

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

Review Type: Planning

Number of Files: 209

Project Name: PZ25-12000001

Workflow: PZ25-12000001 - 1/2/2025 6:05:00 PM

Total Review Comments: 119

Days Calculated as: Calendar Days

Elapsed Days: 187 days 0 hrs

Days with Jurisdiction: 98 days 1 hr

Days with Applicant/Submitter: 88 days 23.5 hrs

Completed Submission (Prescreen): 3 days 19.5 hrs

Completed Submission (PAM): 119

WORKFLOW ROUTING SLIP									
TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Board Or Committee Selection	Completed		0	01/02/2025 06:05 PM	01/02/2025 06:25 PM	01/02/2025 06:25 PM	Review Coordinator	Frank Manusky	0 days 0.5 hrs
Applicant Upload for PAM	Completed		0	01/02/2025 06:25 PM	01/06/2025 01:31 PM	01/06/2025 01:31 PM	Applicant	Mike Amodio	3 days 19 hrs
Prescreen Review	Completed		0	01/06/2025 01:31 PM	01/06/2025 01:38 PM	01/06/2025 01:38 PM	Review Coordinator	Frank Manusky	0 days 0 hrs
Assign Reviewers	Completed		0	01/06/2025 01:38 PM	01/06/2025 01:39 PM	01/06/2025 01:44 PM	Review Coordinator	Frank Manusky	0 days 0 hrs
BSO - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	01/06/2025 01:44 PM	01/09/2025 03:11 PM	01/09/2025 04:40 PM	BSO	Anthony Russo	3 days 3 hrs
ZONING - PAM Review Cycle #1	Completed	PAM Comments Provided	1	01/06/2025 01:44 PM	01/06/2025 03:58 PM	01/15/2025 11:01 AM	ZONING	Pamela Stanton	8 days 21.5 hrs
UTILITIES - PAM Review Cycle #1	Reassigned		1	01/06/2025 01:44 PM	01/06/2025 02:15 PM	04/08/2025 08:46 AM	UTILITIES	Tabensky Johnson	91 days 19 hrs
LANDSCAPE REVIEW - PAM Review Cycle #1	Completed	PAM Comments Provided	1	01/06/2025 01:44 PM	01/14/2025 06:57 AM	01/14/2025 07:33 AM	LANDSCAPE REVIEW	Wade Collum	7 days 18 hrs
BUILDING DIVISION - PAM Review Cycle #1	Completed	Review Complete - Pending Development	1	01/06/2025 01:44 PM	01/06/2025 02:31 PM	01/06/2025 03:36 PM	BUILDING DIVISION	Todd Stricker	0 days 2 hrs
ENGINEERING DEPARTMENT - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	01/06/2025 01:44 PM	01/06/2025 02:36 PM	01/09/2025 03:17 PM	ENGINEERING DEPARTMENT	David McGirr	3 days 1.5 hrs
PLANNING - PAM Review Cycle #1	Completed	PAM Comments Provided	1	01/06/2025 01:44 PM	01/13/2025 05:07 PM	03/26/2025 11:02 AM	PLANNING	Max Wemyss	78 days 21.5 hrs
FIRE DEPARTMENT - PAM Review Cycle #1	Completed	Review Complete - Resubmittal Required	1	01/06/2025 01:44 PM	01/14/2025 08:40 AM	01/14/2025 10:23 AM	FIRE DEPARTMENT	Jim Galloway	7 days 20.5 hrs
UTILITIES - PAM Review Cycle #1 (Reassigned from Tabensky Johnson)	Completed	Review Complete - Resubmittal Required	1	04/08/2025 08:46 AM	04/08/2025 05:11 PM	04/08/2025 05:16 PM	UTILITIES	Nathaniel Watson	0 days 8.5 hrs
Review Complete	Completed		1	04/08/2025 05:16 PM	04/14/2025 02:05 PM	04/14/2025 02:06 PM	Review Coordinator	Frank Manusky	5 days 21 hrs
PAM Comments Available	Accepted		1	04/14/2025 02:06 PM	04/17/2025 10:02 AM		Applicant	Joselyn Aldas	85 days 4 hrs

REVIEW COMMENTS	APPLICANT RESPONSE
-----------------	--------------------

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS	
1	1	BUILDING DIVISION Todd Stricker 1/6/25 3:35 PM	Comment Advisory Comments A preliminary examination of the documents has been			Info Only	
2	1	BUILDING DIVISION Todd Stricker 1/6/25 3:36 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 [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.			Unresolved	RESPONSE: Will be addressed at time of building permitting
3	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:12 PM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:			Condition	RESPONSE: Will be addressed at time of building permitting
4	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:12 PM	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.			Condition	RESPONSE: Will be addressed at time of building permitting

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

5	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:12 PM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices			Unresolved	RESPONSE: Please see CG-101 Erosion Control Plan uploaded to Drawings Folder.
6	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:12 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site			Condition	RESPONSE: Will be addressed at time of building permitting
7	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:12 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site			Condition	RESPONSE: Will be addressed at time of building permitting
8	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:13 PM	Comment Our stormwater level of service (LOS) requires ponding not encroaching onto any roadway centerlines during the 10-year, 1-day storm event or encroaching onto any roadway edge of pavement during the 5-year, 1-day storm event. Considering that the existing pervious grass swales are being replaced with on-street parking, please demonstrate that this proposed design will comply with our LOS requirements and not overwhelm the existing stormwater system, otherwise new drainage improvements will need to be considered.			Unresolved	Please refer to the uploaded calculations. +/- 200LF of exfiltration trench will be added to the offsite steet parking to ensure that the pre vs post calculations meet for the 10-year, 1-day and 5-year, 1-day storm event.
9	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:13 PM	Comment How will the existing sidewalk on Atl. Blvd. be affected? Not that long ago, this was part of a streetscape project. Will the material change?			Unresolved	RESPONSE: The proposed design of Atlantic Blvd follows the EOD Street Development Regulating Diagram outlined in Code Section 155.3709.F.2 for the Atlantic Blvd Alternative (without on-street parking).
10	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:13 PM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format. https://www.pompanobeachfl.gov/government/engineering/standard-details			Unresolved	Please refer to uploaded engineering sheets CP-501 thru CP-503 and CU-501 thru CU-506.
11	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:14 PM	Comment The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.			Condition	Comment Acknowledged

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

12	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:14 PM	Comment Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.			Condition	Comment Acknowledged
13	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:14 PM	Comment Note on all drainage plans that the off-site drainage pipe needs to be RCP or ADS HP Storm. No N12 permitted in R/W.			Unresolved	RESPONSE: Offsite drainage piping will be ADS HP. See callout on CP-101 Sheet.
14	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:14 PM	Comment On the PGD plan, the sidewalk within the right-of-way looks to disappear by the drop-off on SE 24 Ave.			Unresolved	RESPONSE: Please see attached revised CP-101 Sheet. The sidewalk continues along the drop-off area within private property.
15	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:15 PM	Comment Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.			Unresolved	RESPONSE: Pleasee see detail 318-1 on Sheet CP-503.
16	1	BSO Anthony Russo 1/9/25 3:15 PM	Comment Development Review Committee Date Reviewed: 01-09-2025 Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000001 Name: Portman Residential, LLC, Mixed Use Development Address / Folio: 2400 E. Atlantic Blvd., Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owners Agent Understands & Will Comply With All The Following Conditions:			Info Only	RESPONSE: Comment Acknowledged.
17	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:15 PM	Comment On plan sheet 400 CU show a 6" fire-only meter before the DDCV			Unresolved	RESPONSE: Please refer to Sheet CU-101 for 8" fire only meter.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

18	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:15 PM	Comment With the proposed on-street parking, please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public works director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required			Unresolved	RESPONSE: Please see revised Sheet CP-101.
19	1	BSO Anthony Russo 1/9/25 3:15 PM	Comment A. **CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. Initials____ B. **CPTED / SECURITY CONSULTANT** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials ____ C. **DISCLAIMER** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials ____			Unresolved	RESPONSE: Comment Acknowledged

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

20	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:16 PM	<div>Comment</div> <div>All sanitary sewer manholes owned and maintained by Pompano Beach must be Sewper-Coated. Also, any work being performed inside the City of Pompano’s sanitary sewer manholes. They are required to be brought up to current city standards. Also, the type of work performed inside the manhole will depend on whether any bench work must be completed simultaneously. Only Sewpercoat & Refratta HAC 100 are the two approved products allowed in our system. Below is a list of some examples. An approved SEWPER Coat applicator must install this work. A list of approved applicators will be provided at the time of permit.</div> <div>1. Core drilling for new main or lateral installation</div> <div>2. Plugging old abandoned main or lateral</div> <div>3. Installation of force main dumping into a manhole</div> <div>4. Raising or lowering the manhole for elevation changes</div>			Unresolved	<div>RESPONSE: Comment Acknowledged. Please see revised Sheet CU-101.</div>
21	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:16 PM	<div>Comment</div> <div>Please note on the civil plan sheets that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.</div> <div>How to retire old laterals</div> <div><div>• If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)</div><div>• If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)</div><div>• If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)</div><div>• If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)</div></div>			Unresolved	<div>RESPONSE: Please refer to Sheet CU-101.</div>

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

22	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:16 PM	Comment Place note on landscape plans as per City Ordinance(s) \$50.02(A) (3) and \$100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.			Unresolved	RESPONSE: Refer to sheet LP-002 notes numbers 12 and 13 for requested notes. Existing utilities are shown on the landscape plans on sheets LP-101 and LP-102.
23	1	ENGINEERING DEPARTMENT David McGirr 1/9/25 3:16 PM	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. ****			Unresolved	RESPONSE: Please refer to comment response letter.

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

24	1	BSO Anthony Russo 1/9/25 3:27 PM	<div>Comment</div> <div>***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. ***</div> <div>A1. Natural Surveillance (Lighting)</div> <div>1.) 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.</div> <div>Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.</div>			Unresolved	<div>RESPONSE: These items have been incorporated into the revised CPTED Plan and Narrative.</div>
----	---	--	--	--	--	------------	--

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

25	1	BSO Anthony Russo 1/9/25 3:32 PM	<div>Comment</div> <div>A3. Electronic Surveillance Security Strengthening</div> <div>*** ATTENTION ***</div> <div>PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS 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 ENSURE OPTIMAL RESULTS.</div> <div>1.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.</div> <div>B. Access Control Security Strengthening</div> <div>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.</div> <div>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.</div> <div>2.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/</div> <div>For Public Buildings including (but not limited to) Airports, Schools,</div>			Unresolved	<div>RESPONSE: These items have been incorporated into the revised CPTED Plan and Narrative.</div>
----	---	--	--	--	--	------------	--

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

26	1	BSO Anthony Russo 1/9/25 4:14 PM	<div>Comment</div> <div>B1. Access Control Security Strengthening for Dumpster Enclosures / Trash Rooms</div> <div>1.) 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.</div> <div>C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking</div> <div>1.) 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, auto thefts, burglaries, acts of criminal mischief amongst other types disturbing crimes. Greater security measures must be applied to protect the residents, their vehicles & their property. This also aids in preventing access to any private elevator(s), stairwells, residential common areas, hallways & the residential units.</div> <div>2.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting 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</div>			Unresolved	<div>RESPONSE: These items have been incorporated into the revised CPTED Plan and Narrative.</div>
----	---	--	--	--	--	------------	--

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

27	1	BSO Anthony Russo 1/9/25 4:31 PM	<div>Comment</div> <div>E. Activity Support Security Strengthening</div> <div>1.) 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.</div> <div>2.) For Residential / Homeowner Associations it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.</div> <div>***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.</div>			Unresolved	<div>RESPONSE: These items have been incorporated into the revised CPTED Plan and Narrative.</div>
28	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	<div>Comment</div> <div>1. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.</div>			Unresolved	<div>RESPONSE: Landscape plans are signed and sealed as requested.</div>
29	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	<div>Comment</div> <div>2. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.</div>			Unresolved	<div>RESPONSE: It is understood that relocation is required. This will require coordination with the Developer and FPL</div>
30	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	<div>Comment</div> <div>3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.</div>			Unresolved	<div>RESPONSE: Refer to sheets LD-101 and LD-102 for the tree disposition plans.</div>

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

31	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	Comment 4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.			Unresolved	RESPONSE: A Disposition Table has been provided on sheet LD-001 that lists all the existing trees with sizes and descriptions. A mitigation column is included that calls out the replacement requirements for each tree and palm.
32	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	Comment 5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.			Unresolved	RESPONSE: A replacement summary that includes the dollar value for specimen trees, the heights of the palms as listed, and required tree caliper will be provided in a Mitigation Table
33	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:57 PM	Comment 6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.			Unresolved	RESPONSE: Comment Acknowledged.
34	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:58 PM	Comment 7. Please provide overall landscape and irrigation plans so that a more accurate review can be performed.			Unresolved	RESPONSE: Refer to the LP and LI series of drawings for landscape and irrigation plans.
35	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:58 PM	Comment 8. Provide all plant callouts on the plan so that a proper review can be performed.			Unresolved	RESPONSE: Plant callouts are now provided.
36	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:58 PM	Comment 9. 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. This applies to site trees only to meet the requirement.			Unresolved	REPONSE: Tree and palm heights have been adjusted to meet this requirement. The landscape data table has been adjusted to reflect these changed. See sheet LP-002.

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

39	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:59 PM	Comment 12. 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 / eccentric footings as it relates to these areas.			Unresolved	RESPONSE: Typical building sections will be provided by the Architect that show the extent and location of the proposed footings. See sheet A-2.1.
40	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:59 PM	Comment 13. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.			Unresolved	RESPONSE: Refer to sheets LI-101 and LI-102 for irrigation plans.
41	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:59 PM	Comment 14. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.			Unresolved	RESPONSE: Bubblers are noted to be provided on the irrigation plans.
42	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:59 PM	Comment 15. As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout. Bookend each designated stress Javanicas on the West and Purple Tabs (@12’ tall) on the South and all other Shade trees shall be the 24’ tall Oaks.			Unresolved	RESPONSE: The street trees have been layed out as described.
43	1	LANDSCAPE REVIEW Wade Collum 1/13/25 1:59 PM	Comment 16. As per 155.3501.K.5.a.i. a minimum of 50% of the required trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees.			Unresolved	RESPONSE: Acknowledged. The street trees are provided as per the requirements of the TO. We are providing larger native trees at the ends of the parking in the nodes
44	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:00 PM	Comment 17. As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. and SE 25th Ave. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Further discussion as it relates to the existing Caesalpinia’s.			Unresolved	RESPONSE: We have no objection to the Live Oaks, but the existing streetscape is well established and consistent along its length. We would propose keeping the Bridalveil Trees and Date Palms as the designated trees. We would like to meet with Staff to review the long range vision for this corridor.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

45	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:00 PM	Comment 18. As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.			Unresolved	RESPONSE: The specification has been revised.
46	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:00 PM	Comment 19. Specify Oak trees to Certified RPG grown or Reason7 Certified Container Grown Trees. No cultivars.			Unresolved	RESPONSE: The specification has been added.
47	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:00 PM	Comment 20.As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Please show all suspended pavement on the Civil sheets as well.			Unresolved	RESPONSE: Refer to sheets LP-201 and LP-202 for suspended pavement plan. It is also shown on the Civil sheets.
48	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:00 PM	Comment 21.Provide a separate Suspended Pavement Plan highlighting all areas proposed, details, diagrams and soil volume chart and example. Please show all suspended pavement on the Civil sheets as well			Unresolved	RESPONSE: Refer to sheets LP-201 and LP-202 for suspended pavement plan. It is also shown on the Civil sheets.
49	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:01 PM	Comment 22.As per 155.5203.G.2.c. Required street trees shall be planted in a planting strip that is located between the roadway and the property line and is at least five feet wide. Plan currently scales out to be 4, verify and confirm that there is 5' clear measurement.			Unresolved	RESPONSE: Dimensions have been added to the landscape sheets to show the planting strips are at least 5'.
50	1	LANDSCAPE REVIEW Wade Collum 1/13/25 2:01 PM	Comment 23. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.			Unresolved	RESPONSE: All trees are placed in planters and the suspended pavement system is shown on sheets LP-201 and LP-202.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

61	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:10 PM	<div>Comment</div> <div>Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK)</div> <div>Broward Fire Code Amendments</div> <div>F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK)</div> <div>F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply.</div> <div>F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.</div> <div>F-121.2.7 Residential occupancy:</div> <div>All hotels and motels.</div> <div>Multi-story residential buildings with five (5) floors or more.</div> <div>Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement.</div> <div>F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.</div> <div>F-121.3 Installation and Operation.</div> <div>F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis.</div> <div>F-121.3.2 AED(s) devices and Bleeding Control Kit BCK(s) shall be:</div> <div>Conspicuously located in plain view of the primary public</div>			Condition	<div>RESPONSE: Comment Acknowledged</div>
----	---	--	--	--	--	-----------	---

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

62	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:10 PM	Comment First Responder Radio Communications Radio Communications Test: All new and existing buildings minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. Where required by the AHJ, two-way radio communication enhancement systems shall comply with NFPA 72. High Rise Radio Communications Requirements: New and Existing high-rise buildings are required to comply with minimum first responder radio signal strength within the building. (F.S. 633.202(18)) Dates for submittal and completion: December 31, 2019: Submit test report and Corrective Action Plan. January 1, 2022: Completion of radio enhancement installation. High-rise apartment buildings: December 31, 2019: Submit test report and Corrective Action Plan. December 31, 2022: Apply for Permits for required systems. January 1, 2025: Completion of radio enhancement installation.			Condition	RESPONSE: Comment Acknowledged
63	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:13 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.			Condition	RESPONSE: Please see fire flow test results uploaded to eplan.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

64	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:14 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 builders 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.			Condition	RESPONSE: Please see Hydrant Flow Test.
65	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:14 PM	Comment () Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).			Condition	RESPONSE: Backflow and meter assembly purchases will me made after DRC Approval.
66	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:27 PM	Comment () Provide location of all required life safety systems and access from the exterior of the building. This could include: fire pumps, emergency stand by generators, command centers (access from main lobby/entrance).			Condition	RESPONSE: Please see life safety sheets uploaded to eplan
67	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:27 PM	Comment () Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.			Condition	RESPONSE: Please see life safety sheets uploaded to eplan
68	1	FIRE DEPARTMENT Jim Galloway 1/13/25 4:28 PM	Comment () Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if drivers remain with vehicle.			Condition	RESPONSE: Please refer to revised Sheet SP-101.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

69	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:17 AM	Comment 22. As per155.3501.J.2.d / 155.5203.D.5.A. The minimum width of the required VUA foundation planting shall be five (5) feet.			Unresolved	RESPONSE: The VUA planting is now shown on sheet LP-101.
70	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:17 AM	Comment 23. Show sod in the plant list and verify species proposed in courtyards.			Unresolved	RESPONSE: Sod to be shade tolerant St. Augustine 'Citra Blue'
71	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:17 AM	Comment 24. Is there a roof top planting proposed on amenity deck(s)?			Unresolved	RESPONSE: There will be a terrace and rooftop planting that will be provided at builting permit. Those plantings will not be counted towards required site planting requirements.
72	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:17 AM	Comment 25. Provide an alternate tree to Chrysophyllum that may be better suited for an urban setting.			Unresolved	RESPONSE: An alternate tree has been added.
73	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:17 AM	Comment 26. Switch out the Catawba for Purple Tabs per the regulatory plan.			Unresolved	RESPONSE: Purple Tabs are now proposed per the regulatory plan.
74	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:18 AM	Comment 27. Relocate Utilities and FDC’s from required planting areas. SE Corner and what looks like stormwater CB’s form required landscape areas.			Unresolved	RESPONSE: Stormwater catch basin has been removed to resolve conflict in landscape areas. See sheet LP-102.
75	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:18 AM	Comment 28. 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	RESPONSE: Refer to sheet LP-002 note number 15 for requested note.
76	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:18 AM	Comment 29. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.			Unresolved	RESPONSE: Refer to sheet LP-002 note number 6 for requested note.
77	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:18 AM	Comment 30. As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.			Unresolved	RESPONSE: Refer to sheet LP-002 note number 7 for requested note.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

78	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:18 AM	Comment 31. Provide soil specifications in percentage form, i.e. 70/30.			Unresolved	RESPONSE: Planting soils are called out as equal to 70/30. See sheet LP-001.
79	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:19 AM	Comment 32. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved	RESPONSE: This is noted on sheet LP-002 note number 8.
80	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:19 AM	Comment 33. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved	RESPONSE: Comment Acknowledged.
81	1	LANDSCAPE REVIEW Wade Collum 1/14/25 7:19 AM	Comment 34. Additional comments may be rendered a time of resubmittal.			Unresolved	RESPONSE: Comment Acknowledged.
82	1	FIRE DEPARTMENT Jim Galloway 1/14/25 8:47 AM	Comment 1 - Location of Fire Pump? 2 - Will the Building have a generator? Building should be self sufficient during prolonged power outages. Lighting in common areas, elevator, Emergency and life Safety systems, domestic water pump, etc. 3 - Fire sprinkler Design: Parking Garage must be designed to Ordinary Hazard Group 2 throughout, Any areas that use car stackers must designed to High Hazard. It is recommended that all EV charging be grouped in an isolated area and protected with high hazard fire sprinkler protection. 4 - Due to Size of building, access and number of apartment units: Recommend that fire alarm system be designed using an addressable voice evacuation system fire alarm. This allows for communication and direction of residents within the building for any type of emergency.			Unresolved	RESPONSE: 1. Fire pump is located on the ground floor, northeast of the building (B.O.H. area), with direct access from the exterior. 2. a generator has not been proposed for the development. 3. Comment Acknowledged 4. Comment Acknowledged. This will be specified during building permitting.
83	1	ZONING Pamela Stanton 1/15/25 10:38 AM	Comment 1. This mixed-use project is subject to Major Site Plan and Building Design approvals.			Unresolved	RESPONSE: Comment Acknowledged.
84	1	ZONING Pamela Stanton 1/15/25 10:38 AM	Comment 2. Provide complete and informative written responses to all comments with the next submittal.			Unresolved	RESPONSE: Comment Acknowledged.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

85	1	ZONING Pamela Stanton 1/15/25 10:38 AM	Comment 3. Section 155.3501.I.2.c.i: Along a primary and secondary street, the ground floor of the garage shall be screened by a liner building containing a minimum depth of 20 feet that may be used to achieve the minimum active use requirement in the Overlay District. Provide dimensions for the depth of all ground floor active use areas that line the parking garages, in compliance.			Unresolved	RESPONSE: Please see Architectrual Floor Plan for Dimensions
86	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 4. Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for parking garages are allowed on secondary or tertiary garage frontages above the first floor only. Provide information regarding the ventilation system for the parking garage.			Unresolved	RESPONSE: The garage is proposed to be naturally ventilated. See building plans (A-2.1 through A-2.6).
87	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 5. Section 155.3501.I.2.g: On-street parking, along the corresponding frontage lines touching the adjacent sidewalk to the property, may be used to satisfy a portion of the off-street parking requirements for all uses, except single family. The site plan depicts parallel parking spaces directly adjacent to the project property, and thus may be counted toward satisfying the parking requirements. Provide this information in the Parking Calculations on the Site Data Table.			Unresolved	RESPONSE: Please see revised site plan data table. There are 29 on-street spaces that are counted in the provided parking calculations.
88	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 6. Section 155.3501.J.3.a: Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph. Provide a detail for the specified suspended pavement system and delineate the locations of the system on the paving, grading and drainage plan and the landscape plan in accordance with the requirement.			Unresolved	RESPONSE: Refer to soil volume exhibit on sheets LP-201 and LP-202. Also shown on Paving, Grading and Drainage Plans.
89	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 7. The Public Open Space that is proposed as a Density Bonus must incorporate the requirements of Section 155.3501.K.1 Designated Publicly Accessible Open Spaces into the design of the open space, and be developed as a green, square, or plaza. Label the public open space(s) and provide the square footage on the site plan, and clarify how each of the publicly accessible open space requirement has been addressed, as well as the requirements of Section 155.3501.K.4 for greens, squares or plazas.			Unresolved	RESPONSE: The publicly accessible open space is provided within the pedestrian passage/mid-block southern plaza. This area is small in scale, largely devoted to natural landscaping and outdoor seating.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

90	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 8. Section 155.3501.N.1: Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements, pursuant to Table 155.3501.N.1. On the elevations, identify all height-encroaching elements and provide the overall height of each element, in compliance. Provide this information on the roof plan as well.			Unresolved	RESPONSE: All the height-encroaching elements have been identified, providing the overall height of each element. Please refer to sheets A-3.1C and A-3.2C.
91	1	ZONING Pamela Stanton 1/15/25 10:39 AM	Comment 9. Section 155.3501.O.2.a, Building Length: the maximum horizontal dimension of a building shall be 300 feet at any level. The plans indicate that the building greatly exceeds the maximum allowable building length. Address this issue.			Unresolved	RESPONSE: A separate application for a major administrative adjustment has been submitted, increasing the allowable maximum length to 360 feet.
92	1	ZONING Pamela Stanton 1/15/25 10:40 AM	Comment 10. Section 155.3501.O.2.b, Building Separation: Tower buildings or buildings greater than 6 stories built to the maximum building length shall provide a minimum 30-foot separation from the subject building and any adjacent building on the same lot or an adjacent lot. The 30-foot separation shall be open to the sky and improved as a pedestrian passage [cross-block passage] or open space running the entire length of the block and shall provide building access and connect with the existing city street grid. If the separation is publicly accessible, a minimum of 50% active use shall be provided for the portion of the ground floor fronting the pedestrian passage or open space. The proposed building exceeds the maximum allowable building length and must be either reduced in length or separated into two buildings. If two buildings, incorporate a building separation is required. If a pedestrian passage is incorporated into the site layout, utilize the East Overlay District Street Development Regulating Diagram for a Pedestrian Passage. The addition of landscaping within the pedestrian passage is encouraged.			Unresolved	RESPONSE: A minimum 30-foot separation has been provided. See sheet A-2.1.

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

93	1	ZONING Pamela Stanton 1/15/25 10:40 AM	Comment 11. Section 155.3501.O.2.c, Building Break: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Indicate the locations of the required breaks on the plans and provide dimensions of the breaks in accordance with this requirement. Vehicular openings in the building are not considered to be building breaks.			Unresolved	RESPONSE: A building break of at least 30 feet in width and 10 feet in depth (every 160 feet) have been provided along the building, creating spaces that provided building access. Please see sheet A-2.1
94	1	ZONING Pamela Stanton 1/15/25 10:40 AM	Comment 12. Section 155.3501.O.2.h.ii.d: Active uses located along the ground floor must have a transparent clear glazed area of not less than 70% of the facade area. Provide figures and calculations indicating compliance.			Unresolved	RESPONSE: A superior alternative design request has been requested as part of this application. Please see separate narrative for Superior Alternative Design.
95	1	ZONING Pamela Stanton 1/15/25 10:40 AM	Comment 13. Section 155.3501.O.2.h.ii.e: Ground floor window sills shall be placed at a maximum height of 24 inches above grade. Provide dimensions on the elevations indicating compliance.			Unresolved	RESPONSE: Ground floor window sills have been placed complying with the maximum height of 24 inches above the grade and the dimensions have been provided. Please refer to Elevations.
96	1	ZONING Pamela Stanton 1/15/25 10:55 AM	Comment 14. Section 155.3501.O.2.ii.g: Active uses along the ground floor must have glazed areas with a minimum visible light transmittance of 75% and a minimum reflectance of 15%. Provide specifications for the proposed ground floor glazing, in compliance.			Unresolved	RESPONSE: A note of intent to comply has been added in the elevations and specifications will be provided during building permits.
97	1	ZONING Pamela Stanton 1/15/25 10:55 AM	Comment 15. Section 155.3501.O.2.iii.a: Ground floor residential street walls must be fenestrated with a minimum 30% windows. Show calculations and information on elevations, in compliance.			Unresolved	RESPONSE: Ground floor residential street walls have been revised to provide the minimum 30% windows. Please refer to sheet A-3.3 for compliance and calculations.
98	1	ZONING Pamela Stanton 1/15/25 10:55 AM	Comment 16. Section 155.3501.O.2.k: Clarify whether Live-Work units are proposed as part of the project.			Unresolved	RESPONSE: Live-work units are not proposed with this project

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

99	1	ZONING Pamela Stanton 1/15/25 10:56 AM	Comment 17. Section 155.3501.O.3.a, Block Requirements: The maximum length of a block shall be 500 feet. However, the block is a legally existing nonconforming block and thus may remain. Revise the table on SP-100 to indicate the maximum allowable block length as 500 feet, where 530 feet is shown, and add a note that the block is existing.			Unresolved	RESPONSE: Please see revised table showing max block length on Sheet SP-100.
100	1	ZONING Pamela Stanton 1/15/25 10:56 AM	Comment 18. Section 155.3501.O.4. Building Type Open Space Standards: All multi-family and mixed-use developments must reserve a minimum of 10% of the site for common, private open space. Private open space is defined as open space that is intended solely for the use of building occupants. Private open space may be provided on the ground level or in roof terraces or upper level decks, in the form of colonnades, courtyards, terraces and sodded lawns. Corridors, walkways, pedestrian passages, lobbies, balconies, parking courts, lakes, golf courses, and parking lot buffers may not count towards the open space requirement. Private open spaces must provide shaded areas, and their surface must be a combination of paving materials, sodded lawn or ground cover. Provide information indicating compliance with the requirements of this Section.			Unresolved	RESPONSE: Please see the Open Space Calculation Table on the Site Plan Sheet SP-100.
101	1	ZONING Pamela Stanton 1/15/25 10:56 AM	Comment 19. The site plan includes a call-out "3' MAX ENCROACHMENT INTO ROW PER TABLE 155.3501.O.5." Identify and label the type of element that is encroaching into the right-of-way and provide a dimension for the extent of the encroachment on each floor plan in compliance with Section 155.3501.O.5. A revocable license agreement in accordance with Section 100.35 will be required.			Unresolved	RESPONSE: The call-out has been removed. Please see revised site plan.
102	1	ZONING Pamela Stanton 1/15/25 10:57 AM	Comment 20. Section 155.3709.F.2: All streets shall be designed according to the typical street sections and standards specified in the Street Development Regulating Diagrams to the extent possible in coordination with the City Engineer. Clarify how the proposed improvements along East Atlantic Blvd are consistent with the Atlantic Blvd street section. The applicable street section for SE 24 Ave is Diagram 155.3709.F.2, T-4 For a Typical 60' R.O.W with parking on both sides. The same Diagram can be used for SE 25 Ave and SE 2 St. with parking on the one side of the street only. Verify that proposed street improvements comply with the T-4 diagram.			Unresolved	RESPONSE: Please see revised site plan sheet. SE24th, SE25th, and SE2nd Street are designed to the T-4 Street Section.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

103	1	ZONING Pamela Stanton 1/15/25 10:57 AM	Comment 21. Section 155.3709.J: A Traffic Analysis is required if the proposed development is expected to generate more than 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street. Cost recovery fees will be charged to the Applicant for evaluation of the required Traffic Analyses. The Traffic Analysis is required to be completed prior to site plan approval.			Unresolved	RESPONSE: Comment acknowledged. A revised traffic methodology has been submitted to the City for review.
104	1	ZONING Pamela Stanton 1/15/25 10:57 AM	Comment 22. Pursuant to Section 155.3709.K, each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees of at least \$10,609 per unit in accordance with Chapter 154. Recently, the City adopted a policy to require the use of the County’s mixed income housing density bonus policies 2.16.3 or 2.16.4 for any project in the ETOC with 7 or more units.			Unresolved	RESPONSE: The project plans to pay-in-lieu in accordance with Chapter 154
105	1	ZONING Pamela Stanton 1/15/25 10:57 AM	Comment 23. Pursuant to Diagram 155.3709.H Open Space and Greenway System Regulating Plan, the designated Greenways Flowering Tree for SE 2 Street is Tabebuia impetiginosa, Purple Trumpet. Revise the landscape plan accordingly.			Unresolved	RESPONSE: Landscape plan has been updated to include Purple Trumpet trees along SE 2nd St. See sheet LP-102.
106	1	ZONING Pamela Stanton 1/15/25 10:57 AM	Comment 24. Section 155.5101.G.8.b: Nonresidential uses shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 155.5101.G.8.b, where a minimum 50’ stacking lane distance is required when 50-249 nonresidential parking spaces are provided. Provide information on the site plan/level 1 plan indicating compliance.			Unresolved	RESPONSE: Please see required dimensions on Sheet SP-100.
107	1	ZONING Pamela Stanton 1/15/25 10:58 AM	Comment 25. Section 155.5102.I.2: When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces. Clarify whether compact parking spaces are proposed with the parking garage and indicate locations and dimensions.			Unresolved	RESPONSE: Compact parking spaces are proposed for up to 20% of the required off-street parking spaces and have been marked (with a C) within the Parking Garage. Please see sheets A-2.1 through A-2.6.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

108	1	ZONING Pamela Stanton 1/15/25 10:58 AM	Comment 26. Section 155.5509, Utility Line Location: In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Provide a note on the plans that the existing overhead utilities on the site and adjacent to the site will be buried.			Unresolved	RESPONSE: The project team has coordinated with FPL on this request. Please see FPL response letter uploaded to documents folder.
109	1	ZONING Pamela Stanton 1/15/25 10:59 AM	Comment 27. Section 155.5602.L.2: Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. A bicycle storage room was found on the ground level of the building, within the parking garage. Provide bicycle parking in the form of bike racks at locations that are convenient and accessible to the primary entrances of the nonresidential and residential uses, in compliance with the requirements of this Section.			Unresolved	RESPONSE: A bicycle room is provided within the garage. Bicycle racks will be provided and coordinated with the non-residential components of the project
110	1	ZONING Pamela Stanton 1/15/25 10:59 AM	Comment 28. Section 155.5605.C.1.a: All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments: i. Facade articulation (i.e. wall offsets); and ii. Horizontal and vertical projections; and iii. Material and color variation; and iv. Varied proportions of openings. The intent is for the parking structure portion of the building to appear as an integral part of the building as opposed to appearing as structured parking, as it appears on the submitted building elevation drawings, specifically the east elevation. Provide elevations that demonstrate compliance with the requirements of this Section.			Unresolved	RESPONSE: The design of the façade of the parking garage has been revised to looks harmonious and complemental with the principal structure, containing all the architectural treatments described above. Please refer to the sheet A-3.2C.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

111	1	ZONING Pamela Stanton 1/15/25 10:59 AM	Comment 29. 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. Provide plans and elevations that indicate how this will be achieved.			Unresolved	RESPONSE: Any vehicle parked in the garage will be visible from the street. A louver and a metal mesh screen have been proposed as treatment for the openings. See elevation and detail sections on sheet A-3.2.
112	1	ZONING Pamela Stanton 1/15/25 10:59 AM	Comment 30. Section 155.5605.C.1.d: The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure. Provide a roof plan and if rooftop parking is proposed, provide the required shade producing structure in compliance with the requirements of this Section.			Unresolved	RFESPONSE: The exposed top level of the parking structure has been proposed with a shade producing structure (pergola), covering a minimum of 60%. Please see sheet A-2.5 and A-2.7.
113	1	ZONING Pamela Stanton 1/15/25 10:59 AM	Comment 31. Section 155.5605.C.4: Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements. Show and label the required pedestrian entrance directly from the frontage line that will serve the nonresidential uses.			Unresolved	RESPONSE: Pedestrian entrances for the garage have been provided and labeled. Please refer to sheet A-2.1.
114	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 32. Provide the status of existing easement(s) shown on the survey that are in conflict with the proposed development.			Unresolved	RESPONSE: Existing easements in conflict with the proposed building will be vacated through appropriate means.
115	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 33. Label the building elevations with the directional orientation (north, south, east, west).			Unresolved	RESPONSE: Please see revised Architectural Plans
116	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 34. Clarify how the trash service operations will function.			Unresolved	RESPONSE: Please see the trash management narrative on Sheet SP-300
117	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 35. The Site Plan Narrative states the project will have 395 residential units. The Site Data Table shows 427 units provided. Verify the total number of dwelling units and make corrections as necessary to provide consistency on all drawings and documents.			Unresolved	RESPONSE: There will be 397 residential units provided. Please see revised site data table and narrative.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

118	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 36. Show the right-of-way lines on the building elevation drawings, with dimensions for any proposed encroachments.			Unresolved	RESPONSE: There is no encroachment on the right-of-way.
119	1	ZONING Pamela Stanton 1/15/25 11:00 AM	Comment 37. Provide material colors and finishes for all building elevations. Include glazing color and transparency level.			Unresolved	RESPONSE: Color elevations have been provided. Please see sheets A-3.1C and A-3.2C.
120	1	ZONING Pamela Stanton 1/15/25 11:01 AM	Comment 38. The 6th level floor plan depicts a "terrace" at the East Atlantic frontage. The front building elevation shows rooftop structure at the same level that is not labeled. Label the type of structure on the front elevation drawing and show any terrace structural elements on the 6th level plan.			Unresolved	RESPONSE: The terrace at the East Atlantic frontage with the rooftop structure is shown and labeled in the Conceptual section. Please refer to sheet A-3.4.
121	1	ZONING Pamela Stanton 1/15/25 11:01 AM	Comment 39. On all floor plans, including upper level floor plans and roof plan, show and label the post-right-of-way dedication line, assuring any encroachment does not exceed the maximum allowable encroachment.			Unresolved	RESPONSE: The post-right-of-way is shown including upper levels. Please see sheets A2.1 through A-2.8).

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

122	1	PLANNING Max Wemyss 3/26/25 11:02 AM	Comment 1. The Land Use designation is East Transit Oriented Corridor (ETOC) District. The application is requesting to construct 397 multifamily residential units, and roughly 12,000 square feet of commercial space. The site plan proposes the following breakdown of the 397 units (combination of studio/efficiency (51), 1-bedroom (187), 2-bedroom (145), & 3-bedroom (14)). Provide unit plans demonstrating unit layouts and area. 2. The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Based on the Pre-App Comment Response provided, this application intends to pay the in-lieu-of fee acknowledging the current rate is \$10,609 per unit proposed. In accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.4 for the residential entitlements. The property is 3.189 acres. 2.16.4 allows for buyout. The application, as designed, meets the commercial/mixed-use requirements of the policy. 3. The Pinehurst Plat, Resubdivision of Block 19 (1954; PB 33 pg 46) does not contain any use information or restrictions. Obtain a Plat Determination Letter from the BCPC for the proposed use on the subject Plat. 4. Plans show required dedication of 5' along Atlantic Blvd, required for compliance with the Broward County Trafficways Plan, which must be completed prior to Building Permit approval. Remaining streets show 60' ROW with 30' to			Unresolved	RESPONSE: Acknowledged
123	1	UTILITIES Nathaniel Watson 4/8/25 5:13 PM	Comment 1.Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only	RESPONSE: Acknowledged
124	1	UTILITIES Nathaniel Watson 4/8/25 5:13 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.			Info Only	RESPONSE: Acknowledged
125	1	UTILITIES Nathaniel Watson 4/8/25 5:14 PM	Comment 3. Please show the property's existing water and sewer connections, noting the system termination method or if the service shall be utilized on Civil plan 411 CU-101 Water & Sewer Plan. Please correct.			Unresolved	RESPONSE: Please see attached revised CD-101 and CU-101 sheet.

AAC

Plan Review - Review Details

Report Generated: 07/08/2025 06:18 PM

126	1	UTILITIES Nathaniel Watson 4/8/25 5:14 PM	Comment 4. Please utilize ADS HP storm pipe instead of the HPDE pipe. Demolish the existing storm drainage pipe along SE 25 Avenue and extend the proposed drainage north with a catch basin within he public right-of-way.			Unresolved	RESPONSE: Please see attached revised CD-101 and CP-101 sheet.
127	1	UTILITIES Nathaniel Watson 4/8/25 5:14 PM	Comment 5. Please attach the following City Engineering Standard details as they apply: 106-2 Master Meter and Backflow Device, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 410-1 Cast Iron Grates, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal.			Unresolved	RESPONSE: Please see attached revised CU-501 – CU-506 sheets.
128	1	UTILITIES Nathaniel Watson 4/8/25 5:14 PM	Comment 6. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan.			Unresolved	RESPONSE: Please see attached revised CU-101 sheet, with the estimated daily water consumption use of the development in (GPD) gallons per day.
129	1	UTILITIES Nathaniel Watson 4/8/25 5:14 PM	Comment 7. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan.			Unresolved	RESPONSE: Please see attached revised CU-101 sheet, with the estimated daily wastewater discharge of the development in (GPD) gallons per day.
130	1	UTILITIES Nathaniel Watson 4/8/25 5:15 PM	Comment 8. Please show a reuse irrigation water connection for 720 &721-LI 101&102 Irrigation Plans.			Unresolved	RESPONSE: PLEASE SEE REVISED Sheet LI-101 and LI-102
131	1	UTILITIES Nathaniel Watson 4/8/25 5:15 PM	Comment 9.Please note that the proposed 3 and larger water meters are not stock items. These large meters are subject to an eight-month order lead time. Please order these items on time to ensure that the services are available for installation.			Info Only	RESPONSE: Comment Acknowledged

AAC