
97	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 40. Remove details and proposed use of Add-a-pave and structural soil added to sheet L-03.			Unresolved
98	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 41. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reuse water is going to be used.			Unresolved
99	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 42. Provide a ground mounted mechanical equipment screening detail on the Landscape Notes/Details Plan.			Unresolved
100	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 43. Provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed.			Unresolved
101	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 44. Provide a small palm tree guying, small tree guying details.			Unresolved
102	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 45. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.			Unresolved



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103	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:09 AM	Comment 46. 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
104	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:10 AM	Comment 47. 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
105	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:10 AM	Comment 48. 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 Pruning Qualification (PPQ)		2. Cameras shall be placed in clear line of sight - accounting for canopy & foliage growth	Unresolved
106	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:10 AM	Comment 49. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.			Unresolved
107	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:10 AM	Comment 50. 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
108	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 51. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.			Unresolved
109	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 52. 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
110	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 53. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.			Unresolved



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111	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 54.Provide bubblers for all new tree/palm installations and relocations until establishment and provide note on landscape plan.			Unresolved
112	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 55. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
113	1	LANDSCAPE REVIEW Mark Brumet 6/3/25 11:11 AM	Comment 56. Additional comments may be rendered upon re-submittal.			Unresolved
114	1	UTILITIES Nathaniel Watson 6/3/25 12:30 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
115	1	UTILITIES Nathaniel Watson 6/3/25 12:31 PM	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 official Bldg. E-plan submittal.			Condition
116	1	UTILITIES Nathaniel Watson 6/3/25 12:31 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.			Info Only
117	1	UTILITIES Nathaniel Watson 6/3/25 12:31 PM	Comment 4. Please attach City Engineering Standard details as they apply: Typical Screen For Utilities, 316-1 Required Tree Locations.			Unresolved
118	1	UTILITIES Nathaniel Watson 6/3/25 12:31 PM	Comment 5. Broward County Water & Wastewater service area. Please procure a Broward County permit for any off-site water/sewer utility connections.			Info Only

