



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-724

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 17, 2025

980 SW 12TH AVENUE

Request: Minor Site Plan
P&Z# 25-12000010
Owner: Joefran Investments LLC
Project Location: 980 SW 12th Ave
Folio Number: 494202000570
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Sam Epstein
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copfl.com)

Summary:

The Minor Site Plan involves developing a surface parking lot to support the existing industrial building on the adjacent parcel to the north (954 SW 12 Ave), pending the unification of the two parcels. According to the project narrative, the project's purpose is to provide additional parking to accommodate a prospective industrial tenant's fleet of vehicles. The property will not be approved as outdoor storage (as an accessory use), as the total area of outdoor storage areas cannot exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot, pursuant to Section 155.4303.W.3.b.

The table below is a summary of the DRC review of this Minor Site Plan.

Development Review Committee Member	Status - 12/4/2025
Planning	Approved with Conditions
Zoning	Unresolved Comments Remain
Landscape and Urban Forestry	Pending Development Order
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Pending Development Order
BSO	Pending Development Order
Building Division	Pending Development Order

Staff Conditions: See attached DRC Comment Report.

Plan Review - Review Comments Report

Project Name: **PZ25-12000010**

Workflow Started: **4/1/2025 2:29:03 PM**

Report Generated: **12/04/2025 11:55 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 5/6/25 3:27 PM	Changemark Emergency Access Would this gate/road still be capable of emergency access for fire apparatus? provide on plan showing access. locked gates would require knox lock at a minimum.	010 EX-1 Fire Truck Exhibit.pdf		Resolved
2	1	FIRE DEPARTMENT Jim Galloway 5/6/25 3:27 PM	Changemark Emergency Access () Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)	010 EX-1 Fire Truck Exhibit.pdf		Resolved
3	1	BUILDING DIVISION Todd Stricker 5/7/25 8:09 AM	Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.			Info Only



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			<p>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.</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.</p> <p>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.</p> <p>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.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p>			
4	1	BUILDING DIVISION Todd Stricker 5/7/25 8:10 AM	<p>Comment</p> <p>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</p> <p>2.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).</p>			Info Only



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			<p>3.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.</p> <p>4.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.</p> <p>5.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.</p> <p>6.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.</p> <p>7.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.</p>			
5	1	ENGINEERING DEPARTMENT David McGirr 5/9/25 10:55 AM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings			Info Only
6	1	ENGINEERING DEPARTMENT David McGirr 5/9/25 10:59 AM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.			Info Only
7	1	BSO Anthony Russo 5/16/25 3:39 PM	Comment Development Review Committee Date Reviewed: 05-16-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-120000010 Name: 980 SW 12th Avenue Address / Folio: 980 SW 12th Avenue, Pompano Beach, FL			Info Only



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			Type: Minor Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			
8	1	BSO Anthony Russo 5/16/25 3:39 PM	Comment ***ATTENTION*** Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.			Condition
9	1	BSO Anthony Russo 5/16/25 4:04 PM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. *** A. Natural Surveillance (Landscaping) 1.)Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment. 2.)Maintain an 8- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting. A1. Natural Surveillance (Lighting) 1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here. ----- Responded by: Frank Manusky - 9/3/25 10:44 AM See comment response document.	Unresolved



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			burglary, robbery, sexual battery, etc. 2.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.			
10	1	BSO Anthony Russo 5/16/25 4:17 PM	<p>Comment</p> <p>A2. Natural Surveillance Security Strengthening</p> <p>1.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.</p> <p>Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.</p> <p>A3. Electronic Surveillance Security Strengthening</p> <p>*** ATTENTION ***</p> <p>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 PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.</p> <p>1.) Required to meet 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: ... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes.</p> <p>2.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.</p> <p>3.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.</p> <p>Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers office, etc.</p> <p>4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:44 AM See comment response document.</p>	Unresolved



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11	1	BSO Anthony Russo 5/16/25 4:20 PM	<p>Comment</p> <p>B. Access Control Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.</p> <p>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.</p> <p>2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.</p> <p>3.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.</p> <p>Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:44 AM See comment response document.</p>	Unresolved
12	1	BSO Anthony Russo 5/16/25 4:21 PM	<p>Comment</p> <p>B1. Access Control Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</p> <p>2.)A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:44 AM See comment response document.</p>	Unresolved



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			<p>3.)Bottom gate clearances must be 8 above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</p> <p>4.)If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</p> <p>5.)Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>6.)Dumpster areas must be secured with Access Control and video surveillance.</p> <p>7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p>			
13	1	BSO Anthony Russo 5/16/25 4:38 PM	<p>Comment B2. Access Control Security Strengthening for Key Control & Management Offices</p> <p>1.)Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p> <p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>C. Territorial Reinforcements Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS. 1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>----- Responded by: Frank Manusky - 9/3/25 10:44 AM See comment response document.</p>	Unresolved



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			<p>2.) Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking</p> <p>1.) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.</p> <p>2.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</p> <p>3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p> <p>4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.</p>			
14	1	BSO Anthony Russo 5/16/25 4:57 PM	<p>Comment</p> <p>D. Maintenance & Management Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.</p> <p>2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the propertys amenities and/ or vulnerabilities and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once theyre on site.</p> <p>3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</p>	Unresolved



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			<p>4.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.</p> <p>5.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.</p> <p>E. Activity Support Security Strengthening</p> <p>1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p> <p>3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.</p> <p>3.) Public, 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.</p>			
15	1	BSO Anthony Russo 5/16/25 5:00 PM	<p>Comment ***Note***</p> <p>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.</p> <p>Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.</p>			Condition



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			<p>***Important Please Read***</p> <p>The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.</p>			
16	1	ZONING Pamela Stanton 5/21/25 1:22 PM	<p>Comment</p> <p>For the next submittal, the duplicate files in the Drawings folder must be compiled so that the subsequent submittals are versioned over the previous submittals to alleviate multiple files of the same drawing with different file names.</p>		<p>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>-----</p> <p>Reviewer Response: Pamela Stanton - 9/4/25 4:11 PM This comment has not been addressed. Site Plan approval cannot be accomplished until the Drawings folder has been cleaned up of duplicate files. NOTE: When a comment requests action on the applicant's part, "Noted" is not a sufficient response.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</p>	Resolved
17	1	ZONING Pamela Stanton 5/21/25 1:22 PM	<p>Comment</p> <p>A Unity of Title is required for 956 and 980 SW 12 Ave prior to building permit approval.</p>		<p>Reviewer Response: Pamela Stanton - 12/3/25 1:32 PM The submitted draft of the Unity of Control is under review. The Unity of Control has been assigned the number PZ#25-21000010, and a fee of \$239.00 is due for processing this legal document.</p> <p>-----</p> <p>Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</p>	Unresolved
18	1	ZONING Pamela Stanton 5/21/25 1:22 PM	<p>Comment</p> <p>Clarify the purpose of the Pedestrian & Vehicular Ingress & Egress Easement shown on the survey and multiple drawings. The easement is located on the property to the south at 1000 SW 12 Ave and appears to serve the property at 1040 SW 10 Ave. If the easement is to remain with the intent to provide cross-access to and from other properties onto and through 980 SW 12 Ave, an additional easement is needed to cover the ingress/egress path on 980 SW 12 Ave.</p>		<p>Reviewer Response: Pamela Stanton - 12/3/25 1:26 PM UNRESOLVED: If the easement is to remain with the intent to provide cross-access to and from other properties onto and through 980 SW 12 Ave, an additional easement is needed to cover the ingress/egress path on the property at 980 SW 12 Ave between the existing easement and the NW 12 Ave right-of-way.</p> <p>-----</p> <p>Responded by: Frank Manusky - 11/19/25 8:59 AM</p>	Unresolved



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					<div>Type your response here.</div> <div>-----</div> <div>Reviewer Response: Pamela Stanton - 9/4/25 4:13 PM The response states that a gate will be installed. Show and label the gate on the site plan. In addition, provide further clarification on this item, particularly the reason for maintaining the access.</div> <div>-----</div> <div>Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</div>	
19	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Clarify whether the proposed paved area is intended for outdoor storage, fleet parking, or other uses. Label the area.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
20	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Landscaped islands shall be provided at a spacing no greater than one every ten parking spaces. The site plan depicts a row of 12 parking spaces, which requires an intermediate landscape island, pursuant to Section 155.5203.D.4.b.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
21	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment For lots of 100 feet in width, a 5-foot-wide landscape strip is required between the vehicular use area and the east property line, pursuant to Section 155.5203.D.3.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
22	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Continuous curbing is required in the vehicular use area. Show the continuous curb on the site plan.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
23	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Parking spaces are required to be double-striped in accordance with City Engineering Standard 300-3.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
24	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Clarify whether the patterned area at 956 SW 12 Ave labeled CONCRETE PAVEMENT will remain or be removed. The Demolition Plan with Hatch Legend shows the symbol for EXISTING CONCRETE TO REMAIN as closely resembling the symbol for EXISTING CONCRETE TO BE REMOVED, and the difference between the two symbols is not discernible on the drawing.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved



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25	1	ZONING Pamela Stanton 5/21/25 1:24 PM	Comment The Truck Exhibit does not show truck movement within the site, in the areas of the proposed improvements. Show how a truck or other large vehicle will maneuver into and out of a 55 x 14 space within the paved area.		<div>Reviewer Response: Pamela Stanton - 12/3/25 1:27 PM The parking spaces have been reduced in length from 55 feet to 45 feet. Provide information on the type(s) of trucks and fleet vehicles that will be parked on site.</div> <div>-----</div> <div>Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</div> <div>-----</div> <div>Reviewer Response: Pamela Stanton - 9/4/25 4:14 PM The response states the Truck Exhibit has been updated. However, an updated exhibit was not found.</div> <div>-----</div> <div>Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</div>	Unresolved
26	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 1.The properties will need to be unified to support proposed parking / outdoor storage, revise and resubmit.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
27	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 2.Submittal appears to be incomplete and partial in nature, please help staff by clarifying the adjoining property and how it plays into this proposal.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
28	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 3.There are repeat landscape and associated landscape plan sheets x 3 in the system. Please consolidate and remove repeat plans so that submittal is accurate.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
29	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 4.Submittal seems to include outdoor storage. Please clarify and note on the plans as such.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
30	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 5.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.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
31	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 6.As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet and the length of the stall.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved



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32	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 7.As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
33	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 8.Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
34	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 9.Provide 10 perimeter landscaping strip requirements around entire property as per 155.5203.D., including sod, shrubs, trees, and irrigation along the east side of the ingress / egress easement.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
35	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 10.This property falls under the retro-active landscape requirement for the existing building / parcel. Please submit a professional, scaled site plan with retro-active landscape requirements illustrated as stated in (155.5203 A2a, 155.5301 A1b, 155.5301 C1b).		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
36	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 11.This may be including Outdoor Storage requirements as per 155.4228.A. or 155.4303.W.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
37	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 12.Correct planting detail to reflect the planting hole be 2 3 times the size of the root ball to more closely mirror industry best management practices.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
38	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 13.If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
39	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:01 PM	Comment 14.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
40	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:01 PM	Comment 15.Additional comments may be rendered a time of resubmittal.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
41	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only



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42	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.			Condition
43	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems, as indicated in C-006.5 construction details.			Info Only
44	1	UTILITIES Nathaniel Watson 5/21/25 7:11 PM	Comment 4. Please attach the following City Engineering Standard detail as it applies: 106-1 Backflow Preventer.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here. ----- Reviewer Response: Nathaniel Watson - 9/6/25 3:42 PM Don't see the detail. Read the response documentation. ----- Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
45	1	UTILITIES Nathaniel Watson 5/21/25 7:13 PM	Comment 5. Please submit a sedimentation and erosion control plan.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Resolved
46	1	PLANNING Max Wemyss 5/22/25 9:01 AM	Comment Land use for this parcel is Industrial (I). The proposed use listed in the narrative suggests that this is overflow parking to accommodate industrial fleet vehicles. While a parking lot for an industrial tenant is permitted, the properties will have to be unified to do so.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Condition
47	1	PLANNING Max Wemyss 5/22/25 9:01 AM	Comment The property is not platted. However, the scope of work appears exempt from platting requirements. The applicant may obtain a Platting Determination Letter from the Broward County Planning Council for confirmation.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Info Only
48	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment The property is abuts South Andrews Ave / SW 12 Ave as well as a Vehicular/Pedestrian Access Easement (Instruments 115492346, 116714543 BCR). The survey indicates that there is an existing 100 feet total right-of-way (50 feet to center line for Andrews) and that the Easement is 24 feet wide.			Info Only



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49	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment Andrews Ave is provided on the Broward County Trafficways Plan where it requires 106 feet of ROW (53 feet to Centerline). A 3 foot dedication will be required for Andrews Ave frontage.		Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.	Condition
50	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment It appears that a connection to the cross access easement is desired. Provide the easement through the unified property, connecting back to Public ROW (Andrews Ave) or remove the connections provided on the Site Plan.		<p>Reviewer Response: Max Wemyss - 12/4/25 9:54 AM It is clear that the intent of the easement is for the subject property to have legal access (exit only due to site constraints) across the access easement parcel and old easement parcel/ parking easement parcel (36466/1417 and instrument 116714543). What is unclear is if there is an intent (or even a requirement from any former term of approval) for access to those other burdened properties across the subject property. Additionally, should those burdened properties ever require access across the subject property (as a result of redevelopment, new business applications, code compliance issues, etc.), it will not be permitted due to the proposed site plan conditions. Please acknowledge these limitations, clarify whether and how this issue has already been addressed, and/or revise the site plan or agreement as necessary. This shall be provided as a condition of approval but may result in further review and or comments depending on the response.</p> <p>----- Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.</p> <p>----- Reviewer Response: Max Wemyss - 9/18/25 8:52 AM If the intent is for the subject property to obtain access across the adjacent property provide the cross access agreement for that property. IF no agreements exist, remove the connections provided on the site plan.</p> <p>----- Responded by: Frank Manusky - 9/3/25 10:45 AM See comment response document.</p>	Condition
51	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal.			Info Only



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52	2	FIRE DEPARTMENT Jim Galloway 9/4/25 3:05 PM	Comment 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.			Info Only
53	2	ZONING Pamela Stanton 9/4/25 4:16 PM	Comment Two-way driveways must be a minimum of 23 feet wide. The dimensions on the site plan vary from 16.7 feet in width to 21.74 feet, not in compliance with the minimum required width.		Reviewer Response: Pamela Stanton - 12/3/25 1:28 PM The response states that the drive aisle has been changed to a one-way drive aisle. Clarify how vehicles traveling southward onto the property to the south will exit that property and to which roadway (SW 12 Ave, SW 10 Ave, or if other roadway, please identify). ----- Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Unresolved
54	2	ZONING Pamela Stanton 9/4/25 4:17 PM	Comment Provide the setback dimensions from the post-right-of-way line, not the existing/current right-of-way line.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
55	2	ZONING Pamela Stanton 9/4/25 4:17 PM	Comment Provide a fence detail and a gate detail for each type of fence and gate proposed.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
56	2	BSO Anthony Russo 9/5/25 9:58 AM	Comment Development Review Committee Date Reviewed: 09/05/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000010 Name: 980 SW 12th Avenue Address / Folio: 980 SW 12th Avenue, Pompano Beach, FL Type: Minor 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			Info Only



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57	2	BSO Anthony Russo 9/5/25 9:59 AM	Comment A.**CONFIDENTIALITY 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 in red color to ensure restricted access.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Unresolved
58	2	BSO Anthony Russo 9/5/25 10:13 AM	Comment A. Access Control Security Strengthening for Key Control & Management Offices 1.)Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe. 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system. 3.) A surveillance camera must monitor the office key storage area. 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window. Development Plans indicate parking for Fleet Vehicles. The comment response letter states that the above conditions are Not Applicable. Commerical vehicles (as well as privately owned vehicles) are routinely stolen & / or burglarized thereby requiring law enforcement resources be deployed for investigative & recovery efforts. Please explain where the keys to the Fleet Vehicles are to be stored and how they are kept secured from unauthorized use & theft.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Unresolved
59	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:58 AM	Comment 9.15.25 1.The properties will need to be unified to support the proposed parking, please provide at time of permitting.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
60	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 2.There are repeat landscape and associated landscape plan sheets x 3 in the system. Please consolidate and remove repeat plans so that submittal is accurate.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved



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61	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 3.Submittal seems to include outdoor storage. Please also note on the Landscape plans.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
62	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 4.Provide VUA trees at 1:40 along the East side south corner, staff can agree to understory trees as a courtesy to meet his requirement. Stopper may be narrow enough to check the box.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
63	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 5.Shift a few of the Cypress trees West closer to the road to help with screening, and half of them may be reduced in height to 10 to create more of a natural staggered look.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
64	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 6.If trees are to be containerized, specify that the root ball will be shaved at the periphery to remove all circling roots. Based on recent availability issues, please provide note at time of permitting.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
65	2	LANDSCAPE REVIEW Wade Collum 9/15/25 10:59 AM	Comment 7.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, circling and/or plunging roots will be rejected.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
66	2	LANDSCAPE REVIEW Wade Collum 9/15/25 11:00 AM	Comment 8.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.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
67	2	LANDSCAPE REVIEW Wade Collum 9/15/25 11:00 AM	Comment 9.Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
68	2	LANDSCAPE REVIEW Wade Collum 9/15/25 11:00 AM	Comment 10.Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Frank Manusky - 11/19/25 8:59 AM Type your response here.	Resolved
69	2	LANDSCAPE REVIEW Wade Collum 9/15/25 11:00 AM	Comment 11.Additional comments may be rendered a time of resubmittal.			Resolved
70	3	BSO Anthony Russo 11/21/25 8:50 AM	Comment Development Review Committee Date Reviewed: 11-21-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000010			Info Only



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			<div>Name: 980 SW 12th Avenue Address / Folio: 980 SW 12th Avenue, Pompano Beach, FL Type: Minor Site Plan</div> <div>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</div> <div>A. **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.</div> <div>B. **PLEASE NOTE** When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.</div>			
71	3	LANDSCAPE REVIEW Wade Collum 12/2/25 7:10 AM	<div>Comment</div> <div>No comments</div>			Info Only
72	3	FIRE DEPARTMENT Jim Galloway 12/3/25 9:16 AM	<div>Comment</div> <div>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.</div>			Info Only
73	3	ZONING Pamela Stanton 12/3/25 1:31 PM	<div>Comment</div> <div>On the demolition plan, show the areas that are proposed to become landscape areas as demolished and excavated to remove the compacted subgrade and backfilled with a proper and suitable planting soil, subject to approval by Urban Forestry.</div>			Unresolved

