



Staff Report

File #: LN-689

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 15, 2026

VERA

Request: Major Site Plan
P&Z# 24-12000027
Owner: 1600 Federal LLC
Project Location: 1600 S Federal Hwy
Folio Number: 494212000070
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Paola West
Project Planner: Jonathan Cady (954-786-5578 / jonathan.cady@copbfl.com)

Summary:

The applicant is requesting MAJOR SITE PLAN approval in order to redevelop the property into a mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses, as well as a parking structure with 2 floors of parking. The property is 102,393.00 sq. ft. (2.35 acres), located on the east side of North Federal Highway, approximately 350 feet south of East McNab Road within the City of Pompano Beach. The property currently houses a 78,734 sq. ft. office building and is intended to remain.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Status: Pending Development Order

This request is for a Site Plan for a property located at 1600 S Federal Hwy, which is located on the east side of S Federal Hwy at the south end of the City. There is one folio included in the subject property (494212000070). The property is zoned B-3 and has a land use designation of Commercial. The access will be on Federal Hwy. The property is 102,393 sq. ft and currently houses a 78,734 sq. ft. office building. The applicant intends to redevelop the property into a

mixed-use development with 132 multi-family residential units and 82,384 sq. ft. of commercial retail uses in addition to the existing office building.

Plat to be approved (recorded) prior to building permit issuance.

Site Plan Conditions per Plat:

In note number 6 on Plat page 2 of 2, make the following changes:

- All facilities for distribution of electricity, telephone, and cable and similar utilities shall be installed underground.
- Residential Flex allocation must be approved prior to the approval of this Plat.
- A SCAD letter must be submitted if not provided already.
- Structures cannot encroach onto an easement. Easements must be abandoned prior to this Plat moving forward.
- Provide cross access easement for adjacent northern property.

In accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.4 for the residential entitlements. The property is 2.35 acres in size. The property is Commercial Land Use and Zoned B-3. B-3 permits 46 dwelling units per acre, however properties using BC Policies 2.16.4 are eligible for a 1.5x density bonus or 69 dwelling units per acre. This would equal 162 units, therefore, the 132 units proposed are permitted with this process.

Developments following these policies must comply with the additional standards of code section 155.4202.A. Mixed-Income Residential and Mixed-Use Density Bonus Policies. (Zoning to review for compliance)

The property abuts Federal Hwy where 120-foot ROW is required. Based on the survey, the property provides 60 feet to the centerline, therefore, no additional ROW is required to be dedicated.

15% of units must be set aside for affordable housing or a payment-in-lieu must be provided for each market rate unit. Specify which option will be used for this project.

1. Policy 2.16.4 does allow for a buy-out of the affordable requirement at a cost of \$10,000 for every unit in the project. This amount will escalate 3% on January 1st of every year following January of 2023.

OR

2. Provide the unit mix on the site data and indicate the number of units reserved for affordable

housing units, equally distributed across the unit mix. A Declaration of Restrictive Covenants will be required to be recorded prior to building permit approval. **(Condition).**

--General Comments regarding Policy 2.16.4 ---

POLICY 2.16.4 Within parcels designated Commerce on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a Qualified Road, or within a parcel designated Activity Center, multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following bonus units to affordable unit formula(s) described below:

- (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
- (b) Low income: nine (9) bonus units for every (1) one low income unit.
- (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or

(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

(3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

(4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be

maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

(6) Affordable unit requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually.

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map. **(Condition).**

The City has sufficient water and wastewater treatment capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Pending Development Order

This P&Z application is able to meet all of the Engineering Department requirements at this time

for Site Plan Review.

The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting.

1. 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 (Condition).
2. Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices. (Condition).
3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities (Condition).
4. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. (Condition).
5. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans. (Condition).
6. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans. (Condition).
7. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can. (Condition).
8. Before the approval of the City Engineering Division, the Citys Utilities Division must approve these plans (Condition).
9. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way. (Condition).
10. Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Fed. Hy. (Condition).
11. Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of S. Fed. (Condition).
12. Submit/upload the 2025 City Engineering standard details for the proposed off-site

water and sewer connections. These detailed drawings may be obtained from the City's website in pdf format.

<https://www.pompanobeachfl.gov/government/engineering/standard-details> (Condition).

13. An existing AT&T duct bank might run parallel on the east side of the existing 6" water main. This could affect the two proposed taps on the east side of Federal Hy. (Condition).
14. Note on plan sheet 038 C3, All sanitary sewer manholes owned and maintained by Pompano Beach must be Sewper Coated. Only Sewpercoat & Refratta HAC 100 are the two approved products allowed in our system. (Condition).

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. ****

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Status: Pending Development Order

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 with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) .

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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 2017 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; 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 2017 FBC.

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 [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.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.
6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in

conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

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 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.

BSO

Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Development Order

Development Review Committee Date Reviewed: 03/31/2026

Subject: CPTED and Security Strengthening Report: PZ#: 24-12000027

Name: Vera

Address / Folio: 1600 S. Federal Hwy., Pompano Beach, FL

Type: Major Site Plan

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

IMPORTANT PLEASE READ:

All of the CPTED & Security Strengthening Strategies in the Pompano E-Plan Review (Cycle #5 / Re-Submittal Required) have been answered in the affirmative in the Comment Response Letter provided by PLANW3ST dated 03/12/2026. As a condition of CPTED Approval, these strategies must be incorporated into the existing CPTED Narrative & Drawing Diagram at the time of permit request.

UTILITIES

Nathaniel Watson| Nathaniel.Watson@copbfl.com

Status: Pending Development Order

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. (Info Only).
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-

plan submittal. (Condition).

3. Please procure a Broward County Wastewater Collection permit or exemption for the proposed wastewater sanitary sewer system. This is required during the official e-plan submittal. (Condition).
4. Please procure an FDEP permit for the proposed domestic water main extension. This is required during the official e-plan submission. (Condition).

LANDSCAPE REVIEW

Mark Brumet | mark.brumet@copbfl.com

Status: Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Place note on the site plan and change proposed understory tree species to large canopy tree species.
2. 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.
3. Provide a suspended pavement plan and cross section detail for the proposed suspended pavement. Provide soil volume detail and complete cross section detail of suspended pavement system. Also show suspended pavement on the site/civil plans.
4. 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. Provide what is required vs. what is going to be proposed as to a superior landscape design. Specifically where the proposed concrete area and bike racks are proposed.
5. 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.

6. Change proposed BUSI to QUVI at north side of south entrance.
7. Provide pool deck landscape plan and plant list. In addition provide irrigation.
8. Remove trees shown on site plan. Only show on landscape plan.
9. Change Structural Soil Plan file name to Suspended Pavement Plan.
10. Provide Pervious Plan.
11. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
12. Additional comments may be rendered a time of resubmittal.

ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Status: Pending Development Order

1. Per Section 155.5605.C.1.b., No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;
 - a. Please note that this standard is strictly reviewed by the AAC board to ensure compliance with this standard. Ensure that it is clearly demonstrated the no vehicles parked within or on the roof of the deck or garage will be visible from the street.
2. According to the survey, a drainage easement exists within the proposed development area. As currently shown, the proposal appears to conflict with this easement. Please provide documentation demonstrating that the proposed improvements will not interfere with the drainage easement. If the development encroaches on the easement area, an easement abandonment or vacation may be required prior to approval.
 - a. According to the survey, there are two drainage issues in conflict with the proposed parking structure. Prior to the approval of the building permit, these issues must be abandoned. Documentation and an updated survey showing that the easements have been abandoned is required.
3. In addition to updating the plans to reflect the proposed new parking structure, please ensure that all supporting documents are also revised to reflect the updated proposal, including changes to the site such as the new parking count. For example, the Project Narrative and CPTED narrative must be updated to clearly and consistently describe the scope of work

associated with the new parking structure and any related site modifications. All documents should align with the revised plans to avoid inconsistencies during review.

- a. The comment remains unaddressed. Both the Project Narrative and the CPTED Narrative have not been revised to incorporate the updates made to the original plans since these narratives were drafted. Make sure to reference any major changes, such as the removal of the existing bank drive-through and the new parking structure, where appropriate.
4. Per Section 155.5203.D.5.a., The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area.
 - a. This comment has not been addressed. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Provide an updated elevation plan providing the height of the proposed parking structure so staff can properly review and ensure that the VUA landscape buffer provided is accurate. Zoning cannot approve this comment until Landscape has reviewed and approved it first.
5. Surface level parking shall not have wheel stops. In the area where the bank drive-thru is proposed to be removed, the parking spaces shown on the plans and renderings include a wheel stop. Remove the wheel stop and provide a continuous curb. Per Section 155.5102.C.9.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. Ensure all plans and renderings are shown to be in compliance.
6. An updated FDOT letter is required since the previous one has expired. Also, please note that the plan reviewed by FDOT at the time of the original review and signing of the FDOT letter is different from what is currently being submitted for review. As a result, some of the conditions no longer apply.
7. Please provide a pervious area plan demonstrating compliance with the minimum 20% pervious surface requirement. This will allow staff to verify that the pervious area percentage listed in the site data table (24.27%) is accurate.
8. Although a pedestrian circulation plan is provided, it appears unsafe how pedestrians will

move within the site. Per Section 155.5105.I.b.i., except individual lot development of a single-family dwelling or two-family dwelling, all developments shall install sidewalks on both sides of all roadways within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting city standards is already in place). Per Section 155.5105.I.a., except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal pedestrian circulation system walkways (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the internal pedestrian circulation system and adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas. Update plans to demonstrate pedestrian safety within the lot. Including pavement markings and signs would assist in ensuring the safety of pedestrians on site.

9. If the proposed new parking structure is denied, the requested Major Administrative Adjustments associated with this site plan may need to be revised and resubmitted to the Planning and Zoning Board (PZB) for re-evaluation to ensure continued compliance. (Info Only).
10. Please note that once your proposal receives DRC approval, it should be promptly submitted for AAC and PZB review so that the applications may proceed concurrently and be processed in a timely manner. (Info Only).
11. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).
12. Although the DRC review has been approved pending development order, the remaining unresolved comments must be approved prior to approval of AAC submittal. (Info Only).