

Project Name: PZ26-12000008**Project Description: MAJOR SITE PLAN - 2701 EAST ATLANTIC BOULEVARD / 2701 EAST ATLANTIC AVE LLC**

Review Comments List Date: 4/14/2026

BSO COMMENTS

Ref. # 25, BSO, Anthony Russo, 4/13/26 10:36 AM, Cycle 1, Info Only

Comment:

Development Review Committee Date Reviewed: 4-13-2026

Subject: CPTED and Security Strengthening Report: PZ#: -12000008

Name: 2701 EAST ATLANTIC AVE LLC

Address / Folio: 2701 E. Atlantic Blvd., Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

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Ref. # 26, BSO, Anthony Russo, 4/13/26 10:40 AM, Cycle 1, Unresolved

Comment:

ATTENTION

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

Please submit a CPTED & Security Strengthening Drawing Diagram that incorporates all verbiage from the CPTED Narrative document.

Ref. # 27, BSO, Anthony Russo, 4/13/26 10:47 AM, Cycle 1, Unresolved

Comment:

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***

RESPONSE:**Will Comply**

A. Natural Surveillance (Landscaping)

1.) MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.

GOAL: INCREASE VISIBILITY & DETER CONCEALMENT.

RESPONSE:**Will comply. See Landscape Plans**

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.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

A1. Natural Surveillance (Lighting)

1.) SECURITY LIGHTING SHOULD USUALLY BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS; IT SHOULD NOT OVER-ILLUMINATE OR CREATE SHADOWS.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

2.) 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:

Refer to CPTED Plan sheet A-401 for Added notes.

3.) 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:

Refer to CPTED Plan sheet A-401 for Added notes.

Ref. # 28, BSO, Anthony Russo, 4/13/26 10:56 AM, Cycle 1, Unresolved

Comment:

A2. Natural Surveillance Security Strengthening

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.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

2.) Hotel / MOTEL ROOM DOORS FOR GUEST OCCUPANCY MUST HAVE A WIDE-ANGLE DOOR VIEWER (DOOR SCOPE / PEEPHOLE).

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

3.) DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

4.) ANY RECESSED AREAS ON THE EXTERIOR OF THE STRUCTURE THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ALCOVES, GROUND LEVEL PATIOS / BALCONIES, ETC. ESPECIALLY THOSE WITH DOORS THAT ENTER / EXIT THE BUILDING, SHOULD BE DESIGNED OUT, OR IF THEY ARE A NECESSARY ELEMENT OF THE DESIGN, THEY MUST HAVE SECURITY FEATURES SUCH AS CAMERAS, CONVEX MIRRORS, DOOR

WINDOWS, MOTION SENSOR SECURITY LIGHTS, SEE THROUGH PICKET STYLE FENCING WITH LOCKABLE GATES, ETC.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

5.) ALL METAL INTERIOR EMERGENCY STAIRWELL DOORS MUST HAVE A SECURITY WINDOW OR VISION PANEL TO FACILITATE NATURAL SURVEILLANCE.

RESPONSE:

Refer to CPTED Plan sheet A-401 for Added notes.

Ref. # 29, BSO, Anthony Russo, 4/13/26 11:02 AM, Cycle 1, Unresolved

Comment:

A3. Electronic Surveillance Security Strengthening

*** ATTENTION ***

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.

RESPONSE:

Will Comply

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.

RESPONSE:

Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations. Final locations to be coordinated with Security Consultant prior to permitting.

2.) ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION.

RESPONSE:

Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations. Final locations to be coordinated with Security Consultant prior to permitting.

3.) SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. LOCATIONS FOR MONITORS CAN INCLUDE SECURITY STATION, RECEPTION DESK & MANAGER'S OFFICE. THE MONITOR MUST BE STRICTLY DEDICATED TO PASSIVE SURVEILLANCE OPERATION.

RESPONSE:

Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations and notes. Final locations to be coordinated with Security Consultant prior to permitting.

4.) ALL CAMERAS MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.

RESPONSE:

Will Comply

5.) SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.

RESPONSE:

*Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations and notes.
Final locations to be coordinated with Security Consultant prior to permitting.*

6.) 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: PARKING GARAGES, MEETING ROOMS, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAKROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

RESPONSE:

*Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations and notes.
Final locations to be coordinated with Security Consultant prior to permitting.*

7.) ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES

RESPONSE:

*Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations and notes.
Final locations to be coordinated with Security Consultant prior to permitting.*

8.) ALL DESIGNATED COMMON USE ELEVATOR WAITING AREAS MUST BE EQUIPPED WITH ELECTRONIC SURVEILLANCE MONITORING.

RESPONSE:

*Will Comply, refer to CPTED Plan sheet A-401 for initial proposed Camera locations and notes.
Final locations to be coordinated with Security Consultant prior to permitting.*

Ref. # 30, BSO, Anthony Russo, 4/13/26 11:07 AM, Cycle 1, Unresolved

Comment:

B. Access Control Security Strengthening

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, 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:

Will Comply

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.

RESPONSE:

Will Comply

3.) 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.

RESPONSE:

Will Comply

4.) FOR COMMERCIAL INCLUDING COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ HOTELS/ RETAIL /

MULTI-FAMILY WITH SECURITY/ FRONT DESK RECEPTIONISTS / HOSTS (IF ANY): AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS.

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.

RESPONSE:

Will Comply. Front desk has clear visual connections to entry points and will be equipped with camera screens to monitor areas without direct visual connection. Valuables and sensitive equipment will be stored in a secure and separate location across the alley to the south in the adjacent building.

5.) 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 only location for a fence is on the east property line and will be proposed as a vertical picket fence to make climbing difficult. It is not utilized to prevent ingress to the site as the site is open on the remaining 3 sides.

6.) FENCES SHOULD NOT HAVE EASILY ACCESSIBLE HORIZONTAL BARS THAT COULD BE USED TO FACILITATE CLIMBING OVER & BREACHING ANY SECURITY FENCING. USE NARROW SPACING BETWEEN VERTICAL BARS TO PREVENT PROVIDING FOOTHOLDS

RESPONSE:

See response above.

Ref. # 31, BSO, Anthony Russo, 4/13/26 11:08 AM, Cycle 1, Unresolved

Comment:

B1. SC

RESPONSE:

No dumpster enclosures are proposed. Trash is stored in a secure trash room and will be rolled out on trash days by on-site personnel.

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.

RESPONSE:

Will Comply

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.

RESPONSE:

No gates are proposed.

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.

RESPONSE:

No dumpster enclosures are proposed.

5.) DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

RESPONSE:

No dumpster enclosures are proposed.

6.) DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

RESPONSE:

No dumpster enclosures are proposed, but trash room will be video monitored.

7.) ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

RESPONSE:

Will Comply

Ref. # 32, BSO, Anthony Russo, 4/13/26 11:10 AM, Cycle 1, Unresolved

Comment:

B2. ACCESS CONTROL SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

1.) ANY KEYS, KEY FOBs, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

RESPONSE:

Will Comply

2.) KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

RESPONSE:

Will Comply

3.) A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

RESPONSE:

Will Comply

4.) MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

RESPONSE:

Will Comply

C. Territorial Reinforcements Security Strengthening

*** ATTENTION ***

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

1.) SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY

WITH THE APPLICATION.

RESPONSE:*Will Comply*

2.) 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:*Will Comply*

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.

RESPONSE:*Will Comply*

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. 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.

RESPONSE:*Will Comply*

Ref. # 33, BSO, Anthony Russo, 4/13/26 11:17 AM, Cycle 1, Unresolved

Comment:

C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking

1.) AN ACCESS CONTROL VEHICULAR GATE ENTRANCE INTO THE PARKING GARAGE MUST BE INSTALLED TO DETER AND HELP PREVENT TRESPASS OPPORTUNITIES. THESE ENTRANCES MUST BE UNDER VIDEO SURVEILLANCE.

RESPONSE:

Garage entrance is monitored by cameras to the front desk and will also be monitored by Valet personnel.

2.) FOR DEVELOPMENTS USING ELECTRONIC VEHICLE ACCESS CONTROL GATES, PLEASE EXPLAIN HOW YOUR PROJECT WILL DETER / PREVENT TAILGATING (AKA PIGGYBACKING) BY UNAUTHORIZED USERS ATTEMPTING TO GAIN ACCESS INTO A PRIVATE / RESTRICTED AREA WITHOUT PERMISSION. (ONE POSSIBLE SOLUTION WOULD BE A SECONDARY VEHICLE ACCESS CONTROL GATE ARM IN CONJUNCTION WITH ACCESS CONTROL GATES WITH A PROPER TIME SETTING TO ONLY ALLOW ENTRY FOR ONE VEHICLE AT A TIME.)

RESPONSE:

Garage entrance is monitored by cameras to the front desk and will also be monitored and controlled by Valet personnel.

3.) IN ORDER TO PREVENT UNAUTHORIZED ACCESS & TRESPASSING, INSTALL A ROBUST SECURITY ROLL DOWN GATES THAT CAN BE OPERATED IN TIMES OF NEED TO CLOSE AND SECURE THE GARAGE, SUCH AS DURING A HURRICANE OR OTHER EMERGENCY INCLUDING A SERIOUS OR LIFE-THREATENING CRIMINAL SITUATION.

RESPONSE:



4.) POST SIGNAGE IN PARKING AREAS FORBIDDING VEHICLES OTHER THAN OWNER'S/ AUTHORIZED GUESTS TO PARK AND LOITER IN PRIVATE PARKING LOT.

RESPONSE:

Will Comply

5.) POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

RESPONSE:

Will Comply

6.) 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, THIS INCLUDES INSIDE ENCLOSED GARAGES.

RESPONSE:

Will Comply

7.) (FOR ENCLOSED PARKING GARAGES) ANY GROUND & SECOND LEVEL WINDOW OPENINGS / WALL PUNCHOUTS THAT WOULD ENABLE UNAUTHORIZED ENTRY INTO THE GARAGE MUST INCORPORATE SEE THROUGH BARRIERS. SOME EXAMPLES OF SUCH BARRIERS ARE PICKET STYLE FENCING, METAL MESH, PERFORATED PANELS, LOUVER STYLE PANELING OR OTHER ARCHITECTURAL ABSTRACT DESIGNS THAT PROVIDE TRANSPARENCY WHILE SIMULTANEOUSLY PREVENTING IMPROPER ENTRY.

RESPONSE:

There are no proposed window/wall openings proposed.

8.) (ENCLOSED PARKING GARAGES) LOCATE THE BLUE LIGHT CALL ASSISTANCE SYSTEM OR AN EQUIVALENT EMERGENCY CALL SYSTEM IN ALL GARAGE LEVELS FOR EMERGENCY ASSISTANCE. PLACE NEAR ELEVATORS AND STAIRCASES, INCLUDING ANY REMOTE STAIRCASES. BLUE LIGHT / EMERGENCY CALL SYSTEM AND SURROUNDING AREA MUST BE UNDER VIDEO SURVEILLANCE.

RESPONSE:

Garage is not open to public and will be monitored by the front desk as well as on site valet operators.

9.) 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.

RESPONSE:

Will Comply

Ref. # 34, BSO, Anthony Russo, 4/13/26 1:13 PM, Cycle 1, Unresolved

Comment:

D. 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. 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.

RESPONSE:*Will Comply*

2.) ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property 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:*Will Comply*

3.) 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 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:*Will Comply*

4.) 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

Ref. # 35, BSO, Anthony Russo, 4/13/26 1:18 PM, Cycle 1, Unresolved

RESPONSE:*Will Comply*

Comment:

E. ACTIVITY SUPPORT SECURITY STRENGTHENING

1.) PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.

RESPONSE:*No on-site bike racks are currently being proposed.*

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.

RESPONSE:*Will Comply*

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.

RESPONSE:

No exterior seating is being proposed.

4.) VALET STATIONS & PEDESTRIAN QUEUING AREAS (IF ANY) MUST BE CAPTURED BY ELECTRONIC SURVEILLANCE AND BENEFIT FROM NATURAL SURVEILLANCE.

RESPONSE:

Will Comply. Refer to CPTED sheet A-401.

5.) VALET ATTENDANTS & ACCOMPANYING PEDESTRIANS SHOULD BE PROVIDED WITH PROTECTION FROM POTENTIAL VEHICLE IMPACTS. OPTIONS TO CONSIDER WOULD BE THE INSTALLATION OF TRAFFIC BOLLARDS, HEAVY PLANTERS, NON-MOUNTABLE VEHICLE CURB, ARCHITECTURAL / ARTISTIC FEATURES CAPABLE OF DEFLECTING SUCH IMPACTS, ETC.

RESPONSE:

Will Comply. Proposed Valet station will be equipped with bollards.

6.) TO AID AGAINST POTENTIAL AUTO THEFTS & AUTO BURGLARIES, VALET KEY STORAGE CABINETS / CLOSETS SHOULD BE KEPT LOCKED AT ALL TIMES & BE EQUIPPED WITH RFID (RADIO FREQUENCY IDENTIFICATION) PROTECTION. IT IS STRONGLY RECOMMENDED THAT A GPS TRACKING DEVICE BE INSTALLED IN ANY PORTABLE VALET KEY STORAGE PODIUMS THAT ARE NOT PERMANENTLY ANCHORED IN PLACE.

RESPONSE:

Will Comply. Valet Key storage shall be within a locked metal cabinet that will be attached to the concrete wall behind the valet stand. See Sheet A-401.

7.) 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.

RESPONSE:

No exterior furniture is being proposed.

8.) PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS, LOCKER ROOMS, CONFERENCE ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

RESPONSE:

Will Comply

9.) SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE.

RESPONSE:

Will Comply

BUILDING COMMENTS

Ref. # 1, BUILDING DIVISION, Todd Stricker, 4/6/26 10:11 AM, Cycle 1, Info Only

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.

RESPONSE:

Will Comply

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.

RESPONSE:

Will Comply

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.

RESPONSE:

Will Comply

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

RESPONSE:

Will Comply

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.

RESPONSE:

Will Comply

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).

RESPONSE:

Will Comply

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.

RESPONSE:

Understood. Project will operate as a Public Access Hotel and will be subject to the requirements of ADA.

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.

RESPONSE:

Will Comply

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.

RESPONSE:

Will Comply, All levels shall be accessible through elevators or ADA compliant ramps or lift devices.

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.

RESPONSE:

Will Comply

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 2023 FBC.

RESPONSE:

Understood

Ref. # 2, BUILDING DIVISION, Todd Stricker, 4/6/26 10:11 AM, Cycle 1, Info Only

Comment:

1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

RESPONSE:

Will Comply

2.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.

RESPONSE:

Will Comply

3.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.

RESPONSE:

Will Comply

4.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.

RESPONSE:

Will Comply

5.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.

RESPONSE:

Project is a Hotel and will be classified as an R-1 Occupancy and will be designed as a Type 1 Fully Sprinklered structure. All hotel units will have direct access to an exterior balcony and 2 protected means of egress.

6.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.

RESPONSE:

Will Comply during Building Permitting.

7.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.

RESPONSE:

Will Comply during Building Permitting.

8.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.

RESPONSE:

Will Comply during Building Permitting.

9.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).

RESPONSE:

Will Comply

10.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.

RESPONSE:

Will Comply

11.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.

RESPONSE:

Will Comply during Building Permitting.

12.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.

RESPONSE:

Will Comply during Building Permitting.

13.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.

RESPONSE:

Will Comply

14.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.

RESPONSE:

Will Comply

15.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.

RESPONSE:

Will Comply if applicable. No trusses are currently being proposed.

16.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.

RESPONSE:

Will Comply

17.1804.4 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.

RESPONSE:

CIVIL

18.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.

RESPONSE:

Will Comply

19.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.

RESPONSE:

Will Comply

20.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.

RESPONSE:

Will Comply

ENGINEERING COMMENTS

Ref. # 3, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:39 AM, Cycle 1, Condition
Comment: Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.

RESPONSE:

Will Comply

Ref. # 4, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:39 AM, Cycle 1, Unresolved
Comment: The conceptual civil plan design lacks essential details. It requires meticulous attention to detail and specific delineation of the adjacent City mains, sizes, and connection characteristics.

RESPONSE:

The plans are intended to be a DRC level submittal showing possible points of connections for water and sanitary sewer as well as a conceptual drainage layout. Additional details will be provided as the design progresses.

Ref. # 5, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:39 AM, Cycle 1, Unresolved
Comment: Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way, including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstructions shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.

RESPONSE:

Will comply, see landscape plans.

Ref. # 6, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:40 AM, Cycle 1, Condition
Comment: The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

RESPONSE:

Will Comply

Ref. # 7, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:40 AM, Cycle 1, Condition
Comment: The City Utilities Division must approve these plans before the City's Engineering Division can.

RESPONSE:

Will Comply

Ref. # 8, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:40 AM, Cycle 1, Unresolved
Comment: On plan sheet C-2, P and D plan, you are showing F Curb but no proposed drainage within the right-of-way. The plans may direct rainwater runoff to other properties.

RESPONSE:

In accordance with discussions with City staff the plans have been revised to show drainage to existing catch basins matching the existing surface flow patterns around the site.

Ref. # 9, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:40 AM, Cycle 1, Unresolved

Comment: Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE:

Truncated domes have been added to the plans and detail 318-1 has been added to sheet C-2.1.

Ref. # 10, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:41 AM, Cycle 1, Unresolved

Comment:

Please note on the civil plan sheet, C-4, 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.

How to retire old laterals

If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)

If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)

If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE:

The notes have been added to sheet C-4

Ref. # 12, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:42 AM, Cycle 1, Unresolved

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

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

RESPONSE:

City of Pompano details have been added to the plans.

Ref. # 13, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:42 AM, Cycle 1, Unresolved

Comment: On plan sheet C-4, the proposed reuse line extension is not permitted. A new tap and service will be required for the meter's new location. The old service will need to be cut and capped at the reuse main. Per city details 506-1 or 506-2.

RESPONSE:

A new reuse service connection has been shown on sheet C-4

Ref. # 14, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:42 AM, Cycle 1, Unresolved

Comment: Please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, the Public Works Director, or a designated representative for damage caused by construction before final acceptance. A partial or complete milling and overlay of the roadways may be required.



RESPONSE:

Note has been added to sheet C-2

Ref. # 15, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:43 AM, Cycle 1, Condition
Comment: Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

RESPONSE:

Will comply.

Ref. # 16, ENGINEERING DEPARTMENT, David McGirr, 4/6/26 10:43 AM, Cycle 1, Info Only
Comment:

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED), AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

RESPONSE:

Comment response narrative is included with the resubmittal

**** Please note: the City Engineering Division may issue additional review comments throughout the remainder of the permitting process as the civil engineering plans for this project are finalized.

FIRE COMMENTS

Ref. # 17, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:14 AM, Cycle 1, Unresolved

Comment:

Proposed mechanical Parking:

Greater detail must be provided for how this proposed parking will be operated and protected with life safety and fire protection.

High hazard fire protection classification.

How will cars be parked? Seems that parking #23 through #28 would have to back out of garage into private alley.

How will fire protection be provided for each level of cars? NO EV parking within racks.

RESPONSE:

NFPA 13 and NFPA 88A provide guidance on the protection measures for Car Stackers that will be adhered to. Garage area will be classified as Extra Hazard Group 2 and sprinkler provisions including spacing, location and hydraulic calculations (density/area combinations) shall be accounted for. There are currently no restrictions on the use of electric (EV) vehicles within stackers, and we would like to continue this discussion during the building permitting process until Fire has accepted or rejected our proposed design.

Detailed plan for how this garage will be used and who will be parking cars.

RESPONSE:

The garage is 100% Valet operated only Valet personnel will have access to park and retrieve the vehicles. The 2-way alley has 2 designated Valet staging spaces that will allow guests to park and exit their vehicle and a valet operator will then park the vehicle on his timeline. In addition, there is a third, internal Valet Stacking space provided.

Valet personnel will utilize the triple stackers to park vehicles. If the bottom 2 vehicles need to be removed in order to access the 3rd top vehicle, there are 2 Lift Staging spaces to temporarily park the lower vehicles.

An application/link will be provided to each guest which will allow them to request their vehicle ahead of time. It will acknowledge the request and provide an approximate time for when the vehicle will be available.

Ref. # 18, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:15 AM, Cycle 1, Unresolved

Markup: Stair 1, A-101 ARCHITECTURAL SITE PLAN.pdf

Stair 1 and egress from lobby shown to be discharging into the high hazard parking garage. Egress must be protected and discharge to public right of way.

RESPONSE:

Stair 1 will be isolated from the garage with a 90-minute fire door. The Lobby and Stair #1 can access the public alley through the accessible ramp.

Ref. # 19, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:16 AM, Cycle 1, Unresolved

Comment:

() 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:

See Civil Drawings

Ref. # 20, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:17 AM, Cycle 1, Unresolved

Comment:

() Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

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:**Will Comply**

Ref. # 21, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:17 AM, Cycle 1, Unresolved

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 builder's 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.

RESPONSE:**Will Comply**

Ref. # 22, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:17 AM, Cycle 1, Unresolved

Comment:

() Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

Installation of assembly as per backflow/meter specifications and following standards:

NFPA 13 Standards of Installation of Fire Sprinklers,

NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.

All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RESPONSE:**Will Comply**

Ref. # 23, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:18 AM, Cycle 1, Unresolved

Comment: City of Pompano requires all life safety and fire protection systems maintenance, testing and certification documents to be maintained within Bryer LLC - Compliance Engine software.

Currently system shows fire alarm and fire sprinkler systems as past due for inspections. Please update Compliance Engine for property information and inspection, testing and maintenance of all systems.

RESPONSE:**Will Comply**

Ref. # 24, FIRE DEPARTMENT, Jim Galloway, 4/7/26 10:18 AM, Cycle 1, Unresolved

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

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signal strength to support the City's 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)

RESPONSE:

Will Comply

LANDSCAPE/URBAN FORESTRY COMMENTS

Ref. # 36, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:15 PM, Cycle 1, Unresolved

Comment: 1. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203, 155.5301, and 155.3701.

RESPONSE:

WILL COMPLY

Ref. # 37, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:15 PM, Cycle 1, Unresolved

Comment: 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.

RESPONSE:

WILL COMPLY

Ref. # 38, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:15 PM, Cycle 1, Unresolved

Comment: 3. Provide a graphic scale on landscape plan.

RESPONSE:

SEE SHEETS FOR GRAPHIC SCALE

Ref. # 39, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:16 PM, Cycle 1, Unresolved

Comment: 4. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

RESPONSE:

SEE LANDSCAPE DETAIL SHEET FOR DATA TABLE

Ref. # 40, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:16 PM, Cycle 1, Unresolved

Comment: 5. 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:

SEE PLANT LIST FOR COMPLIANT SPECIFICATIONS

Ref. # 41, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:16 PM, Cycle 1, Unresolved

Comment: 6. Clearly define property lines on landscape plan.

RESPONSE:

SEE SHEETS FOR PROPERTY LINE

Ref. # 42, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:16 PM, Cycle 1, Unresolved

Comment: 7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building.

RESPONSE:

5' landscape areas have been provided adjacent to vehicular use areas. The ADA space and 1 western valet stacking space off of the alley is under the building.

Ref. # 43, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:17 PM, Cycle 1, Unresolved

Comment: 8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

RESPONSE:

SEE LANDSCAPE DATA TABLE ON THE DETAILS SHEET

Ref. # 44, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:17 PM, Cycle 1, Unresolved

Comment: 9. 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).

RESPONSE:

WILL COMPLY

Ref. # 45, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 10. 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 5' wide and contain trees, sod and irrigation, and please incorporate the use of suspended pavement per the requirements of the TO-EOD.

RESPONSE:

N/A

Ref. # 46, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 11. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

RESPONSE:

SEE SILVA CELL SHEET L.06

Ref. # 47, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 12. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate subbase (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.

RESPONSE:

SEE SILVA CELL SHEET L.06

Ref. # 48, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 13. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

RESPONSE:

SEE SILVA CELL DETAIL SHOWING ROOT BARRIER L.06

Ref. # 49, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 14. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

RESPONSE:

SEE SITE PLAN FOR CURBING

Ref. # 50, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 15. Provide large canopy Street Trees at 1:30' as per 155.3501.J.3.f.

RESPONSE:

SEE LANDSCAPE PLAN FOR ON-STREET PARKING LAYOUT WITH LANDSCAPE ISLANDS

Ref. # 51, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:18 PM, Cycle 1, Unresolved

Comment: 16. 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 slabs as it relates to these areas

RESPONSE:

Any proposed pile caps or foundations shall be placed below grade at an elevation appropriate to the proposed landscaping adjacent to the building or offset/cantilevered to allow proper planning depth.

Ref. # 52, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:19 PM, Cycle 1, Unresolved

Comment: 17. Please re-design sheet C-3 as all proposed utilities conflict with landscape areas.

RESPONSE:

WILL COMPLY

Ref. # 53, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:19 PM, Cycle 1, Unresolved

Comment: 18. Clarify if alley/service drive used as one way or two-way traffic. Provide required landscape strip accordingly per code section 155.3709 Alley/Service Drive typical.

RESPONSE:

Alley is 25' wide and has Stop Signs at both the east and west ingress/egress points indicating 2-way traffic. 10' deep minimum Landscape has been provided adjacent to alley.

Ref. # 54, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:19 PM, Cycle 1, Unresolved

Comment: 19. Clearly define building footprint open to the sky with no overhead obstructions on the landscape plan.

RESPONSE:

Will Comply, refer to site plan.

Ref. # 55, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:19 PM, Cycle 1, Unresolved

Comment: 20. Provide a minimum of 10% pervious area open to the sky for the site.

RESPONSE:

Over 10% of pervious landscape area has been provided, open to the sky.

Ref. # 56, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:19 PM, Cycle 1, Unresolved

Comment: 21. Show overhead and underground utilities on landscape plan.

RESPONSE:

WILL COMPLY

Ref. # 57, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:20 PM, Cycle 1, Unresolved

Comment: 22. As per 155.3501.K.5.a.i. a minimum of 50% of the required trees shall be large canopy shade trees, and the remaining street trees may be provided as medium or large flowering trees.

RESPONSE:

WILL COMPLY

Ref. # 58, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:20 PM, Cycle 1, Unresolved

Comment: 23. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.

RESPONSE:

LANDSCAPE

Ref. # 59, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:20 PM, Cycle 1, Unresolved

Comment: 24. Provide soil specifications in percentage form.

RESPONSE:

SEE SILVA CELL PLAN SHEET L.06

Ref. # 60, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:20 PM, Cycle 1, Unresolved
Comment: 25. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

RESPONSE:

WILL COMPLY

Ref. # 61, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:20 PM, Cycle 1, Unresolved
Comment: 26. 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:

SEE IRRIGATION PLANS AND DETAILS / SPECIFICATIONS

Ref. # 62, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:21 PM, Cycle 1, Unresolved
Comment: 27. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

RESPONSE:

WILL COMPLY

Ref. # 63, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:21 PM, Cycle 1, Unresolved
Comment: 28. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

RESPONSE:

SEE LANDSCAPE PLAN FOR ADDED NOTE

Ref. # 64, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:21 PM, Cycle 1, Unresolved
Comment: 29. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

RESPONSE:

SEE LANDSCAPE PLAN FOR ADDED NOTE

Ref. # 65, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:21 PM, Cycle 1, Unresolved
Comment: 30. Provide a note on plan that a pre-construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

RESPONSE:

SEE LANDSCAPE PLAN FOR ADDED NOTE

Ref. # 66, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:22 PM, Cycle 1, Unresolved
Comment: 31. 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.

RESPONSE:

SEE LANDSCAPE PLAN FOR ADDED NOTE

Ref. # 67, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:22 PM, Cycle 1, Unresolved

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Comment: 32. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.

RESPONSE:

WILL COMPLY

Ref. # 68, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:22 PM, Cycle 1, Unresolved

Comment: 33. Provide a detailed comments response sheet upon re-submittal.

RESPONSE:

WILL COMPLY

Ref. # 69, LANDSCAPE REVIEW, Mark Brumet, 4/14/26 1:22 PM, Cycle 1, Unresolved

Comment: 34. Additional comments may be rendered upon re-submittal.

RESPONSE:

Understood

ZONING COMMENTS

Ref. # 70, ZONING, Pamela Stanton, 4/14/26 1:43 PM, Cycle 1, Condition

Comment: This project is subject to Major Site Plan approval and Building Design approval.

RESPONSE:

Understood

Ref. # 71, ZONING, Pamela Stanton, 4/14/26 1:44 PM, Cycle 1, Unresolved

Comment: Provide evidence of lot unification for the two separate parcels on which the proposed development is located.

RESPONSE:

See enclosed BCPA images denoting Ownership of subject sites at the end of this document.

Ref. # 72, ZONING, Pamela Stanton, 4/14/26 1:44 PM, Cycle 1, Unresolved

Comment: The Project Narrative states that the site plan application is for a "Boutique Hotel." The Architectural Site Plan shows a "Residential Lobby." Clarify the type of project that is proposed.

RESPONSE:

Project is a Hotel; Label has been revised. See Sheet A-101.

Ref. # 73, ZONING, Pamela Stanton, 4/14/26 1:44 PM, Cycle 1, Unresolved

Comment: The Site Plan Data on the Site Plan indicates 6.6% pervious area provided. In the Transit Oriented District, a minimum of 10% pervious area is required.

RESPONSE:

Over 10% of pervious landscape area open to the sky has been provided. Refer to revised Site Plan A-101.

Ref. # 74, ZONING, Pamela Stanton, 4/14/26 1:45 PM, Cycle 1, Unresolved

Comment: NE 27 Avenue and NE 1 Street are Tertiary Street, according to the EOD Street Network Connectivity Regulating Diagram. A minimum 60% of ground-level building frontage length is required to be active use on Tertiary Streets, pursuant to Section 155.3709.I.2.b. Provide calculations and figures indicating the length of ground-level active use for the north and west building frontages.

RESPONSE:

See sheet A-101 for 60% compliance.

Ref. # 75, ZONING, Pamela Stanton, 4/14/26 1:45 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.3501.O.2.h.i.a), Active Use Standards, the minimum depth of a ground-floor active use liner is 20 feet and is measured generally perpendicular to the building frontage. Provide the minimum required liner depth and a dimension on the ground floor plan indicating compliance.

RESPONSE:

See Sheet A-101 for compliance.

Ref. # 76, ZONING, Pamela Stanton, 4/14/26 1:45 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.3501.O.2.h.ii.d), Active Use Standards, ground floor active use for nonresidential or residential lobby must have a transparent, clear glazed area of not less than 70% of the facade area. Provide calculations indicating the percentage of transparent clear glazed areas of the ground floor façade area, in compliance.

RESPONSE:

Refer to elevation sheets A-201 and A-202 for compliance.

Ref. # 77, ZONING, Pamela Stanton, 4/14/26 1:46 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.3501.O.2.h.ii.e), Active Use Standards, ground floor windowsills shall be placed at a maximum height of 24 inches above finished grade. Provide dimensions on the north and west building elevation drawings indicating the proposed height of the ground floor windowsills, in compliance.

RESPONSE:

Ground level windowsills are provided down to the floor elevation. West elevation sill is at the lowest possible elevation required by the Flood Elevation.

Ref. # 78, ZONING, Pamela Stanton, 4/14/26 1:46 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.3501.O.2.h.ii.g), the glazed area shall have a minimum visible light transmittance of 75% and a maximum reflectance of 15%. Provide a note on the plans/elevations stating the visible light transmittance and maximum reflectance of the ground-floor active-use glazing.

RESPONSE:

Refer to elevation sheets A-201 and A-202 for notes.

Ref. # 79, ZONING, Pamela Stanton, 4/14/26 1:46 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.3501.O.2.i.ii, architectural treatment shall be provided through a combination of two or more treatments including, but not limited to, the use of materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of planters; and architectural lighting. Clarify the treatments applied to the north and west facades of the building.

RESPONSE:

The building consists primarily of glazing and is also augmented by the use of tile near the ground level for durability. In addition, the stair tower utilizes a contrasting color to differentiate the massing and to break up the building. The east elevation also utilizes aluminum screen materials to add a texture and shadow line to that façade, the use of horizontal metal railings also unifies the elevations.

Ref. # 80, ZONING, Pamela Stanton, 4/14/26 1:46 PM, Cycle 1, Unresolved

Comment: The Parking Data indicates 56 spaces are required, and 47 spaces are provided. Address this issue.

RESPONSE:

The project proposes 36 hotel units as well as an existing office building which requires 19 spaces. A space within the existing building is going to be utilized for hotel operations and therefore was reduced by 1 required space from the original submittal.

36 Hotel Spaces + 19 Office Spaces = 55 Base required parking spaces

A 15% TOD reduction = 47 spaces required.

Per Shared Parking Analysis by KBP Consulting 40 Spaces are required

For the project, the garage was reduced to 10 lifts providing 30 internal spaces. In addition, there are two ADA spaces and 6 on street adjacent spaces bringing the total to 38. Immediately adjacent to the existing office building is 4 on street parking spaces and within the existing building there is 1 internal garage space bringing the total parking provided for the entire project up to 43 provided vs 40 required.

Ref. # 81, ZONING, Pamela Stanton, 4/14/26 1:47 PM, Cycle 1, Unresolved

Comment: The Parking Data indicates that 4 on-street parking spaces immediately adjacent to the site are provided. On-street parking spaces are not shown on the plans.

RESPONSE:

The 4 on street parking spaces provided are referring to the spaces immediately adjacent to the existing office building as shown on the survey.

Ref. # 82, ZONING, Pamela Stanton, 4/14/26 2:34 PM, Cycle 1, Unresolved

Comment: The Parking Data table on the Site Plan refers to a shared parking analysis to be provided. Submit the Analysis with findings.

RESPONSE:

Was provided as a separate document, and the revised one shall also be provided from KBP Consulting.

Ref. # 83, ZONING, Pamela Stanton, 4/14/26 2:34 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.5102.J.6.a, all uses, except hotels, may designate a maximum of 75% of the total number of required off-street parking spaces as valet parking. The plans indicate 100% percent of the parking is proposed to be valet parking, including the parking for the adjacent office building.

RESPONSE:

A maximum of 75% of the office building will be valet parked. With 19 required spaces the maximum valet allowed is 15 spaces allowing 4 spaces to be non-valet. Immediately adjacent to the site are 4 on street parking spaces. In addition, the adjacent site with the same ownership provides an additional 6 on street parking spaces.

Ref. # 84, ZONING, Pamela Stanton, 4/14/26 2:34 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.5102.J.6.b.i, a designated drop-off and pickup area must be provided in compliance with Table 155.5101.G.8.a, Minimum Stacking Spaces for Drive-Through and Related Uses. The Table indicates 10% of the total parking capacity of the facility up to a maximum of 8 spaces measured from the designated drop-off area. Provide the required stacking on the Site Plan.

RESPONSE:

30 spaces are in the valet garage requiring 3 stacking spaces. 3 are provided. There are 2 spaces directly off of the alley and 1 within the garage, where guests or office users can park their vehicle and leave allowing the Valet operator(s) to park the vehicle while not requiring the guest to wait.

Ref. # 85, ZONING, Pamela Stanton, 4/14/26 2:35 PM, Cycle 1, Unresolved

Comment: Pursuant to Section 155.5102.J.6.b.ii, the drop-off and pick-up area may be located adjacent to the building served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation or cause queuing in a public street or internal drive aisle serving the development. Indicate on the Site Plan the location of the required drop-off and pick-up area, in compliance.

RESPONSE:

See response #84 above.

Ref. # 86, ZONING, Pamela Stanton, 4/14/26 2:35 PM, Cycle 1, Unresolved

Comment: In accordance with Section 155.5102.J.6.c, a Valet Parking Plan is required. The Valet Parking Plan must include Identification of the type and nature of the use for which the valet service is being provided; the location of the valet parking and self-parking spaces, including how the valet parking area shall be isolated from use by the general public; the pick-up and drop off area(s); a site

traffic circulation plan; and the number of parking attendants (and any other personnel) needed to operate the valet service.

RESPONSE:

The garage is 100% Valet operated and shall be monitored and only Valet personnel will have access to park and retrieve the vehicles. An application/link will be provided to each guest which will allow them to request their vehicle ahead of time. It will acknowledge the request and provide an approximate time for when the vehicle will be available. The number of valet personnel will be determined based on the occupancy of the hotel and the peak operating times.

Ref. # 87, ZONING, Pamela Stanton, 4/14/26 2:35 PM, Cycle 1, Unresolved

Comment: A Valet Parking Agreement is required, pursuant to Section 155.5102.J.6.d. The agreement shall include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking, except for Residential and Visitor Accommodation Uses, which shall provide valet parking attendants 24 hours a day. The agreement shall also include a legal description of the parcel where parking will be located and states the number of parking spaces utilized for valet parking. The agreement shall be submitted to the Development Services Director, who shall forward it to the City Attorney for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit or Zoning Use Certificate for any use to be served by the valet parking. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of the landowner.

RESPONSE:

Will Comply

Ref. # 88, ZONING, Pamela Stanton, 4/14/26 2:35 PM, Cycle 1, Unresolved

Comment: A five-foot-wide perimeter landscape strip is required along the east property line adjacent to the surface parking shown on the Site Plan, pursuant to Section 155.3501.J.2.a.

RESPONSE:

A 5' Landscape strip is provided.

Ref. # 89, ZONING, Pamela Stanton, 4/14/26 2:36 PM, Cycle 1, Unresolved

Comment: A five-foot-wide landscape area is required between the parking spaces and the building at the southeast area of the site, pursuant to Section 155.3501.J.2.d.

RESPONSE:

Refer to site plan sheet A-101 for compliance.

Ref. # 90, ZONING, Pamela Stanton, 4/14/26 2:36 PM, Cycle 1, Unresolved

Comment: Clarify whether the existing alley is a one-way or two-way alley. The EOD Street Development Regulating Diagrams may govern the treatment of the alley.

RESPONSE:

The alley has stop signs at both the east and west ends indicating 2-way traffic.

Ref. # 91, ZONING, Pamela Stanton, 4/14/26 2:36 PM, Cycle 1, Unresolved

Comment: The civil drawings show drainage structures/pipes through 75% of the landscape areas, and FDC, DDCV, and meters in the other 25%. Address this issue.

RESPONSE:

Refer to revised Civil and Landscape plans.

Ref. # 92, ZONING, Pamela Stanton, 4/14/26 2:37 PM, Cycle 1, Unresolved

Comment: The Level 02 Floor Plan shows a portion of the building over the ADA parking space. On the Site Plan, delineate and label the "building above."

RESPONSE:

See site plan sheet A-101 showing dashed line to denote building above.

Ref. # 93, ZONING, Pamela Stanton, 4/14/26 2:37 PM, Cycle 1, Unresolved

Comment: Verify the orientations of the Rendered Elevations. The south and north elevations appear to be mislabeled.

RESPONSE:

See sheet A-203 for corrections.

Ref. # 94, ZONING, Pamela Stanton, 4/14/26 2:37 PM, Cycle 1, Unresolved

Comment: Provide information for the rooftop element that is labeled "Terrace" on the Roof Plan and is shown as a structure above the maximum allowable height on the T.O. Roof Plan. On the Elevation drawings, the area appears to be habitable/occupiable space.

RESPONSE:

The rooftop is proposed to be occupiable. Refer to sheet A-105 for area calculations.

Ref. # 95, ZONING, Pamela Stanton, 4/14/26 2:37 PM, Cycle 1, Unresolved

Comment: Provide a materials legend/key on the Elevation sheets.

RESPONSE:

Refer to elevation sheets A-201 and A-202.

Ref. # 96, ZONING, Pamela Stanton, 4/14/26 2:38 PM, Cycle 1, Unresolved

Comment: Provide information regarding the ground-level mechanical equipment shown on the Site Plan, and whether it is proposed to be within an enclosure. Pursuant to Section 155.4203.JJ.3.a, the equipment/enclosure must be located at least three feet from a side or rear lot line.

RESPONSE:

See sheet A-101. Equipment is screened from view and over 3' away from the property line.

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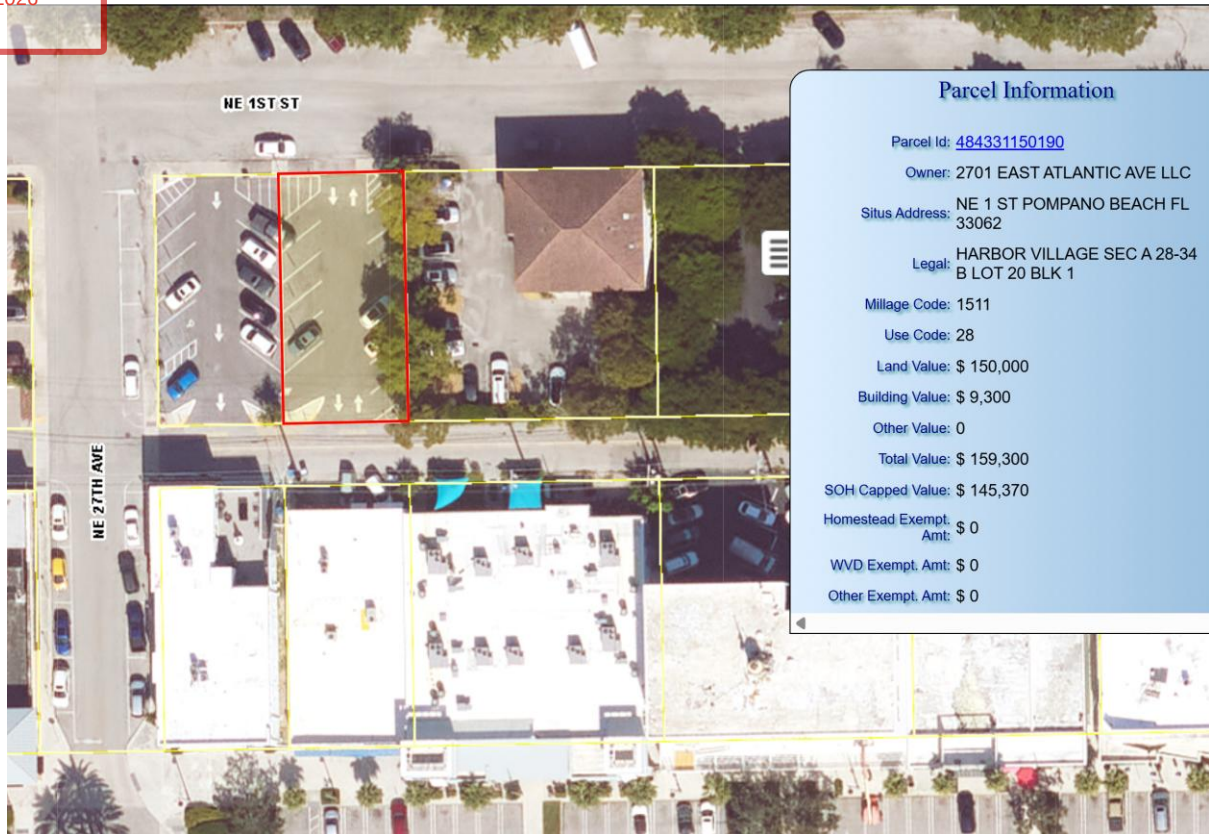
EXISTING OFFICE SITE



WEST HALF OF SITE

DRC

PZ26-12000008
07/15/2026



Parcel Information

Parcel Id: [484331150190](#)

Owner: 2701 EAST ATLANTIC AVE LLC

Situs Address: NE 1 ST POMPANO BEACH FL
33062

Legal: HARBOR VILLAGE SEC A 28-34
B LOT 20 BLK 1

Millage Code: 1511

Use Code: 28

Land Value: \$ 150,000

Building Value: \$ 9,300

Other Value: 0

Total Value: \$ 159,300

SOH Capped Value: \$ 145,370

Homestead Exempt.
Amt: \$ 0

WVD Exempt. Amt: \$ 0

Other Exempt. Amt: \$ 0

EAST HALF OF SITE