



## Staff Report

**File #:** LN-677

### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JANUARY 2, 2025

### POMpano BEACH CORDISH 20-ACRE RESIDENTIAL DEVELOPMENT

**Request:** Major Site Plan  
**P&Z#** 24-12000022  
**Owner:** Pompano Park JV Land Holdings LLC  
**Project Location:** 777 Isle of Capri Circle  
**Folio Number:** 494203410040  
**Land Use Designation:** Regional Activity Center (RAC)  
**Zoning District:** Planned Commercial/Industrial Development (PCD)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Mike Amodio (mamodio@keithteam.com)  
**Project Planner:** Max Wemyss (max.wemyss@copbfl.com / 954-786-4671)

### Summary:

This proposed Residential Project is a multi-family development located on a 20.03-acre parcel within the overall 221.65 acre master planned development project (LIVE! Pompano) bounded by Loop Road to the East and South, Main Street to the west and the 12-acre lake to the north. The residential parcel is within in a portion of the Pompano Park Racino Plat 181-22. This is an existing vacant lot and formerly the location of the Isle Casino horse racing track.

The proposed project features 7 six-story multi-family buildings and 10 two-story townhome style units providing 344 Multi-Family Apartments and 82 Fee Simple Townhomes. The total 426 residential units will vary from 1-bed, 2-bed, and 3-bed unit layouts. The site also features a centralized Pool/Clubhouse, amenity areas for passive/active open space, and a walking path along the existing lake.

### Staff Conditions:

Development Review Committee Member

Development Review Committee Member	Status (as of 12/23/2024)
Engineering	Pending Development Order
Zoning	Pending Development Order
Fire	Resubmittal Required
BSO	Resubmittal Required
Planning	Pending Development Order
Landscape	Resubmittal Required
Utilities	Comments/Status not provided

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<b>Building</b>	Pending Development Order
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# Plan Review - Review Comments Report

Project Name: **PZ24-12000022**  
Workflow Started: **11/21/2024 8:52:53 AM**  
Report Generated: **12/23/2024 01:49 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:52 AM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting			Condition
2	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:53 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities			Condition
3	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:53 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:53 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:54 AM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.			Condition
6	1	ENGINEERING DEPARTMENT David McGirr 12/3/24 11:54 AM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.			Condition
7	1	BUILDING DIVISION Todd Stricker 12/3/24 4:35 PM	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)			Info Only

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			<p>(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A). FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p>			
8	1	BUILDING DIVISION	<p>Comment 1. FBC_BCA 107.1 As per the building official, separate building applications</p>			Unresolved

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	Todd Stricker 12/3/24 4:37 PM	will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. 8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. 9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. 10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all		
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		<p>documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1). 11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. 13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. 14. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. 15. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. 16. FBC A208.2.3.3 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. 17. 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. 18. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. 19. 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. 20. 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</p>		
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			surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. 21. 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. 22. 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. 23. 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 architect's or engineer's 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.			
9	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:36 PM	Comment ( ) Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.			Condition
10	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:36 PM	Comment ( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.			Condition
11	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:36 PM	Comment ( ) Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7)			Condition

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12	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:37 PM	Comment ( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the Citys public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325   Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)			Info Only

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13	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:37 PM	Comment Automatic External Defibrillator (AED) and Stop the Bleed Kits (SBK) Broward Fire Code Amendments F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK) F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by BORA to comply. F-121.2 AED(s) and BCK(s) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code. F-121.2.7 Residential occupancy: All hotels and motels. Multi-story residential buildings with five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only shall be exempt from this requirement. F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.F-121.3 Installation and Operation. F-121.3.1 The AHJ shall verify all AED devices and BCKs for operation prior to being placed in service or available for use and on an annual basis. F-121.3.2 AED(s) devices and Bleeding Control Kit BCK(s) shall be: Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access. Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons. The AED (s) and BCK(s) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage. The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters AED and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor. The BCK shall be located below a BCK sticker. The BCK sticker may also be placed on the cabinet containing the BCK. If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance exit or elevator indicating the location of the automated external defibrillator device. F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.			Info Only
14	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:37 PM	Comment ( ) 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 2018ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)			Condition

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15	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:39 PM	Comment townhouse style buildings appear to have access on opposite sides of building than fire apparatus access.			Condition
16	1	FIRE DEPARTMENT Jim Galloway 12/4/24 3:43 PM	Comment Entrance using round about: what is with width of the lanes for access? minimum 15ft for one way. Fire apparatus must be able to make the turn without riding up on curbs.			Condition
17	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 10:56 AM	Comment Can we add a note on the water and sewer plan sheets showing that all the water mains are private after the meters and all the sewer mains and structures are private after the city-maintained manholes?			Unresolved
18	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:06 PM	Comment 1. Great Plan!			Unresolved
19	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:06 PM	Comment 2. Provide a Phasing Plan showing the entrances, perimeter, clubhouse, mail kiosks, etc., being installed, inspected, and approved prior to issuance of the first CO.			Unresolved
20	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:13 PM	Comment 3. Shape of parcel and lake configuration does not match BCPA property lines, clarify, correct, adjust plans or BCPA.			Unresolved
21	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:13 PM	Comment 4. 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
22	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:13 PM	Comment 5. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.			Unresolved
23	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:14 PM	Comment 6. Bubblers will be provided for all new and relocated trees and palms.			Unresolved

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24	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:14 PM	Comment 7. Provide and Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life.			Unresolved
25	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:14 PM	Comment 8. Love the Silk Floss trees!			Unresolved
26	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 9. What is little teardrop park like area NW of Bldg.#12			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 10. Please provide callouts on all landscape sheets in order for staff to perform a more accurate review.			Unresolved
28	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 11. Lysiloma and Peltophorum have the same symbol.			Unresolved
29	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 12. Show all retention areas on the plans.			Unresolved
30	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 13. Show sod on the plan and in the plant list.			Unresolved
31	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:15 PM	Comment 14. Show bike racks on the landscape plans.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 15. Swap out the proposed understory in the head to head parking areas for a large canopy trees. Medium canopy trees may be discussed.			Unresolved
33	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 16. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas, consider an alternate large canopy palm species.			Unresolved

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34	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 17. There is a large amount of utility conflicts throughout the site including but not limited to FDC's water line, sanitary sewer lines, some manholes, and few Lightpoles, sheets are noted below.			Unresolved
35	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 18. Sheet LP 101 - Utility Conflicts end island and sidewalk @ Bldg. 15. Tree in concrete, interior corner Bldg.16 change or provide suspended pavement with a minimum of 1200 cubic feet of soil volume. Shift end islands tree to the end and relocate sidewalk.			Unresolved
36	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 19. Sheet LP 102 - Utility Conflicts between @ Bldg.1, 2, 3, & 4. Swap out Acacia's for larger canopy.			Unresolved
37	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:16 PM	Comment 20. Sheet LP 103 - Utility Conflicts east side of @ Bldg. 4.			Unresolved
38	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:17 PM	Comment 21. Sheet LP 104 - Utility Conflicts (FDC's and hydrants) in front of Bldg. 13, 14, & Clubhouse. Tree in concrete, interior corner Bldg. 13 & 14 change or provide suspended pavement with a minimum of 1200 cubic feet of soil volume.			Unresolved
39	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:17 PM	Comment 22. Sheet LP 105 - Utility Conflicts west and north of Bldg. 5 and north east of Bldg. 6.			Unresolved
40	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:17 PM	Comment 23. Sheet LP 106 - Utility Conflicts@ North east of Bldg.7 and across the street. Light pole conflict at end of middle island.			Unresolved
41	1	LANDSCAPE REVIEW Wade Collum 12/12/24 12:17 PM	Comment 24. Sheet LP 107 - Utility Conflicts east side of Bldg. 12 / perimeter. North end of Bldg. 9. Tree in concrete, interior corner Bldg. 12 change or provide suspended pavement with a minimum of 1200 cubic feet of soil volume. Large open area between buildings for more trees?			Unresolved
42	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:07 AM	Comment 25. Sheet LP 108 - Utility Conflicts end islands at Bldg. 10. FDC's / islands at Bldg. 11. Tree in concrete, interior corner Bldg. 10 change or provide suspended pavement with a minimum of 1200 cubic feet of soil volume. Light poles with palms at entrance and head to head. Interior corner backout discussion.			Unresolved

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43	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:07 AM	Comment 26. Please clarify north property lines adjacent to Bldg.'s #'d 16 & 10 that seem to end abruptly with no landscape transition after the sidewalk. What is adjoining Bldg. #16 and can there be a littoral planting with trees that transition to the lake bank?			Unresolved
44	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:07 AM	Comment 27. Please provide permit #'s of the adjoining projects, specifically Bldg.#16.			Unresolved
45	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:08 AM	Comment 28. 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.			Unresolved
46	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:08 AM	Comment 29. Provide soil specifications in percentage form, i.e. 70/30. Please also note that soil certificates will be required after soil excavation.			Unresolved
47	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:08 AM	Comment 30. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved
48	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:08 AM	Comment 31. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
49	1	LANDSCAPE REVIEW Wade Collum 12/17/24 7:08 AM	Comment 32. Additional comments may be rendered a time of resubmittal.			Unresolved

# Plan Review - Review Comments Report

Project Name: **PZ24-12000022**  
Workflow Started: **11/21/2024 8:52:53 AM**  
Report Generated: **12/23/2024 01:49 PM**

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
50	1	BSO Anthony Russo 12/17/24 3:20 PM	Comment Development Review Committee Date Reviewed: 12-17-2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000022 Name: Pompano Beach Cordish 20-Acre Residential Development Address / Folio: 777 ISLE OF CAPRI CIR POMPANO BEACH FL 33069 / 494203410040 Type: Major Site Plan / Pre-Application Review Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble 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 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 to ensure restricted access. B. *** 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. C. ***BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM*** 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.			Info Only
51	1	BSO Anthony Russo 12/17/24 3:23 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. *** A. Natural Surveillance Security Strengthening 1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).			Unresolved
52	1	BSO Anthony Russo 12/17/24 3:25 PM	Comment A1. Electronic Surveillance Security Strengthening 1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. (Please utilize large screen monitors to avoid security camera image over-crowding)			Unresolved

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53	1	BSO Anthony Russo 12/17/24 3:26 PM	Comment B. Access Control Security Strengthening 1.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that security systems using Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection.			Unresolved
54	1	BSO Anthony Russo 12/17/24 3:28 PM	Comment C. Maintenance & Management Security Strengthening 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.			Unresolved
55	1	PLANNING Max Wemyss 12/23/24 10:27 AM	Comment Provide Plat/Notes (as amended) to support proposed project.			Condition
56	1	PLANNING Max Wemyss 12/23/24 10:27 AM	Comment Provide Preliminary SCAD Letter from the Broward School District, based on proposed residential units.			Resolved
57	1	PLANNING Max Wemyss 12/23/24 10:28 AM	Comment Traffic Impact Study provided, application triggers Phase 1 Improvements.		Reviewer Response: Max Wemyss - 12/23/24 10:42 AM Phase 1 improvements, as specified in Exhibit S4 of the PCD Ordinance are required to be completed, prior to the approval of any building permit associated with this application.	Condition
58	1	PLANNING Max Wemyss 12/23/24 10:29 AM	Comment City has sufficient water/wastewater treatment capacity to support the project.			Info Only
59	1	PLANNING Max Wemyss 12/23/24 10:31 AM	Comment Prior to building permit issuance, affordable housing fee to be paid.			Condition
60	1	ZONING Max Wemyss 12/23/24 11:01 AM	Comment Density Calculation appears incorrect based on site area.		Reviewer Response: Max Wemyss - 12/23/24 1:34 PM Density is provided based on entire PCD. PCD entitlement is 4100 units. 423 units previously approved with PZ23-12000039. With this application 426 units are proposed. If approved 3,251 units remain entitled for future development.	Resolved

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61	1	ZONING Max Wemyss 12/23/24 1:37 PM	Comment Pervious area provided based on Net Site Area. Additionally, provide the amended pervious area to the total PCD Site Plan.			Resolved
62	1	ZONING Max Wemyss 12/23/24 1:37 PM	Comment Provide an updated Overall District Site Plan.			Resolved
63	1	ZONING Max Wemyss 12/23/24 1:38 PM	Comment Explain intent of the parking deficiency. 774 parking spaces required but 712 provided. (1.67 per unit)			Resolved
64	1	ZONING Max Wemyss 12/23/24 1:38 PM	Comment Parking Calculation does not appear to include guest parking calculation of 1 space per 5 units.			Resolved
65	1	ZONING Max Wemyss 12/23/24 1:38 PM	Comment Are all the units intended to be developed as apartments or condos, rather than townhouse units? Otherwise, provide a lot plan.			Resolved
66	1	ZONING Max Wemyss 12/23/24 1:39 PM	Comment The proposed development falls within Development Area B of the Live! Resorts PCD. The required buffer of development area B shall be installed prior to issuance of the first certificate of occupancy for the development. Although the deadline trigger is likely to be met to require all perimeter buffers or the industrial development may install the perimeter buffer prior, please be advised.			Condition
67	1	ZONING Max Wemyss 12/23/24 1:40 PM	Comment Is any fencing proposed?		Reviewer Response: Max Wemyss - 12/23/24 1:40 PM 5 foot aluminum picket in "rear" of townhomes. No perimeter fencing.	Resolved
68	1	ZONING Max Wemyss 12/23/24 1:41 PM	Comment Pedestrian access and circulation around the recreational lake is supported by the PCD. Plans do not appear to show any public path or improvement. Please advise.			Resolved
69	1	ZONING Max Wemyss 12/23/24 1:41 PM	Comment 12 points are required for sustainability development points.			Resolved
70	1	ZONING Max Wemyss 12/23/24 1:42 PM	Comment Traffic Impact Study Required per Exhibit S		Reviewer Response: Max Wemyss - 12/23/24 1:42 PM Phase 1 Improvements (under construction) are required to be completed prior to Building Permit Approval	Condition

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71	1	ZONING Max Wemyss 12/23/24 1:43 PM	Comment Solid Waste how is the trash pick-up operated? Where are the dumpsters? Show site circulation.		Reviewer Response: Max Wemyss - 12/23/24 1:43 PM Dumpster Pickup appears to be occurring in spaces which are also designated as parking spots. Differentiate the pickup areas with hatching and recount the parking spaces.	Unresolved
72	1	ZONING Max Wemyss 12/23/24 1:43 PM	Comment The site complies with the intensity and dimensional standards of the zoning district.			Info Only
73	1	ZONING Max Wemyss 12/23/24 1:44 PM	Comment Provide dimensions on all drive aisles. A driveway is to be 24 feet wide, 23 feet for a parking aisle, and 12 feet for one-way driveway, 14 feet for one-way parking aisle.			Resolved
74	1	ZONING Max Wemyss 12/23/24 1:45 PM	Comment Design Development is to follow Mixed-Use Design Standards 155.5602.C. General Commercial, Institutional, and Mixed-Use Design Standards			Info Only
75	1	ZONING Max Wemyss 12/23/24 1:45 PM	Comment All street facing facades shall be 30 percent fenestrated with transparent windows and doors.			Resolved
76	1	ZONING Max Wemyss 12/23/24 1:46 PM	Comment Elevations and floor plans are required for all proposed buildings.			Resolved
77	1	ZONING Max Wemyss 12/23/24 1:46 PM	Comment Elevations must show all materials and colors proposed.			Resolved
78	1	ZONING Max Wemyss 12/23/24 1:46 PM	Comment AAC will requires 11x17 material board with samples of all proposed materials and colors.			Info Only