

Plan Review - Review Comments Report

Project Name: **PZ25-12000017**

Workflow Started: **5/21/2025 4:55:00 PM**

Report Generated: **06/18/2025 01:55 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 6/3/25 3:54 PM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Powerline Rd.			Info Only
2	1	ENGINEERING DEPARTMENT David McGirr 6/3/25 3:54 PM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Powerline Rd.			Info Only
3	1	ENGINEERING DEPARTMENT David McGirr 6/3/25 3:56 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.			Info Only
4	1	ENGINEERING DEPARTMENT David McGirr 6/3/25 3:56 PM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site road restoration, paving, curbing, and sidewalks on North Course Dr.. These detailed drawings may be obtained from the City's website in PDF format. https://www.pompanobeachfl.gov/government/engineering/standard-details			Info Only
5	1	ENGINEERING DEPARTMENT David McGirr 6/3/25 4:00 PM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****			Condition
6	1	FIRE DEPARTMENT Jim Galloway 6/4/25 10:03 AM	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



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7	1	BUILDING DIVISION Todd Stricker 6/5/25 11:14 AM	<p>Comment Advisory Comments</p> <p>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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>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.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</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 2017 FBC Accessibility.</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</p>	Info Only
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			<p>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 2017 FBC.</p>		
8	1	BUILDING DIVISION Todd Stricker 6/5/25 11:14 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.FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.</p> <p>3.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.</p> <p>4.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.</p> <p>5.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.</p>	Info Only	



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6.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

7.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

8.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutesetc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

10.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

11.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

12.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

13.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall



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have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

14.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

15.FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

16.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.

17.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.

18.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

19.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.



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			<p>20.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>21.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>			
9	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:21 AM	<p>Comment</p> <p>1. Provide a signed and sealed landscape plan prepared by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.</p>			Unresolved
10	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:21 AM	<p>Comment</p> <p>2. 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.</p>			Unresolved
11	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	<p>Comment</p> <p>3. 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. For all trees.</p>			Unresolved
12	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	<p>Comment</p> <p>4. Provide worksheets per the above.</p>			Unresolved
13	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	<p>Comment</p> <p>5. There are large existing Oak trees along the West property line, please confirm their retention and provide an action plan if feasible.</p>			Unresolved



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14	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	Comment 6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.			Unresolved
15	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	Comment 7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.			Unresolved
16	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:22 AM	Comment 8. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.			Unresolved
17	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 9. Show all suspended pavement on the Civil / PGD Plans.			Unresolved
18	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 10. 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
19	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 11. Please show light poles with radii on the landscape plan.			Unresolved



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20	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 12. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).			Unresolved
21	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 13. Please note Landscape Buffers A, B, or C on the landscape plan. Please note Option 1 or 2 and provide a cross section detail.			Unresolved
22	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:23 AM	Comment 14. 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. Please adjust to show one on the north end of the row.			Unresolved
23	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:24 AM	Comment 15. Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.			Unresolved
24	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:24 AM	Comment 16. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan – Please note - 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
25	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:24 AM	Comment 17. Bubblers will be provided for all new and relocated trees and palms.			Unresolved
26	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:25 AM	Comment 18. Remove paved area from existing entrance apron along North Course drive and show as sod.			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:27 AM	Comment 18. Remove paved area from existing entrance apron along North Course drive and show as sod.			Unresolved
28	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:28 AM	Comment 19. This area will need to be sodded and irrigated.			Unresolved



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29	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:28 AM	Comment 20. Correct planting detail to reflect the planting hole be 2 1/2 – 3 times the size of the root ball to more closely mirror industry best management practices.			Unresolved
30	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:28 AM	Comment 21. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.			Unresolved
31	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:28 AM	Comment 22. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 23. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.			Unresolved
33	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 24. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.			Unresolved
34	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 25. Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for tree preservation along the perimeters.			Unresolved
35	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 26. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ)			Unresolved
36	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 27. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.			Unresolved



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37	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:29 AM	Comment 28. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved
38	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:30 AM	Comment 29. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
39	1	LANDSCAPE REVIEW Wade Collum 6/11/25 10:30 AM	Comment 30. Additional comments may be rendered a time of resubmittal.			Unresolved
40	1	BSO David Cappellazo 6/11/25 1:28 PM	Comment Development Review Committee Date Reviewed: 06/11/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000017 Name: Chevron #010 Pompano Parkway/Sunshine Gasoline Distributors Inc Address / Folio: 301 S Pompano Parkway, Pompano Beach, Florida/494204000142 Type: Minor Site Plan Reviewer: BSO Deputy D Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email; No Voicemail) Monday Thursday; 8 AM 3 PM 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			Info Only



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41	1	BSO David Cappellazo 6/11/25 1:37 PM	<p>Comment</p> <p>A.**CONFIDENTAILITY STATEMENT**</p> <p>PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"</p> <p>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.</p> <p>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.</p> <p>B. **DISCLAIMER**</p> <p>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.</p> <p>C. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</p> <p>Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.</p> <p>D. ***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. ***</p> <p>E. **PLEASE NOTE**</p> <p>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</p>			Unresolved
42	1	BSO David Cappellazo 6/11/25 1:46 PM	<p>Comment</p> <p>A. Natural Surveillance (Landscaping)</p> <p>1.) Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants,</p>			Unresolved



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and ground cover.

Goal: Increase visibility & deter concealment.

2.) Maintain an 8- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)
Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2 to 2.5 feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

A1. Natural Surveillance (Lighting)

1.) Lighting must comply with the Illuminating Engineering Society of North America IESNA G-1- 2022 Guide for Security Lighting for People, Property, and Critical Infrastructure.

2.) All Structures: Tamper proof lighting should be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

4.) Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

5.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.



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43	1	BSO David Cappellazo 6/11/25 2:01 PM	<p>Comment A2. Natural Surveillance Security Strengthening</p> <p>1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.</p> <p>2.) The placement of a window within a door must not facilitate the easy reach of the doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.</p> <p>3) Design out existing or potential concealment & ambush points to deter / prevent violent criminal acts & criminal activity.</p> <p>4.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.</p>			Unresolved



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44	1	BSO David Cappellazo 6/11/25 2:13 PM	<p>Comment</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.) Install video surveillance of all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.</p> <p>3.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.</p> <p>4.) 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>5.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p> <p>6.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</p> <p>7.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: employee breakrooms, interior & exterior common areas, etc.</p>			Unresolved



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45	1	BSO David Cappellazo 6/11/25 2:44 PM	Comment <p>B. Access Control Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Restricted Access, Employees Only, No Admittance, No Trespassing, No Thru Traffic, Hours of Operation, etc.</p> <p>2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.</p> <p>3.) 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>4.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.</p> <p>5.) Areas designated for employee & customer transactions such as a reception desk, counter tops, must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.</p> <p>6.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with see-through spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.</p>	Unresolved
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7.) Do not block the Natural Surveillance benefit of CPTED see-through fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2 to 2.5 feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.



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46	1	BSO David Cappellazo 6/11/25 2:53 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>3.) Bottom gate clearances must be 8 (inches) 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>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.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p>			Unresolved



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47	1	BSO David Cappellazo 6/11/25 2:56 PM	<p>Comment</p> <p>C. Territorial Reinforcements Security Strengthening</p> <p>*** ATTENTION ***</p> <p>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <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>3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 to 7 feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.</p> <p>4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.</p> <p>Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.</p> <p>5.) Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.</p>			Unresolved
48	1	BSO David Cappellazo 6/11/25 3:06 PM	<p>Comment</p> <p>C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking</p>			Unresolved



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- 1.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel.
- 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 Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.
- 3.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

D. Maintenance & Management Security Strengthening

- 1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- 2.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- 3.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern. Purpose: To provide the legitimate user with increased visibility in areas such as, but not limited to lengthy intersecting hallways, alleys, parking garages, vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc.
- 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.



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			<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>6.) 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>7.) 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>	
49	1	BSO David Cappellazzo 6/11/25 3:14 PM	<p>Comment</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>4.) Conduct / Provide routine training opportunities for all employees</p>	Unresolved



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			<p>regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.</p> <p>5.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public. Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.</p> <p>6.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>***Important Please Read*** The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.</p> <p>***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.</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>		
50	1	ZONING Lauren Gratzer 6/18/25 1:13 PM	Comment This project is a Minor Site Plan with Building Design. The project is required to obtain a Development Order from the AAC post DRC review.		Info Only
51	1	ZONING Lauren Gratzer 6/18/25 1:14 PM	Comment Table 155.5101.G.8.a Minimum Stacking Spaces has additional standards for gas filling stations; in this case, the applicant must provide an illustration demonstrating the vehicle circulation and stacking capacity within the project.		Unresolved



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52	1	ZONING Lauren Gratzer 6/18/25 1:14 PM	Comment A clearly identified pedestrian route must be provided, between the fueling pumps, and the primary pedestrian entrance to the building.			Unresolved
53	1	ZONING Lauren Gratzer 6/18/25 1:14 PM	Comment Sec. 155.4303.E. Canopy Vehicular Area list the specific standards for accessory canopy structures. There is no information regarding the design and characteristics of the proposed canopy. Provide the elevations and detail how this code section is being met.			Unresolved
54	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment The subject canopy is located behind the principal building/Convenience Store; therefore, it is considered a subordinate structure. The canopy area shown is 2,880 sf. (80x36). It is larger than the principal structure.			Unresolved
55	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5203.C Minimum Development Site Landscaping. This provision of the code requires for the General Business (B-3) districts 1 tree and 5 shrubs per 3,000 sf. of lot area or major fraction thereof. (minimum of 11 trees and 51 shrubs).			Unresolved
56	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5203.D.1.a Vehicular Use Area Landscaping (VUA), requires the provision of landscaping around and within the vehicular used area. Furnish the VUA calculation.			Unresolved
57	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5203.E.2. Building Base Planting Required. This provision of the code requires plants and shrubs to be planted along the base of any building facade facing a street.			Unresolved
58	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment The required shrubs shall be planted within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building, as required by Sec 155.5203.3.			Unresolved
59	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5203.F.2.c. Perimeter Buffers. Development required to obtain a Minor Site Plan approval shall provide to the maximum extent practicable the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property. Specify the selected buffer option to use.			Unresolved
60	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5602.2.a. Requires the front elevation and main entrance to front the street. The main entrance of the building shall face Powerline Road. Revise the east elevation to provide elements of a front entrance per this code section and comply.			Unresolved



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61	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Provide a pedestrian walkway from the front entrance door on the east elevation to the public sidewalk along Powerline road.			Unresolved
62	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment The elevations have the wrong directions listed on them. Revise the elevation labels to reflect the correct directions.			Unresolved
63	1	ZONING Lauren Gratzer 6/18/25 1:17 PM	Comment Sec. 155.5602.5.a. Offset Required. This provision of the code requires the front building facades to be articulated with minimum one foot depth, at least ten feet wide.			Unresolved
64	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment Sec. 155.5602.5.b. Offset Alternatives. The applicant must provide a narrative explaining what alternatives or combination of alternatives are selected to apply instead of the Offset required of the proposed building.			Unresolved
65	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment Sec. 155.5602.7.a Fenestration/Transparency, requires to provide at least 30% of the street facing area of the building to include windows or doorways. Revise and comply.			Unresolved
66	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment Sec. 155.5602.7.b. Fenestration/transparency. This provision of the code requires windows to be transparent. No mirrored or heavily tinted glass is permitted. The purpose is to provide visual connection between the interior and exterior areas of the building. The proposed layout has all the refrigerators aligned along the front wall (east side) of the building.			Unresolved
67	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment The plat provided with this submittal is not related to the subject property and therefore has been removed. The subject property is not platted and therefore does not have one. Provide a Platting Determination letter from the County to determine whether or not this property needs to be platted.			Unresolved
68	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment Sec. 155.5301.C. Screening of Off-Street Loading and Service Areas. The dumpster enclosure shall not face a street. Revise the orientation to be slanted away from the direct view from the street.			Unresolved
69	1	ZONING Lauren Gratzer 6/18/25 1:18 PM	Comment Provide an elevation/detail of the proposed dumpster enclosure with all material and color callouts. The enclosure shall meet the design standards of section 155.5301.C.			Unresolved
70	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment Provide the dimension to the property line from the dumpster enclosure. This shall be at least 5'.			Unresolved



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71	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment The parking calculations are based on the total building square footage. Revise the site plan data table to show that the convenience store parking calculation is 2100 / 300 SF = 7.			Unresolved
72	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment Provide a line on the site plan data table for the total required parking spaces. The minimum required parking is 15.			Unresolved
73	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment On the site plan data table remove the reference to a 15% bus stop parking reduction as this is not being requested nor is it necessary as the minimum number of parking spaces is being met. The spaces in front of each pump will count towards this requirement. The current site plan illustrates a total of 21 parking spaces. Provide this total on the site plan data table.			Unresolved
74	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment The site plan parking numbering is wrong. The circled numbers show 10 spaces but there are only 9 spaces. Revise all plans (site plan, landscape plans, etc.).			Unresolved
75	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment The site visibility triangles should be located outside of the property lines, within the right-of-way. Revise all plans.			Unresolved
76	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment Monument signs are required to be a minimum of 4 feet from the property line. Provide this dimension on the site plan for both the north and south sign.			Unresolved
77	1	ZONING Lauren Gratzer 6/18/25 1:19 PM	Comment Note that signage is not approved through the site plan review and will require individual permits.			Info Only
78	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment Remove the "accessible parking space detail" from the site plan as this does not meet the parking stall standards of the City of Pompano Beach. Additionally, wheel stops are not permitted. The approved City engineering parking detail is provided on a separate sheet.			Unresolved
79	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment All parking spaces shall contain a continuous curb per 155.5102.C.9. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk (7') or landscape areas. Revise the parking to show this continuous curb (provide a call out on the site plan) and a dotted line showing the 2' overhang (16' length with a 2' overhang = the required 18' length).			Unresolved



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80	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment Provide the net square footage of the lot, post dedication. All calculations shall be based off this number (pervious area, lot/building coverage, etc.).			Unresolved
81	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment The site lot coverage is the total ground square footage of all roofed structures. Revise the lot coverage calculation on the site plan data table to include the building (2100, not 1890 SF) and the canopy SF. Also rename this category to Max Lot Coverage, not "Max Building Coverage".			Unresolved
82	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment The B-3 zoning district requires a minimum of 20% of the lot contain pervious area made of living material. Provide this information of the required and provided pervious area on the site plan data table.			Unresolved
83	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment The height provided on the site plan data table does not match the elevations. Revise so both are consistent.			Unresolved
84	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment The provided setbacks on the site plan data table do not match the dimensions provided on the drawing. Revise the chart to state the correct provided dimensions. Note that the rear will be to the south property line (for setback purposes only) as the north property line is indicated as the front setback. The east side is still the front of the building.			Unresolved
85	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment All changes made to this zoning information chart shall also be reflected on the landscape plan as it is duplicated on that plan.			Unresolved
86	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Revise the elevations to call out grade.			Unresolved
87	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment Remove the word "conceptual" from the floor plan sheet as nothing should be conceptual at this point.			Unresolved
88	1	ZONING Lauren Gratzer 6/18/25 1:20 PM	Comment Provide the dedication paperwork for the 5' of ROW, per the proposal on the site plan, prior to building permit approval. This will be a separate submittal from the site plan and can be emailed to me directly.			Unresolved
89	1	ZONING Lauren Gratzer 6/18/25 1:21 PM	Comment Per table 155.5401.E: Minimum and Maximum Illumination Levels, the maximum illumination at the property line, measured at five feet above ground level, shall be 3.0 foot-candles. Revise the foot-candles along all sides of the property.			Unresolved



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90	1	ZONING Lauren Gratzer 6/18/25 1:22 PM	Comment All pathways/sidewalks shall be at least 7' wide, not including the required vehicle overhang (155.5101.I.3). Revise the sidewalk width from 5'.			Unresolved
91	1	ZONING Lauren Gratzer 6/18/25 1:22 PM	Comment All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L.1). Provide the total number of proposed bike parking spaces on the site plan zoning table. There shall be at least 4 bike spaces.			Unresolved
92	1	ZONING Lauren Gratzer 6/18/25 1:22 PM	Comment There is currently no mechanical equipment rendered on the site plan. Clarify where this will be located. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure. If on the roof, show the outline of the equipment on the elevations to show that the parapet will screen it.			Unresolved

