



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-799

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 15, 2025

MODERA

Request: Major Site Plan
P&Z# 25-12000028
Owner: Pompano Real Estate Investments LLC
Project Location: 855 S Federal Highway
Folio Number: 494306490010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Christina Bilenki
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The applicant is requesting approval of a Major Site Plan application for the construction of an eight (8) story mixed-use building with 347 residential units and 10,600 square feet of commercial space. This project is being submitted concurrently with a Rezoning application to amend the zoning district from B-3 to PD-I in order to establish a Master Plan for the site and a Plat Note Amendment application.

Development Review Committee Member	Status as of 10/2/2025
Planning	Resubmittal Required
Zoning	Resubmittal Required
Urban Forestry	Resubmittal Required
Fire Prevention	Resubmittal Required
Engineering	Resubmittal Required
Utilities	Resubmittal Required
BSO	Resubmittal Required
Building Division	Pending Development Order

Staff Conditions:

Please find attached all DRC comments.

Plan Review - Review Comments Report

Project Name: **PZ25-12000028**

Workflow Started: **9/9/2025 6:24:11 PM**

Report Generated: **10/02/2025 02:29 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:48 AM	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.			Condition
2	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:48 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.			Condition
3	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:48 AM	Comment The City Utilities Division must approve these plans before the Citys Engineering Division can. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:49 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities			Condition
5	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:52 AM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb, gutter, and sidewalk to be constructed within the road right-of-way of S. Fed.			Condition
6	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 10:52 AM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of S. Fed.			Condition
7	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:02 AM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of S. Fed.			Condition



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8	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:05 AM	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 Your plans have 2019			Unresolved
9	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:06 AM	Comment Place note on plan sheet 035 C-400, All sanitary sewer manholes owned and maintained by Pompano Beach must be Sewper Coated. Also, any work being performed inside the City of Pompanos sanitary sewer manholes. They are required to be brought up to current city standards. Also, the type of work performed inside the manhole will depend on whether any bench work must be completed simultaneously. Only Sewpercoat & Refratta HAC 100 are the two approved products allowed in our system. Below is a list of some examples. An approved SEWPER Coat applicator must install this work. A list of approved applicators will be provided.			Unresolved
10	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:07 AM	Comment Please note on the civil plan sheet 0355 C-400 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)			Unresolved



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11	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:08 AM	Comment All water meters are to be set just inside the property line per the COPB Eng. standard details.			Unresolved
12	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:10 AM	Comment The proposed irrigation line needs to be its own individual tap coming off the 6" watermain and we do not allow 2" corp stops.			Unresolved
13	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:15 AM	Comment Both DDCV need to show a fire-only meter per city engineering detail 106-3 and both need to be set just inside the property line.			Unresolved
14	1	ENGINEERING DEPARTMENT David McGirr 9/18/25 11:17 AM	Comment 8" sewer laterals require sanitary manholes to be set just inside the property line for utility maintenance access.			Unresolved
15	1	UTILITIES Nathaniel Watson 9/19/25 3:59 PM	Comment 1.Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
16	1	UTILITIES Nathaniel Watson 9/19/25 3:59 PM	Comment 2.Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during the official Bldg. E-plan submittal.			Condition
17	1	UTILITIES Nathaniel Watson 9/19/25 3:59 PM	Comment 3.Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.			Condition
18	1	UTILITIES Nathaniel Watson 9/19/25 4:00 PM	Comment 4.Please note that domestic and fire water meters 3 and larger are not stock items. These items are subject to an order lead time. Please order in relation to the construction schedule to ensure a timely installation, as the order lead time can be 4 months or longer. Large meter installations are above-ground installations and shall not be placed in a vault.			Info Only
19	1	UTILITIES Nathaniel Watson 9/19/25 4:01 PM	Comment 5. Please note on Civil plan 035 C-400 Water & sewer that any existing unutilized water or sewer connection for the project must be terminated at the main per City specification.			Unresolved
20	1	UTILITIES Nathaniel Watson 9/19/25 4:02 PM	Comment 6.Please note that, contingent upon the utility civil plan design, regulatory permits may be required.			Condition



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21	1	UTILITIES Nathaniel Watson 9/19/25 4:03 PM	Comment 7. Please note on the Landscape plan 047 L-1, 048 L-2, 049 L-3 that, as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5’of either side of any City-owned utility infrastructure. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3’ radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Please overlay the landscape plan with the water and sewer civil plan to demonstrate conflict mitigation.			Unresolved
22	1	UTILITIES Nathaniel Watson 9/19/25 4:03 PM	Comment 8. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on the 035 C-400 water and sewer Civil plan.			Unresolved
23	1	UTILITIES Nathaniel Watson 9/19/25 4:03 PM	Comment 9. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on the 035 C-400 water and sewer Civil plan.			Unresolved
24	1	UTILITIES Nathaniel Watson 9/19/25 4:05 PM	Comment 10.The attached City Engineering Standard details on 036 C-401, 037 C-402, 038 C-403, 039 C-404, 040 C-405 Water & Sewer Details are dated. Please attach the current 2025 City Engineering Standard details. Please correct.			Unresolved
25	1	UTILITIES Nathaniel Watson 9/19/25 4:05 PM	Comment 11. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 106-2 Master Meter and Backflow Device, 106-3 Fire Meter and Backflow Device, 106-4 Meter Install Dimensions List, 107-2 Typical 2" Water Service, 108-1 Typical Conflict (Water) Detail, 109-1 Typical Fire Hydrant Installation, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 215-1 Standard Manhole, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.			Unresolved
26	1	UTILITIES Nathaniel Watson 9/19/25 4:06 PM	Comment 12. Please note that a capacity study demonstrating the development’s impact on the City’s water and sewer system must be initiated and concluded utilizing the City’s modeling consultants. The study and resulting improvements will be initiated at the developer's cost.			Unresolved
27	1	UTILITIES Nathaniel Watson 9/19/25 4:06 PM	Comment 13. Please note that all points of service for City water meters and wastewater manhole or City accessible sewer cleanout connections shown on 035 C-400 Water & sewer plan shall be located just behind the recorded property line. Please correct.			Unresolved



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28	1	UTILITIES Nathaniel Watson 9/19/25 4:07 PM	Comment 14. Civil plan 035 C-400 Water & sewer proposes a dedicated irrigation service connected to a 4" domestic water service. The design is to City Engineering standard details. Show the irrigation connection as an independent connection. Please correct.			Unresolved
29	1	UTILITIES Nathaniel Watson 9/19/25 4:07 PM	Comment 15. Civil plan 035 C-400 Water & Sewer proposes a looped dedicated fire service without required City meters. Please note, as per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (B) (7) All new dedicated fire line connections to private property shall be provided with an approved type fire line meter that has been tested in accordance with AWWA standards. The meter shall be capable of accurately recording flow. The customer shall pay all costs involved in the installation of the fire line and meter. The meter shall be installed by the city. Please show or note the requirement for City 6" dedicated fire meters at each connection of the looped fire system. Please correct.			Unresolved
30	1	UTILITIES Nathaniel Watson 9/19/25 4:08 PM	Comment 16. Please note that the water and wastewater design proposed on Civil plan 035 C-400 Water & Sewer will be subject to the results of a required capacity study and the City's acceptance of those results.			Unresolved
31	1	UTILITIES Nathaniel Watson 9/19/25 4:08 PM	Comment 17. Civil plan 035 C-400 Water & Sewer proposes the placement of two offsite wastewater manholes and the coring of an existing offsite manhole connection upon the City's wastewater system. Please note that the proposed manholes and the existing cored manhole must be sewer-coated to City specification, with the bench structured or reworked to receive the incoming flow. Please correct.			Unresolved
32	1	UTILITIES Nathaniel Watson 9/19/25 4:08 PM	Comment 18. Please show three wastewater manholes as a City accessible point of service just behind the recorded property line for the 8" wastewater main connections on Civil plan 035 C-400 Water & Sewer. Please note that these three manholes must be sewer-coated to City specification. Please correct.			Unresolved
33	1	FIRE DEPARTMENT Jim Galloway 9/22/25 2:27 PM	Comment () Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.			Unresolved



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34	1	FIRE DEPARTMENT Jim Galloway 9/22/25 2:27 PM	Comment () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the 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.			Unresolved
35	1	FIRE DEPARTMENT Jim Galloway 9/22/25 2:41 PM	Comment Middle Stair Exit Discharge: plans show the discharge of middle stairs into the Clubhouse. NFPA 101 Life Safety: Chapter 7 Egress 7.7.2 (3) The interior exit discharge shall lead to a free and unobstructed way to the exterior of the building, and such way shall be readily apparent or shall be identifiable by exit signage from the point of discharge from the exit.			Unresolved
36	1	FIRE DEPARTMENT Jim Galloway 9/22/25 2:44 PM	Comment Northeast Stair Exit Discharge: May have an issue with a point of convergence.			Unresolved
37	1	FIRE DEPARTMENT Jim Galloway 9/22/25 2:56 PM	Comment Commercial properties and multi residential properties with multiple fire hydrants and a fire protection system require minimum 8-inch water supplies and looped systems. Appears that public water supply is a dead-end 6-inch water main that is supplied by an 8-inch water main that reduces at that the South property line. May want to consider upgrading public main to the North end of property and loop onto property with two 8-inch taps.			Unresolved
38	1	FIRE DEPARTMENT Jim Galloway 9/22/25 3:01 PM	Comment Provide location of proposed Fire Dept Connection for buildings fire protection system. Must be located within 10 to 15ft of a fire hydrant on the same side of fire apparatus access route.			Unresolved
39	1	BSO Anthony Russo 9/23/25 3:13 PM	Comment Development Review Committee Date Reviewed: 09-23-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000028 Name: MODERNA / POMPANO REAL ESTATE INVESTMENTS LLC Address / Folio: 855-909 S Federal Highway, Pompano Beach, FL Type: PAM (Major Site Plan) Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) Tuesday -Friday; 8 AM 3 PM			Info Only
40	1	BSO Anthony Russo	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW			Unresolved



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	9/23/25 3:17 PM	MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. *** A. Natural Surveillance (Landscaping) 1.) Maintain 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. 2.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities. A1. Natural Surveillance (Lighting) 1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. 2.) 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. 3.) Shared use storage rooms designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry. 4.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.			
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41	1	BSO Anthony Russo 9/23/25 3:24 PM	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. 2.) All metal interior emergency stairwell doors must have a security window / vision panel to facilitate Natural Surveillance. 3.) 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. 4.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole). 5.) Vision panels / windows (if any) that are directly adjacent to an entry door must be impacted rated & preferable on the opposite side of that door’s locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) 6.) 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.			Unresolved



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42	1	BSO Anthony Russo 9/23/25 3:28 PM	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. 1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. 2.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters. 3.) 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: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc. 4.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage. 5.) All designated common use elevator waiting areas must be equipped with electronic surveillance monitoring.			Unresolved



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43	1	BSO Anthony Russo 9/23/25 3:38 PM	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. 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. 3.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. 4.) For Commercial and Industrial: Install hard-wired burglar security alarms, or at the minimum prewire each unit for burglar alarms. 5.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms. (Hard wired Doorbell Cameras are also advisable) 6.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any). 7.)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. 8.)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. 9.) Any exterior pedestrian gates leading to the city right of way must be equipped with a robust door closer.			Unresolved



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44	1	BSO Anthony Russo 9/23/25 3:39 PM	Comment B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 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. 3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. 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. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 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.			Unresolved



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45	1	BSO Anthony Russo 9/23/25 3:40 PM	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. 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system. 3.) A surveillance camera must monitor the office key storage area. 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window. C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS. 1.) Submit a Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application. 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. 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. 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.			Unresolved
46	1	BSO Anthony Russo	Comment C1. Security Strengthening – Parking Lots / Parking Garages / Covered			Unresolved



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	9/23/25 3:46 PM	Parking 1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance. 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.) 3.) (Only if applicable such as with an enclosed garage) 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. 4.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional) 5.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles. 6.) (If Parking Garage is to be Painted) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light. 7.) 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. 8.) (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. 9.) (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			
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			under video surveillance. 10.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways. 11.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site. 12.) If the parking garage is shared between the public & private residents, a vehicle access control gate must be installed within the garage to secure the dedicated private parking section of the garage that is reserved for owners / tenants. These entrances must be under video surveillance. Purpose: To prevent violent crimes, robberies, sexual assaults, auto thefts, burglaries, acts of criminal mischief, etc. Greater security measures must be applied to protect the residents, their vehicles & their property. This will also aid in preventing access to any private elevator(s), stairwells, residential common areas, hallways & the owner / tenant units.			
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47	1	BSO Anthony Russo 9/23/25 3:49 PM	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. 2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. 3.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. 4.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports. 5.) Elevator - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button. 6.) 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.			Unresolved



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48	1	BSO Anthony Russo 9/23/25 4:00 PM	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. 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. 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. 4.) For projects with multiple emergency stairwells, each stairwell must be prominently identifiable with wayfinding signage, preferable by number or letter, to help expedite response times for emergency personnel (Police, Fire Rescue, Security, Management Staff) in case of possible crisis events within the building.) 5.) Valet Stations & Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance. 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. 7.) Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry. 8) Single use public restrooms must have access door locking hardware that will display to a potential user that the restroom is either Vacant or In Use. 9.) Any Playgrounds / Tot Lots must be captured by security surveillance, have posted signage for rules & hours of operation and be equipped with padded flooring. (Note: Sand beds are not preferred as they can conceal potentially hazardous items from view such as sharps, needles, broken glass, etc. that may cause injury)			Unresolved



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49	1	BSO Anthony Russo 9/23/25 4:02 PM	Comment ***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance. Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process. ***Important Please Read*** The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano E-Plan.			Condition
50	1	ENGINEERING DEPARTMENT David McGirr 9/24/25 5:16 PM	Comment The proposed outfall will require EPD regulatory approvals. Is the design a direct discharge charge or an overflow? What are the implications for the owner if the site contributes to an impaired water body scenario of the City's waterway? How will this design prevent or reduce such conditions?			Unresolved
51	1	BUILDING DIVISION Todd Stricker 9/30/25 2:13 PM	Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. City Ordinance 53.16(A)(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			Info Only



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			reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) . FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.		
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			FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.			
52	1	BUILDING DIVISION Todd Stricker 9/30/25 2:14 PM	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. 2.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. 3.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. 4.FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. 5.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. 6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. 7.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan			Info Only



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		illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. 8.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. 9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutesetc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. 10.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1). 11.FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. 12.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. 13.FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. 14.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold			
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			building. 15.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. 16.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. 17.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. 18.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5. 19.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. 20.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. 21.1804.4 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.		
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			22.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. 23.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. 24.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.			
53	1	ZONING Lauren Gratzner 10/1/25 4:12 PM	Comment Why is the property at 943 S Federal Highway shown on this plan if not related to the PD/Site Plan? Remove this from the plan if not part of the project.			Unresolved
54	1	ZONING Lauren Gratzner 10/1/25 4:12 PM	Comment Address all comments on the PD Master Plan provided with application number PZ 25-13000002. Upload the PD Master Plan as a separate document as the Site Plan.			Unresolved
55	1	ZONING Lauren Gratzner 10/1/25 4:12 PM	Comment The site plan needs to provide more detail than the PD Master Plan and shall only show the area within the scope of work. Do not show the entirety of the south parcel if not within the scope of work. Is the file labeled as "Ground Floor Plan" intended on being the site plan? If so, revise the naming and add in the site data table information. You do not need both plans duplicating each other.			Unresolved
56	1	ZONING Lauren Gratzner 10/1/25 4:13 PM	Comment On the site plan, provide call-outs and dimensions for all site elements. What are the boxes along the sides of the residential units – patios or balconies? What are the circles along the sidewalk on Federal Hwy – bollards?			Unresolved
57	1	ZONING Lauren Gratzner 10/1/25 4:13 PM	Comment On the Site Plan provide a call out for the red line as the proposed new property line. Clearly call out new PL on all sheets and make sure it is consistent on all plans. This is not clear on all plans.			Unresolved



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58	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment While the PD Master Plan establishes the Intensity and Dimensional Standards table for the development, the site plan shows what exact dimensions are being provided. On the site plan data table, list the "required" (per the PD Master Plan) and the "Provided" (based on the dimension/data of the site plan).			Unresolved
59	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment Revise the zoning designation on the site data table to state Existing: B-3 and Proposed: PD-I.			Unresolved
60	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment The subject parcel shall be formally subdivided with Broward County to reflect the proposed PD. The division shall be configured so that nonconformities are not created or increased on the south parcel and compliance with requirements such as perimeter landscape strips and other spatial items such as setbacks are met. Any construction required for the southern parcel shall obtain separate building permits from the subject parcel.			Unresolved
61	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment A shared access agreement shall be provided for the new north and south parcels at the time of building permit approval.			Unresolved
62	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment The access easement shown on the survey sketch (per plat) shall be revised to correlate with the access points of the new southern parcel. The survey illustration does not show access being provided to the south. Revise the outline on the Site Plan as well.			Unresolved
63	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment The Plat is restricted to 30,000 SF of commercial development. The proposed Plat Note Amendment to include residential shall be approved as a condition of approval for this site plan.			Unresolved
64	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment The Master Plan calls out the southern parcel as "existing commercial buildings and parking". However, the plan proposes to change the parking and landscape configuration along the northern property line. A scope of work line should be included to identify these changes. Provide evidence that the required parking is being met for all existing uses of the southern property.			Unresolved
65	1	ZONING Lauren Gratzner 10/1/25 4:14 PM	Comment The new property line cuts off access to a dumpster that was presumably used by the businesses on the southern parcel. Clarify if the southern businesses will still have a dumpster and where that is located.			Unresolved



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66	1	ZONING Lauren Gratzer 10/1/25 4:14 PM	Comment A two-way drive aisle is required to be a minimum of 24 feet wide. Provide this dimension on the site plan for the shared access point along the new south property line.			Unresolved
67	1	ZONING Lauren Gratzer 10/1/25 4:14 PM	Comment A vehicular use area (VUA) buffer is required for the drive aisle along the new south property line in accordance with section 155.5203.D.			Unresolved
68	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment Building base planting are required around the building facing Federal Highway and the parking lot in accordance with section 155.5203.E.			Unresolved
69	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment The 12 parking spaces in the middle of the parking lot shall have a landscape row abutting the front of the spaces.			Unresolved
70	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment The wheel stops shall be removed from the exterior parking lot and a continuous curb provided in its place (155.5102.C.9).			Unresolved
71	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment Remove the wheel stop details from sheet 26 C-202.			Unresolved
72	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment Revise the note on the Site Plan for the northern 10' UE to include that it is also a Landscape Easement, per the Plat. Adjust the trees along this north easement to meet the intention of having shade trees within this area.			Unresolved
73	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment The standard utility easement form shall be provided at time of building permit for the construction of the sidewalk within this north utility easement.			Unresolved
74	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment On the intensity and dimensional standards table clarify that the lot coverage and pervious calculations are based on the net acreage and not the gross.			Unresolved
75	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment The proposed development is at the bare minimum pervious area. Provide a note on the Site Plan that there shall be no future expansion of the building, pavers, concrete, patios, or other impervious area.			Unresolved
76	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment The site does not have a street side. This can be removed from the intensity and dimensional standards table. Likewise, the site does not have a rear, instead it backs up to the waterway. Remove the rear yard setback info.			Unresolved



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77	1	ZONING Lauren Gratzer 10/1/25 4:15 PM	Comment Table 155.4202.A.2.f. outlines the required setbacks for projects taking advantage of Broward County Policy 2.16.4. Revise the required front yard setback to call out a minimum requirement of 0 feet and a maximum requirement of 20 feet.			Unresolved
78	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment Table 155.4202.A.2.f. requires that 60% of the build-to-zone contain a building. Build-to Zone is the area on a lot located between the minimum and maximum setback that must contain a principal structure. A courtyard, plaza, or forecourt may occupy the otherwise required build-to-zone, if the space is publicly accessible, providing building access and a pedestrian connection to the existing city street grid. Provide a diagram that illustrates this requirement.			Unresolved
79	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment On the intensity and dimensional standards table call out the directions for each setbacks. EX: front (east), interior (north), interior (south), waterway (west), there is no technical rear.			Unresolved
80	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment Provide a diagram that illustrates where the lot coverage percentage is coming from. Lot coverage should be the ground floor square footage of all roofed structures on the lot.			Unresolved
81	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment Multi-family dwellings with two bedrooms or less shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area, with a minimum of one off-street parking space per unit and one guest space per five units. The more restrictive calculation shall apply. Therefore, revise the site plan data table to reflect the minimum required parking spaces for the 2-bedroom units is 186 (based on the total of 186,000 SF).			Unresolved
82	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment On the site plan, provide the dimensions of all sidewalks, including the path along the north side of the property.			Unresolved
83	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment Call out the elements on the roof plan. Are there covered structures on there? Is there an elevator up there? Per section 155.5605.C.1.d, "The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure." Provide this calculation on the roof plan.			Unresolved
84	1	ZONING Lauren Gratzer 10/1/25 4:16 PM	Comment Show the roof structure on the elevation and clarify its height from the roof deck.			Unresolved



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85	1	ZONING Lauren Gratzner 10/1/25 4:16 PM	Comment In accordance with code section 155.4202.A.2, "All developments greater than 35' in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed." Show this transition from the west property line based on the distance from the single-family homes. Justify the building's proposed height and how it meets the intent of this transition requirement.			Unresolved
86	1	ZONING Lauren Gratzner 10/1/25 4:16 PM	Comment Clarify what the open area box filled with mulch is for in the landscape island on the north side of the vehicular entrance.			Unresolved
87	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Call out all fencing/walls on the site plan. The renderings show a fence in the rear of the property but the site plan doesn't identify it as such. Additionally, clarify if there is a wall within the south parcel where the entrance VUA is located.			Unresolved
88	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Clarify if the parking garage will identify parking spaces for the commercial businesses or if the commercial patrons will be limited to the exterior parking lot. If so, it is recommended to add signage for additional commercial parking in the garage.			Unresolved
89	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Revise the labeling on sheets 024 C-200, 027 C-300, 028 C-301, 029 C-302, 035 C-400, 041 C-500, 042 C-600, 044 C-700 to state the correct number of units within the building.			Unresolved
90	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Clarify if the parking garage will contain security cameras throughout. It is strongly recommended to include them in the design stage.			Unresolved
91	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Vehicular use areas shall maintain a minimum illumination of 0.5 foot-candles. Increase the foot-candles in the NW corner of the parking lot.			Unresolved
92	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Provide photometrics within the parking garage to ensure it meets the minimum illumination requirement.			Unresolved
93	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Provide the foot-candles within the shared drive aisle along the new south PL to ensure compliance.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
94	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Provide a note on the site plan stating all parking spaces will be double striped.			Unresolved
95	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment In accordance with code section 155.5102.L, all parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area. Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. Clarify how many bikes can be stored in the bike storage room for the residential portion. Provide at least one bike rack outside near the commercial spaces.			Unresolved
96	1	ZONING Lauren Gratzner 10/1/25 4:17 PM	Comment Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A). On the elevations show the outline of the rooftop mechanical equipment noting that the height will not exceed the parapets.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
97	1	ZONING Lauren Gratzer 10/1/25 4:19 PM	Comment On the elevations, provide the horizontal building dimensions to ensure compliance with the following code section: 155.5602.C.5. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. b. Offset Alternatives The following alternatives can be used alone or in combination as an alternative to the required front facade offsets: i. Changes in facade color or material that follow the same dimensional standards as the offset requirements; ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height; iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.			Unresolved
98	1	ZONING Lauren Gratzer 10/1/25 4:19 PM	Comment At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave , top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. Provide calculations for this on the elevations.			Unresolved
99	1	ZONING Lauren Gratzer 10/1/25 4:19 PM	Comment Height is defined as “The vertical distance between the average elevation of the existing or proposed finished grade at the front of a structure to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridge of a gable, hip, cone, gambrel, or shed roof”. Revise the elevations to provide the total building height measured from finished grade rather than FFE.			Unresolved
100	1	ZONING Lauren Gratzer 10/1/25 4:20 PM	Comment This project is required to obtain at least 12 sustainability points per code section 155.5802. Provide a sustainability narrative, separate from the project narrative, outlining how this project will achieve these points.			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
101	1	ZONING Lauren Gratzer 10/1/25 4:20 PM	Comment 155.5509: "In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit." Provide a note on the site plan stating all utility lines will be undergrounded.			Unresolved
102	1	PLANNING Max Wemyss 10/2/25 12:54 PM	Comment Approach to Entitlements: Policy 2.16.4 makes residential a permitted use in Commercial land use and does not specify maximum density. It allows 6 bonus units for every moderate-income (80-120% of AMI) affordable unit without limitation on total units. Policy 2.16.4 does not specify net versus gross acreage, therefore, net acreage is assumed to apply whenever acreage is referenced. The net site acreage proposed for the Modera site is 3.88 acres, therefore, the non-accessory commercial requirement under 2.16.4 is for a site less than 5-acres which is 50% of the ground floor for the portion of the buildings facing Federal Highway. The Applicant is proposing to rezone the property to PD. Per the Citys land development code, the PD zoning district may use gross acreage to calculate density. The Modera site to the centerline of Federal Highway is 5.04 acres which also includes the area to the centerline of the adjacent Nancy Canal. Section 155.4202 of the Citys Code allows 69 du/ac for properties with commercial land use using Policy 2.16.4 for entitlements. The City Engineer has determined that the Nancy Canal is NOT considered part of the Primary Drainage System and, therefore, can be counted towards density, this results in a density limitation for the PD of 347 units based on the gross acreage. Application proposes 347 units.			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
103	1	PLANNING Max Wemyss 10/2/25 12:55 PM	Comment Provide the calculation of the amount of commercial use required by 2.16.4 and 155.4202 based on 50% of the ground floor of the buildings facing Federal highway to a 20 depth. If this is greater than the 10,651 square feet of commercial building space provided, adjust the commercial use space accordingly. Amend Exhibit on Sheet A106 to provide a total area of commercial required (50% of ground floor FACING Federal Hwy x 20 feet of building depth). Exhibit shows only those portions within 20 feet of the most forward building line. This is not consistent with the requirement. Then provide what is the commercial provided. Required retail areas don't appear accessible from Federal Hwy Frontage? Confirm glass transparency.			Unresolved
106	1	PLANNING Max Wemyss 10/2/25 12:55 PM	Comment Modify the access easement as necessary for the property to the south remaining after acquisition of the 3.88-acre site. Which sheet shows the easement?			Unresolved
107	1	PLANNING Max Wemyss 10/2/25 12:56 PM	Comment Provide finished floor elevations for the ground floor units and the highest standard that is based on (FEMA; 18 above the Centerline of Federal Highway; Broward County Flood Elevation Map; or other).			Unresolved
108	1	PLANNING Max Wemyss 10/2/25 12:56 PM	Comment Is dockage proposed? To be reviewed/approved by Engineering.			Unresolved
110	1	PLANNING Max Wemyss 10/2/25 12:57 PM	Comment Application to be consistent with Planned Development, pending approval.			Condition
111	1	PLANNING Max Wemyss 10/2/25 12:57 PM	Comment Plat note amendment in process with County. Recordation required prior to building permit approval.			Condition
112	1	PLANNING Max Wemyss 10/2/25 1:18 PM	Comment A preliminary SCAD letter is required from the School Board.			Unresolved
113	1	PLANNING Max Wemyss 10/2/25 1:20 PM	Comment The property abuts Federal Hwy where 120 foot ROW is required. Based on the survey, the property provides a minimum of 79 feet to the centerline, therefore, no additional ROW is required to be dedicated.			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
114	1	PLANNING Max Wemyss 10/2/25 1:24 PM	Comment In order to obtain the number of units proposed, affordable housing must be a component of the residential development based on the following bonus units to affordable unit formula(s) described below: (a) Moderate income: six (6) bonus units for every (1) one moderate income unit. (b) Low income: nine (9) bonus units for every (1) one low income unit. (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit. Identify the proposed ratio. A declaration will be required. The units reserved as affordable will be required to be distributed, consistent with the proposed unit mix of the development.			Unresolved
115	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:14 PM	Comment 1. No requested comment response sheet for landscape comments from the Pre App was provided in this submittal.			Unresolved
116	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:14 PM	Comment 2. Please provide a proper site plan showing dimensions and a data table, to match the other plans.			Unresolved
117	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:14 PM	Comment 3. Site plan with redline does not match the landscape plan, drainage plan, water and sewer, etc., please correct so all plans match and adjust the red line to include the south drive aisle.			Unresolved
118	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:14 PM	Comment 4. Please provide a pervious calculations sheet showing all proposed pervious.			Unresolved
119	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:14 PM	Comment 5. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.			Unresolved
120	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:15 PM	Comment 6. 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.			Unresolved



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121	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:15 PM	Comment 7. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.			Unresolved
122	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:15 PM	Comment 8. Provide methodology for tree values as some numbers appear low, please recalculate Royal Palm values based on +/- \$200 per foot.			Unresolved
123	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:15 PM	Comment 9. Please separate all Mangrove trees on a separate data table within the tree dispo.			Unresolved
124	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:15 PM	Comment 10. Please round DBH's to a whole number.			Unresolved
125	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:16 PM	Comment 11. 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.			Unresolved
126	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 12. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Revise / clarify mitigation table.			Unresolved
127	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 13. Provide VUA requirements as per 155.5203.D along the south side of the entrance aisle.			Unresolved
128	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting buildings, OR, provide 12' with menu items listed below.			Unresolved



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129	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 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.			Unresolved
130	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 16. Show all suspended pavement on the Civil / PGD Plans.			Unresolved
131	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:17 PM	Comment 17. Show how requirements as per 155.5203.E., Building Base Plantings are being met for all buildings facing Federal Hy., specifically			Unresolved
132	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:18 PM	Comment 18. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.			Unresolved
133	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:18 PM	Comment 19. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.			Unresolved
134	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:18 PM	Comment 20. Please clarify the 10' required landscape buffer along the West perimeter is being satisfied on the property. That's to be a clear 10' pervious buffer with only trees, shrubs, and sod.			Unresolved



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135	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:18 PM	Comment 21. The required 10' landscape buffer on the north side shall be unencumbered by the proposed walkway. Please communicate with staff on how to make this work with trees or remove the walkway.			Unresolved
136	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:18 PM	Comment 22. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).			Unresolved
137	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:19 PM	Comment 23. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.			Unresolved
138	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:19 PM	Comment 24. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.			Unresolved
139	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:19 PM	Comment 25. Provide a large canopy tree in the south end island by the retail 2 bldg.			Unresolved
140	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:19 PM	Comment 26. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. Remove wheel stops in this area.			Unresolved
141	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:19 PM	Comment 27. Remove the light poles and provide large canopy trees in these islands.			Unresolved
142	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 28. Clarify the proposed mulch area in the south parking islands adjacent to the retail space and provide a large canopy islands tree in this location.			Unresolved
143	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 29. Shift three (3) of the proposed Silver Buttons to the ROW swale on the north end.			Unresolved



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144	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 30. Please change out the proposed Gumbo’s along Federal Hy to flowering trees. Peltophorum’s may be a viable option.			Unresolved
145	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 31. Please clarify who staggered heights on the Thrinax and Vietchia’s palms will be specified on the plan.			Unresolved
146	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 32. Please specify Bulnesia’s to be field grown and provide an alternate species based on availability			Unresolved
147	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:20 PM	Comment 33. Please provide additional tree species along the north landscape easement. The Mast tree along the northern perimeter can stay but do not count towards the requirement. This area is a required landscape easement and walkways are not permitted in this area. Please note for staff discussion.			Unresolved
148	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:21 PM	Comment 34. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian and vehicular use areas, consider proposing an alternate large canopy palm such as Phoenix species near pool area.			Unresolved
149	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:21 PM	Comment 35. Either propose two large canopy trees for the large corner islands that end two parking rows on the NW and SE corners, OR, propose a large spreading tree like a Royal Poinciana for those two end islands.			Unresolved
150	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:21 PM	Comment 36. Spec Royal palms as Heavy’s with no trunk constrictions.			Unresolved
151	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:21 PM	Comment 37. Relocate utilities out of required landscape areas, NW parking island.			Unresolved
152	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:22 PM	Comment 38. Please provide a detailed narrative on how the west shoreline is going to be impacted by the new sea wall, the potential change in grade and the impact to the critical root zones of nearby existing trees proposed to remain and be protected, and an action plan for preservation.			Unresolved



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153	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:22 PM	Comment 39. All shoreline trees shall be tagged for removal and vetted with Urban Forestry staff & Broward County prior to any removals on site. Please note on the tree dipso plan. Please note.			Unresolved
154	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:22 PM	Comment 40. Any potential Mangrove mitigation that may happen due to construction, will be for Mangrove replacements only.			Unresolved
155	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:22 PM	Comment 41. Provide a master landscape plan as part of this rezoning that shows the proposed landscaping along the perimeter of the site. Provide details as to how the landscaping along the waterway on the west perimeter will be maintained as to continue to provide a community benefit to the single-family homes across the canal.			Unresolved
156	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:23 PM	Comment 42. On this master landscape plan, provide a note stating that the landscape provided along the west waterway, including the Mangrove’s and any Mangrove replacements, will be maintained in perpetuity.			Unresolved
157	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:23 PM	Comment 43. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
158	1	LANDSCAPE REVIEW Wade Collum 10/2/25 2:23 PM	Comment 44. Additional comments may be rendered a time of resubmittal.			Unresolved

