



May 27th, 2026

Development Review Committee
City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

RE: Site Plan Application for 3305 SE 5th Street Townhomes (3305 SE 5 ST POMPANO BEACH FL 33062, folios 494306061060 and 494306061050); PZ# 25-12000046

Dear members of the Development Review Committee (DRC),

Thank you for providing us with comments at the April 15th, 2026 DRC Meeting. We would like to take the opportunity to respond to those unresolved comments issued from at this time. If you believe the comments have been satisfied and the project can move forward, please indicate so. Please note that a reference to all corrections is included at the end of this letter.

Thank you and I look forward to your response.

BSO

David Cappellazo | david_cappellazo@sheriff.org
Status: Pending Resubmittal

Ref. # 80, A2. Natural Surveillance Security Strengthening

9.) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.

(This is in reference to the front facing 3rd story balconies. The low wall between the residences makes for ease of crossover from residence to residence. A resident or guest with ill intent could traverse across the front balconies with ease. This gives them access to enter the third floor sliding glass doors if left unlocked or potentially climb the circular stairs to the fourth floor and enter the fourth-floor door or elevator if left unlocked. There is a greater expectation of privacy on the second, third and fourth floor of a residence. Think of having a three-story house in a residential area, and then having someone climb on your garage roof to look in your windows.)

There are several architectural features that can be incorporated to provide a safer and more secure third floor balcony. Please feel free to call me to discuss options or suggestions. My direct cell phone number is in the "Info Only" section of the review.

Response: Please note on sheet A2.0 has been updated to show the dividing walls between the 3rd floor balconies have been raised to be 6'-0" high as discussed in our DRC review zoom meeting to resolve the comment (refer to attached markup for locations on sheet A2.0).

DRC

PZ25-12000046
06/03/2026

FIRE DEPARTMENTJim Galloway | jim.galloway@copbfl.com

Status: Pending Development Order

Ref. # 14, FIRE DEPARTMENT, Jim Galloway, 12/29/25 4:40 PM, Cycle 1, Unresolved

Comment:

Provide location of proposed fire alarm control panel for monitoring and supervision of fire sprinkler system. FACP must be protected and supervised within a climate controlled environment.

Reviewer Response: Jim Galloway - 3/18/26 1:44 PM
comment not addressed.

Response: Please note Fire Alarm Control Panel was already provided on sheet SP1.0 Site Plan (refer to attached markup for location on sheet SP1.0).

Ref. # 70, FIRE DEPARTMENT, Jim Galloway, 3/18/26 1:47 PM, Cycle 2, Unresolved

Comment: This is a proposed 4-story residential building. According to Florida Building Code this would be classified as an apartment building an not townhomes. Townhomes are maximum of 3 occupied stories.

Response: Please note we have removed the Roof Decks on all townhomes to bring the project to a maximum of 3-stories to remain as Townhomes project (refer to sheets modified A0.1, A0.2, A2.0, A4.0, A4.1, A5.0, & A5.1)

ZONINGPamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmit

Ref. # 22, ZONING, Pamela Stanton, 1/7/26 11:45 AM, Cycle 1, Unresolved

Comment: Provide evidence that the openings will be filled with glazing that has a minimum visible light transmittance of 75 percent and a maximum reflectance of 15 percent, pursuant to Section 155.3703.F.5.b.

Reviewer Response: Pamela Stanton - 3/31/26 4:51 PM

The response refers to a note on the 'Required Fenestration / Transparency Width Calculation plan' to resolve the comment. However, a note for the WIDTH of the fenestration and transparency was found, and a visible light transmittance and reflectance note was not found.

Response: Please note the "Required Visible Light Transmittance & Reflectance" note has already been provided on Sheet SP1.1 Site Plan (refer to attached markup for location on sheet SP1.1).

Ref. # 24, ZONING, Pamela Stanton, 1/7/26 11:45 AM, Cycle 1, Unresolved

Comment: Provide a dimension on the site plan, sheet SP1.0, for the overall length of the building, not to exceed 180 feet, pursuant to Section 155.5601.C.2.b.

Reviewer Response: Pamela Stanton - 3/31/26 4:52 PM

Clarify where the overall building length can be found on the site plan.

DRC

PZ25-12000046
06/03/2026

Response: Please note the “Overall Length of the Building” dimension has already been provided on Sheet SP1.0 Site Plan (refer to attached markup for location on sheet SP1.0).

Ref. # 29, ZONING, Pamela Stanton, 1/7/26 11:46 AM, Cycle 1, Unresolved

Comment: On the first floor plan, provide dimensions for the interior of the garages and delineate two 9-foot by 18-foot parking spaces.

Reviewer Response: Pamela Stanton - 3/31/26 4:55 PM

Multiple doors to the garages from the interior of the units appear to open into the delineated parking spaces. The 9' x 18' parking spaces cannot be obstructed, impeded, or otherwise diminished by doors or other elements.

Response: Please note Garage swing doors have all been updated to now swing into the dwelling as to not swing into the required 9' x 18' parking space as required (refer to sheets modified SP1.0, SP1.1, SP1.2, A1.0, A4.0, & A4.1).

Ref. # 78, ZONING, Pamela Stanton, 3/31/26 4:56 PM, Cycle 2, Unresolved

Comment: The minimum required driveway length is 20 feet, as required by Section 155.5101.G.7.b.i. The plans show 18-foot driveways. Address this issue.

Response: Please note the Driveway lengths have been modified to now be 20'-0" as required to address the comment on sheet SP1.0 (refer to attached markup for locations on Sheet SP1.0).

URBAN FORESTRY

Wade Collum | wade.collum@copbfl.com

Status: Pending Resubmit

Ref. # 71, As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Please clarify proposed mitigation. This needs to be converted to dollars then and is not a simple palm to palm replacement based on the differing heights and species. Just tell us how this is going to be handled.

Response-Mitigation listed on the Plant List, Shortfalls to be paid into the City's tree trust fund

Ref. # 72, As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust. All these trees / palms must be shown on site and not within the ROW, please adjust and slide some of them inside the property line please.

PL wider line type. Trees and palms shifted as much as possible and to avoid utilities. Over half of the trees/palms meet the height requirement.

Ref. # 73, Provide large canopy Street Trees at 1:40' as per 155.5203.G.2.c. shift the VUA foundation tree to inside the property line. Relocate utilities to under drive ways and not within required landscape areas, OR. Cluster them in a bank maybe.

Response—Lines moved

Ref. # 74, Water meter bank is not shown in consistent locations on all sheets, correct.

Response—Done

DRC

PZ25-12000046
06/03/2026

Ref. # 75, Sewer lines bisect proposed landscape areas. Show on LP and propose root barrier in these locations.

Response—Lines moved and root barriers added where needed

Ref. # 76 Confirm that no utilities or infrastructure will conflict with the proposed landscaping.

Response—Lines moved

Ref. # 77, Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Comment responses are provided herein.

Please do not hesitate to contact me with any questions.



Paola A. West, AICP, ISA-CA
President

DRC

PZ25-12000046
06/03/2026