



July 30, 2025

Ms. Pamela Stanton, PLA, Planner II
Development Services-Planning and Zoning
City of Pompano Beach 100 W Atlantic Blvd
Pompano Beach, FL 33470

RE: 1st Resubmittal of Riverside Development PZ25-000009
Response to Development Review Committee (DRC) Comments – June 18, 2025

Dear Ms. Stanton,

Below are the comments that were provided at the June 18, 2025 Development Review Committee (DRC) meeting. Please find a response to each of the comments with the response in **BOLD**.

Fire Department

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

RESPONSE: Please see latest WS-1 sheet with existing/proposed water mains as well as fire hydrants for the project.

2. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C))

RESPONSE: The fire flow test is scheduled to be completed within the coming week. Results of the test will be submitted as soon as it is received.

3. Structure as proposed with 1hr fire separation would be classified as a 2-story 4-unit apartment building, as per NFPA 101 Life Safety chapter 30. Fire sprinklers and fire alarm systems required.

RESPONSE: As discussed with the Building Official, the unit classification has been determined to be two, townhouse buildings. The fire separation has been adjusted to 2hrs between individual units. Please refer to revised sheets A-015 and A-016.

4. Provide location proposed FDC for fire sprinkler system.

RESPONSE: As confirmed by the Building Official, the proposed construction of the townhome

buildings will not require fire sprinklers.

5. Provide location of proposed fire alarm system control panel. must be accessed from the exterior of the building within a climate controlled environment.

RESPONSE: The proposed construction of the townhome buildings will not require a fire alarm control panel.

Broward County Sheriff Office

1. All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storages sheds (if any), etc.

Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc

RESPONSE: The above referenced note has been added to the CPTED plan. Please refer to Sheet A-017.

2. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

RESPONSE: Noted and this comment has been added to the CPTED plan.

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.

RESPONSE: Noted and this comment has been added to the CPTED plan.

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.

RESPONSE: Noted and this comment has been added to the CPTED plan.

5. Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc

RESPONSE: Noted and this comment has been added to the CPTED plan.

6. Shared use storage rooms (if any) designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum.

RESPONSE: This comment is not applicable to this project.

7. Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

RESPONSE: Noted and this comment has been added to the CPTED plan.

8. 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 Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.

RESPONSE: Noted and this comment has been added to the CPTED plan.

9. 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.

RESPONSE: The architecture of the proposed structure requires the balcony railing will be installed horizontally.

10. Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing & this is of most concern for unattended young children that may suffer from a fall injury.

RESPONSE: Noted and this comment has been added to the CPTED plan.

11. Include anti-pry robust security bar device on any ground & second level sliding glass doors.

RESPONSE: Noted and this comment has been added to the CPTED plan.

12. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

RESPONSE: This form has been completed and uploaded to e-plan.

13. Post sufficient "Broward Sheriff's 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.

RESPONSE: Noted and this comment has been added to the CPTED plan.

14. Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

RESPONSE: Each of the parking areas are private and gated. We do not anticipate unauthorized guests having access to the parking.

15. 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.

RESPONSE: Noted and this comment has been added to the CPTED plan.

16. 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.

RESPONSE: Noted and this comment has been added to the CPTED plan.

17. The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective / lighted for instant recognition by law enforcement & EMS when responding to emergency calls for service.

RESPONSE: Noted and this comment has been added to the CPTED plan.

18. For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.

RESPONSE: The structure of this development does not necessitate a POA or HOA. This is not a multi-family building. These are four individual townhome units and no property manager or website is required.

Engineering Division

1. There is a proposed city drainage project for S. Riverside Drive. Please contact our design engineers to ensure there are no conflicts between your PGD plan and ours for the city right-of-way.

RESPONSE: The applicant met with Chen Moore, and city Engineering and Utilities and discussed a conceptual structural foundation plan based on excentric grade beams and piles which will provide minimal encroachment into the easement (mostly below the drainage pipe). The strategy was approved by all parties. Additionally, a subsequent meeting was held with Michael Rada (Building Official) to explore a partial permitting strategy that would allow coordination between the schedules of both projects so that sequencing would be mutually beneficial.

2. There is a five-foot drainage easement on the south side of the property. This easement does not allow the placement of any part of the building or any other structures, including trees.

RESPONSE: The applicant met with Chen Moore, and city Engineering and Utilities and discussed a conceptual structural foundation plan based on excentric grade beams and piles which will provide minimal encroachment into the easement (mostly below the drainage pipe). The strategy was approved by all parties. Additionally, a subsequent meeting was held with Michael Rada (Building Official) to explore a partial permitting strategy that would allow coordination between the schedules of both projects so that sequencing would be mutually beneficial.

3. On the PGD plan, remove the private drainage from the south drainage easement. That easement is for public drainage.

RESPONSE: Please see latest civil plans with private drainage removed from south drainage easement. Please see Sheet PD-4.

4. The gates (in the front of the building) for the proposed project cannot swing out into the public right-of-way.

RESPONSE: This has been modified. Please refer to Sheet 009-Site Plan.

5. None of the proposed retaining walls can be built on top of the proposed seawall cap or in the five-foot drainage easement to the south.

RESPONSE: The north, south and west retaining walls are structurally independent from the sea wall and consequently not connected to it.

6. On plan sheet 027, water and sewer, please remove the 2" corps; we do not allow 2" corps. See city engineering standard detail 107-2.

RESPONSE: Please see latest WS-1 with 2" corp stops removed.

7. Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.

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

RESPONSE: Please see latest civil plans incorporating latest City details. Please see Sheet 028-030.

8. Please note on the civil plan sheet 027 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.

RESPONSE: Please see latest WS-1 plan with existing water/sewer services/laterals cut/capped at mains.

9. 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.

RESPONSE: Noted. BCEPMGD permit has been applied for and are now awaiting approval.

10. The PDG plan does not fully show the limits or dimensions of paving within the city right-of-way.

RESPONSE: Please see latest civil PD-3 sheet with pavement dimensioning, including within ROW.

11. Please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage

due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.

RESPONSE: Noted.

12. The proposed dock and seawall will need to be constructed to our current code of ordinances. You can find the code section here.

https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151

At a quick glance, no part of the dock can be in the side 5' setback, seawall height minimum is 5.00 NAVD 88, finger piers can only go out a distance of 20' measured from the measurement reference line, and can only be 4' wide.

RESPONSE: The seawall and finger piers will be submitted for permitting with the City of Pompano in accordance with the referenced ordinances. A copy of the ACOE permitting documents has been uploaded to eplan for your review.

Landscape Division

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

RESPONSE: As per email dated July 18, 2025 from Joshua Lopez, of FPL, the overhead lines along the eastern property line of the subject property cannot be undergrounded due to reliability concerns. Email response from Joshua Lopez has been uploaded to eplan.

2. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Street trees can be changed to large canopy once OHW are buried.

RESPONSE: Street trees proposed are Silver Buttonwoods as required under “the right tree right place” program which will go under the existing power lines which must remain as stated above.

3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

RESPONSE: This has been provided and uploaded to eplan.

4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non specimen 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.

RESPONSE: This has been provided and uploaded to eplan.

5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

RESPONSE: The following data has been added to the plans; dollar value for specimen trees removed vs. dollar value of trees replaced, palm height removed vs. palm height replaced, DBH of non-specimen trees removed vs. caliper of trees replaced. See Tree Mitigation Data on Sheet TR-1 and LP-1.

6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Provide a mitigation plan / data table.

RESPONSE: Mitigation requirements and replacement can be found on Sheet TR-1 and LP-1 under 'Tree Mitigation Data'. Mitigation will be not replaced on site, and therefore it will be paid to the city's Tree Fund.

7. Please reduce the line weight of the sod and groundcovers as it is making the plan difficult to review.

RESPONSE: The line weights have been adjusted so they are more easily visible

8. Provide a graphic scale on all plans.

RESPONSE: A graphic scale is provided on the plans. It is in the title block on every sheet.

9. Verify pervious calculations as square footage appears to be slightly off and your right on the edge.

RESPONSE: Pervious calculations have been updated to match the site plan. See sheet LP-1.

10. Sight triangles shall be shown outside of the property line, please correct.

RESPONSE: Sight triangles have been moved outside of the property line. See sheet LP-1

11. Most all trees are understory, please work in some large/medium canopy trees.

RESPONSE: We have used right tree right place with Silver Buttonwoods adjacent to the Power lines. We have one Silver Buttonwood under the existing Mahogany tree (on the adjacent property) on North side. We have used 3 Green Buttonwoods (2 in the center of the project and 1 on South side) as canopy trees and they are in large planter space acceptable for root growth. Additionally, there are 8 Pidgeon Plum trees on the north and south sides which are medium size trees.

12. It appears that pedestrian gates are shown exiting into landscape areas, please relocate.

RESPONSE: Pedestrian gates are now swinging in and are connected to a pathway. Please see Sheet 009-Site Plan.

13. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

RESPONSE: Half of required canopy trees are 16' tall and half of required palms are 22' o.a. height. See plant list on sheet LP-1.

14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5' 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.

RESPONSE: The 16.5' of landscape area between vehicular use areas and buildings is not obtainable in this case. All the vehicular use areas are drives into the residence garages, therefore we cannot provide this landscape area. We have provided islands between the driveways with Double Montgomery Palms, and layered shrubbery Podocarpus Hedge, and Lantana groundcover.

15. 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.

RESPONSE: The VUAs are driveways into residence garages. The VUA is not applicable. Items i. and III are the elements that have been selected for superior landscape design. The landscape plan provides 22' ht. double Montgomery Palms with layered planting of Podocarpus hedges and Lantana groundcover.

16. Show all suspended pavement on the Civil / PGD Plans.

RESPONSE: No suspended pavement is being provided for this project.

17. 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.

RESPONSE: Given the soil capacity, the building will be on piles (not spread footings), so foundations will not impact landscaping. Please refer to the foundation section that has been uploaded to eplan.

18. Shift rear yard Coccolobas slightly west and change to minimally a medium canopy tree.

RESPONSE: Coccolobas are considered a medium tree. They are native, drought tolerant, and can grow in an upright manner which is ideal for this application. They will be installed at 16' ht. per code requirement.

19. 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.

RESPONSE: An irrigation plan with the listed criteria is provided. Please see Sheet IR-1.

20. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: Bubblers are provided on all trees and palms. Please see Sheet IR-1.

21. Provide a landscape notes and details sheet.

RESPONSE: A landscape notes and details sheet is provided. Please see Sheet LP-2.

22. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

RESPONSE: Curbs are provided around vehicular use areas. See sheet LP-1

23. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

RESPONSE: These specifications are provided on our details. See 'Planting and Staking' details on Sheet LP-2.

24. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

RESPONSE: These specifications are provided on our details. See 'Planting and Staking' details on Sheet LP-2.

25. Show planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.

RESPONSE: These specifications are provided on our details. See 'Planting and Staking' details on Sheet LP-2. See Sheet LP-2 'III.Methods of Installation' 'B.Excavation for planting.'

26. Thanks for all the great notes Carol!

RESPONSE: Thank you, Wade.

27. Provide soil specifications in percentage form, i.e. 70/30.

RESPONSE: These specifications have been updated. See Sheet LP-2 'II.Planting Specifications' 'G.Planting Soil.'

28. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: A note has been added to the plan, see Sheet TR-1.

29. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Noted.

30. Additional comments may be rendered a time of resubmittal.

RESPONSE: Noted.

Utilities Division

1. Additional comments may be contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Noted.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Required during official Bldg. E-plan submittal. Please exercise best management practices for on-site and off-site stormwater systems.

RESPONSE: Noted. Broward County EPM Surface Water Management permit has been applied for and are now awaiting approval. Please see civil PP-1 for Erosion Control intent.

3. The property's existing water and sewer connections must be shown as utilized or terminated at the main on 027 WS-1 Water Distribution, Sanitary & Utility Plan. Please correct.

RESPONSE: Please see latest WS-1 plan with existing water/sewer services/laterals cut/capped at mains.

4. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes 1" water domestic services with 2" corporation stops, not shown to City Engineering Standard details. 1" water services must have a 1" corporation stop. Please refer to City Engineering Standard detail 107-1 Typical 1" Water Service.

RESPONSE: Please see latest WS-1 plan matching city details.

5. Please attach the following City Engineering Standard details as they apply: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: Please see latest WS-1 plan matching city details.

6. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan.

RESPONSE: Please see latest WS-1 plan with daily water consumptive use.

7. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan.

RESPONSE: Please see latest WS-1 plan with daily wastewater consumptive use.

8. Please show the 1" water services on the 8" water main and not the 24" water main Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan. Please correct.

RESPONSE: Please see latest WS-1 plan including connecting for new water services to the existing 8" water main, not the ex. 24" water main.

9. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes to modify the existing off-site sewer lateral to the north. Please terminate the existing lateral in its original footprint and propose a new lateral connection to meet the proposed location of the cleanouts, or place the cleanouts in line with the existing sewer lateral. Please correct. Please refer to City Engineering Standard detail 200-1 Service

Laterals with Risers.

RESPONSE: Please see latest WS-1 plan addressing this comment.

Zoning Division

1. On the Zoning Requirements Table on sheet A-002, Project Data, verify that the proposed lot coverage includes all areas labeled as “projection area of floor above” on sheet A-008, 1st Floor Plan.

RESPONSE: All areas under overhead projections are considered as part of lot coverage. Please refer to Sheet A-006 for the graphic depiction.

2. On the Zoning Requirements table on sheet A-002, Project Data, verify that the proposed pervious area does NOT include any area labeled as “projection area of floor above” shown on sheet A-008, 1st Floor Plan.

RESPONSE: All areas under overhead projections are considered as part of non-pervious area. Please refer to Sheet A-007 for the graphic depiction.

3. Table 155.3703.D.4, Yard Setbacks and Building Façade Placement, requires a minimum of 50% of the total building façade width to be within the build-to zone, with a minimum 5’ and a maximum 15’. The site plan and 1st floor plan depict the building façade located 18’-3” from the front property line, which is outside of the build-to zone.

RESPONSE: The previous site plan erroneously showed the dimension to the garage door. The revised site plan has been corrected to show the dimension to the façade wall which measures 15’0”. For clarity, please refer to drawing # 2 on Sheet A-012.

4. On sheet A-005B, Site Plan, label and dimension all elements, including but not limited to fences, walls, overhangs, etc.

RESPONSE: Please refer to revised Sheet A-005B. The requested information has been added.

5. On sheet A-005B, Site Plan, show and label the areas labeled “projection of floor above” on sheet A-008, 1st Floor Plan.

RESPONSE: Please refer to revised Sheet A-005B. The requested information has been added.

6. On sheet A-005B, Site Plan, provide the required lot for the individual townhouse with a minimum area of 1,800 sq ft and a minimum width of 18 ft pursuant to Section 155.3212, Multi-Family Residence 45 (RM-45). Provide the area and width of each townhouse lot.

RESPONSE: Please refer to revised Sheet A-005B. The requested information has been added.

7. The site triangle for properties abutting waterways is no longer required, pursuant to a recent amendment to the Zoning Code.

RESPONSE: Please refer to revised Sheet A-005B. The requested information has been added.

8. The site plan depicts “future sea wall and dock under separate permit.” The sea wall and dock are reviewed on this site plan application and must comply with Section 151.03, Structures in Waterways, and

thus, the label must be removed.

RESPONSE: The label has been removed on the site plan.

9. On the site plan, provide a dimension for the distance between the real property line and the pool equipment, a minimum of 3 feet, pursuant to Section 155.4303.JJ, Mechanical Equipment.

RESPONSE: Please refer to revised Sheet A-005B. The requested information has been added.

10. Clarify how access will be provided for the maintenance of the individual rear yards.

RESPONSE: Both side setbacks and area in the center of the property provide uninterrupted connections to the rear, individually and independently. Additionally, connection from the ground floor interior space provides access to the rear as well.

11. The plans depict car gates opening into the public right-of-way. Address this issue.

RESPONSE: Car gates are now proposed as pairs of sliding gates per each townhome. Please refer to revised plans shown on Sheet 009 – Site Plan.

12. The Pervious Diagram does not clearly indicate which areas are included in the pervious calculations. Note that the areas of “projection of floor above” are not pervious. Provide a legend/key on the diagram sheet and delineate/hatch the diagram with two areas: 1) Pervious and 2) Impervious.

RESPONSE: The diagram has been clarified as requested. Please refer to revised sheet A-007.

13. The Lot Coverage Diagram does not clearly indicate which areas are included in the lot coverage calculations. Note that the areas or “project of floor above” must be included in the lot coverage figures. Provide a legend/key and delineate the areas on the diagram.

RESPONSE: The diagram has been clarified as requested. Please refer to revised sheet A-006.

14. Label all building elevations as North, South, East, and West.

RESPONSE: Elevations have been labeled as requested. Please refer to sheets A-010, A-011 and A-012.

15. Section 155.9401.G: Building Height states that the height of a building is measured from average finish grade in front of the building to the top of the roof slab. Verify that the height of the building is measured in accordance with this Section.

RESPONSE: The grade of Riverside Drive ranges from +1.75 to +1.80 NAVD, and finished interior at ground floor will be at +8.0 NAVD as shown on the North and South elevations on sheets A-010 and A-011. The same sheets show TOP OF PARAPET (max. building height at +36.83 NAVD. Measured from the highest grade (1.8 NAVD) the max. building height would be 35.05 ft. The table on Sheet A-002 has been corrected to reflect that number, which is far less than the maximum of 105 FT.

16. Building footers and/or foundation cannot diminish or reduce the landscape area to below the required landscape and plantable area of the overall site area. Provide a diagram depicting the proposed building footers.

RESPONSE: The building will be on piles (not spread footings), so foundations will not impact

landscaping. Please refer to foundation section that has been uploaded to eplan.

17. Show the proposed drainage areas on the landscape plan.

RESPONSE: Proposed drainage is provided and labelled on the landscape plan. See Sheet LP-1

18. Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

RESPONSE: As per email dated July 18, 2025 from Joshua Lopez, of FPL, the overhead lines along the eastern property line of the subject property cannot be undergrounded due to reliability concerns. Email response from Joshua Lopez has been uploaded to eplan.

19. Show all rooftop elements, including but not limited to mechanical equipment, stairs, etc.

RESPONSE: Roof top elements are shown on the revised roof plan. Please see Sheet 018-Roof Plan.