

Plan Review - Review Comments Report

Project Name: **PZ24-12000008**
Workflow Started: **12/3/2024 10:43:42 AM**
Report Generated: **08/20/2025 06:03 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION James DeMars 12/17/24 2:52 PM	<p>Comment</p> <p>Advisory Comments</p> <p>A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.</p> <p>City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).</p> <p>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</p>			Condition



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		<p>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.</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.</p> <p>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.</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p> <p>1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</p> <p>2. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.</p> <p>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</p>			
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		<p>used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an</p>			
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			<p>architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
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			<p>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.</p> <p>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.</p> <p>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 architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p>			
2	1	FIRE DEPARTMENT Jim Galloway 12/17/24 3:10 PM	<p>Comment</p> <p>() 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.</p> <p>() 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.</p> <p>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)) Complete attached form Water Supply Fire Flow. Document located in the E-files folders of e-Plan.</p> <p>() Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.</p>			Unresolved



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3	1	LANDSCAPE REVIEW Wade Collum 12/18/24 4:59 PM	Comment 1.No comment response sheet as offered. 2.Clarify dashed line in front of units. 3.Clarify proposed terrace at the rear of the units. It appears to be suspended over the landscape areas. 4.Clarify if there is proposed onsite retention for this property. 5.Remove any reference to separate permits on the plans. 6.Provide a comments response sheet for staff to review at time of permitting.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative	Info Only
4	1	BSO Anthony Russo 12/19/24 9:22 AM	Comment Development Review Committee Date Reviewed: 12-19-2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000008 Name: ECO Townhomes Address / Folio: 323 NE 5th St., Pompano Beach, FL Type: Minor Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM patrick_noble@sheriff.org			Info Only
5	1	BSO Anthony Russo 12/19/24 9:25 AM	Comment *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owners Agent Understands & Will Comply With All The Following Conditions: A.**CONFIDENTAILITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access. Initials____ B. **CPTED / SECURITY CONSULTANT** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:34 PM please see narrative	Unresolved



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			<p>Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials _____</p> <p>C. **DISCLAIMER** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials _____</p> <p>D. **CPTED & SECURITY STRENGTHENING** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. Initials _____</p> <p>E. **POMPANO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS** COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials _____</p> <p>F. **PLEASE NOTE** When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials_____</p> <p>G. ** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL ** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include comment responses to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY ACKNOWLEDGED.! Clearly stating WILL COMPLY, with a detailed description of HOW it will comply is required. Initials _____</p> <p>H. ** ATTENTION VERY IMPORTANT ** Regarding your ORIGINAL PLAN responses, please place the following</p>			
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			<p>ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.</p> <p>Initials ____</p> <p>I. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</p> <p>Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.</p> <p>Initials____</p> <p>OWNER/ OWNERS AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE</p> <p>SIGN FULL NAME: _____</p> <p>PRINT FULL NAME: _____</p>			
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6	1	BSO Anthony Russo 12/19/24 9:37 AM	<p>Comment</p> <p>A. Natural Surveillance (Landscaping)</p> <p>1.)Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.</p> <p>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.</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) Lighting must comply with the Illuminating Engineering Society of North America IESNA G-1- 2022 Guide for Security Lighting for People, Property, and Critical Infrastructure.</p> <p>2.) 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. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.</p> <p>3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.</p> <p>4.) 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.</p> <p>5.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document.</p> <p>----- Responded by: Enrique Krauskopf - 7/24/25 2:35 PM please</p>	Unresolved



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7	1	BSO Anthony Russo 12/19/24 9:42 AM	<p>Comment</p> <p>A2. Natural Surveillance Security Strengthening</p> <p>1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).</p> <p>2.) The placement of a window within a door must not facilitate the easy reach of the doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)</p> <p>Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.</p> <p>3.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that doors locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)</p> <p>Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.</p> <p>A3. Electronic Surveillance Security Strengthening</p> <p>*** ATTENTION ***</p> <p>PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.</p> <p>(For residential single-family homes, townhomes, villas & the like, doorbell cameras i.e.: RING, NEST, etc. are also encouraged.)</p> <p>2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM</p> <p>See comment response document.</p> <p>-----</p> <p>Responded by: Enrique Krauskopf - 7/24/25 2:35 PM</p> <p>ple</p>	Unresolved



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8	1	BSO Anthony Russo 12/19/24 9:49 AM	<p>Comment</p> <p>B. Access Control Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.</p> <p>2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.</p> <p>3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).</p> <p>4.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection.</p> <p>8.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with see-through spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.</p> <p>9.) 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.</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document.</p> <p>-----</p> <p>Responded by: Enrique Krauskopf - 7/24/25 2:35 PM please see narrative</p>	Unresolved



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9	1	BSO Anthony Russo 12/19/24 9:49 AM	<p>Comment B3. Territorial Reinforcements Security Strengthening</p> <p>*** ATTENTION ***</p> <p>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <p>2.) Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6 to 7 feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.</p> <p>4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.</p> <p>Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document.</p> <p>-----</p> <p>Responded by: Enrique Krauskopf - 7/24/25 2:36 PM please refer to narrative</p>	Unresolved



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10	1	BSO Anthony Russo 12/19/24 9:53 AM	<p>Comment</p> <p>C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking</p> <p>1.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.</p> <p>2.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</p> <p>D. Maintenance & Management Security Strengthening</p> <p>1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.</p> <p>2.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.</p> <p>3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.</p> <p>4.) (Residential, Commercial, Industrial) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document.</p> <p>-----</p> <p>Responded by: Enrique Krauskopf - 7/24/25 2:36 PM please see narrative</p>	Unresolved



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11	1	BSO Anthony Russo 12/19/24 9:56 AM	<p>Comment</p> <p>E. Activity Support Security Strengthening</p> <p>1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p> <p>3.) For Residential / Homeowner Associations are strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.</p> <p>***Note*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.</p>		<p>Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document.</p> <p>----- Responded by: Enrique Krauskopf - 7/24/25 2:36 PM please see narrativwe</p>	Unresolved
12	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:13 AM	<p>Comment</p> <p>The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:</p>			Condition
13	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:14 AM	<p>Comment</p> <p>Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.</p>			Condition



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
14	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:22 AM	Comment Submit/upload the 2025 City Engineering standard details (details submitted are 2019) 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		Reviewer Response: David McGirr - 8/6/25 7:50 AM I do not see a comment response document, and the details now are from 2022. They need to be 2025. ----- Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:36 PM please see narrative	Unresolved
15	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:33 AM	Comment On plan sheet 058 CS-2, you propose to pave more than 50% of the city right-of-way without proposing any drainage. Based on your previous calculation, you can only pave up to 990 SF. Please clarify. 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY. (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby.		Reviewer Response: David McGirr - 8/6/25 8:00 AM Not addressed. ----- Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:36 PM please see narrative	Unresolved
16	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:34 AM	Comment Prior to the approval of the City Engineering Division, the Citys Planning and Zoning Division must approve these plans.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
17	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:34 AM	Comment Prior to the approval of the City Engineering Division, the Citys Utilities Division must approve these plans.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative	Unresolved
18	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:34 AM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****			Condition
19	1	PLANNING Max Wemyss 12/30/24 10:26 AM	Comment Land use for this parcel is Residential (H- High Residential 46 DU/AC). Total lot area is 11,400 (or 0.262 acres) and allows for up to 12 multifamily units. The 5 townhouse units proposed are permitted by the Land Use.			Info Only
20	1	PLANNING Max Wemyss 12/30/24 10:26 AM	Comment The property is Platted as lots 31 and 32 of the Silver Beach Plat (Book 22 Page 32). The plat does not contain any restrictions affecting the proposal.			Info Only
21	1	PLANNING Max Wemyss 12/30/24 10:27 AM	Comment Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).			Condition
22	1	PLANNING Max Wemyss 12/30/24 10:28 AM	Comment The property abuts NE 5 St. The survey indicates that there is an existing 25 feet of right-of-way measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads. The property does not front on any road identified on the Broward County Trafficways Plan.			Info Only
23	1	PLANNING Max Wemyss 12/30/24 10:28 AM	Comment Show Sidewalk Installation as a requirement of this development on the Site Plan.			Resolved
24	1	PLANNING Max Wemyss 12/30/24 10:29 AM	Comment Note: Park Impact Fees to be assessed at the time of building permit approval.			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
25	1	PLANNING Max Wemyss 12/30/24 10:29 AM	Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal.			Info Only
26	1	PLANNING Max Wemyss 12/30/24 10:33 AM	Comment Prior to building permit issuance, provide a recorded Unity of Control (or equivalent instrument/agreement) for the unified development site, transferable to any future owners.			Condition
27	1	ZONING Hellena Lahens 12/30/24 5:45 PM	Comment COMMENT NOT ADDRESSED. Facades of multifamily residential development facing a public street must incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart and at least 2 feet deep, pursuant to Section 155.5601.C.3.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative and new iploads	Unresolved
28	1	ZONING Hellena Lahens 12/30/24 5:46 PM	Comment COMMENT NOT ADDRESSED. In addition to wall offsets, street-facing facades must have at least 3 features from the following list for each residential unit facing a street: recessed entrance, covered porch, pillars, posts, or columns adjacent to the doorway, one or more bay windows projecting at least twelve inches from the faade plane, eaves projecting at least six inches from the faade plane, raised corniced parapets over the entrance door, multiple windows with a minimum four-inch-wide trim, or integrated planters that incorporate landscape areas or places for sitting, pursuant to Section 155.5601.C.3.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative	Unresolved
29	1	ZONING Hellena Lahens 12/30/24 5:46 PM	Comment COMMENT NOT ADDRESSED. Building height is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the flat roof, pursuant to Section 155.9401.G. Revise the elevation dimensions to add a building height dimension from finished grade, along with the dimension from finish floor.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM please see narrative	Unresolved
30	1	ZONING Hellena Lahens 12/30/24 5:46 PM	Comment COMMENT NOT ADDRESSED. Provide a callout legend of the building materials on all of the elevation sheets.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM please see narrative	Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
31	1	ZONING Hellena Lahens 12/30/24 5:46 PM	Comment Provide a pervious to impervious diagram demonstrating how the required 25 % pervious area is being met.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM please see narrative	Resolved
32	1	ZONING Hellena Lahens 12/30/24 5:46 PM	Comment Dimension the one-way driveway. One-way driveways shall be at least 12 feet wide, as measured between the edges of paving, pursuant to 155.5101.G.7.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM please see narratives	Resolved
33	1	ZONING Hellena Lahens 12/30/24 5:47 PM	Comment Provide the building length on the elevation sheets. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units, pursuant to Section 155.5601.C.2.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM new uploads	Unresolved
34	1	ZONING Hellena Lahens 12/30/24 5:47 PM	Comment Clarify the proposed building material for the driveways. Please include description of the spaces in the driveway. All off-street parking and loading areas shall be surfaced with asphalt, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material, pursuant to 155.5102.C.2.a.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:38 PM new uploads	Unresolved
35	1	ZONING Hellena Lahens 12/30/24 5:47 PM	Comment Multifamily dwelling with 5 or more units is subject to guest parking space. 1 per 5 DU; in addition to the required parking spaces based on dwelling unit, pursuant to Table 155.5102.D.1		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:39 PM new uploads	Resolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
36	1	UTILITIES Nathaniel Watson 4/7/25 7:18 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
37	1	UTILITIES Nathaniel Watson 4/7/25 7:18 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 official Bldg. E-plan submittal.			Condition
38	1	UTILITIES Nathaniel Watson 4/7/25 7:31 PM	Comment 3. The proposed water services do not meet the City Engineering Standard detail 107-1 Typical 1 Water Service. The proposed water service connections, as per the detail, require a 1 corporation stop, not a gate valve. Please correct.		Responded by: Frank Manusky - 8/5/25 5:36 PM See comment response document. ----- Responded by: Enrique Krauskopf - 7/24/25 2:37 PM please see narrative	Unresolved
39	2	LANDSCAPE REVIEW Mark Brumet 8/14/25 6:58 PM	Comment 1. Based on the proposed onsite retention along the front of the units for this property, clarify if the proposed exfiltration system will impede the required installation of plants and trees in this area. Provide a note on the CS-2 and L-210 stating that if a conflict exists, the exfiltration trench will be moved or adjusted so as not to interfere with required plantings.			Unresolved
40	2	LANDSCAPE REVIEW Mark Brumet 8/14/25 6:59 PM	Comment 2.Provide a comments response sheet for staff to review at time of permitting.			Unresolved
41	2	BSO Anthony Russo 8/15/25 9:36 AM	Comment Development Review Committee Date Reviewed: 08/15/2025 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000008 Name: ECO Townhomes Address / Folio: 323 NE 5th St., Pompano Beach, FL Type: Minor Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			Info Only



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42	2	BSO Anthony Russo 8/15/25 9:37 AM	Comment ***ATTENTION*** Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.			Unresolved
43	2	BSO Anthony Russo 8/15/25 9:40 AM	Comment AS STATED IN THE E-PLAN REVIEW DATED 12/19/2024 ***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. ***			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
44	2	BSO Anthony Russo 8/15/25 9:41 AM	<p>Comment</p> <p>A. Natural Surveillance (Landscaping)</p> <p>1.) Maintain 2-to-2.5-foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.</p> <p>2.) Maintain an 8- foot 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.</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) 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. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.</p> <p>2.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.</p> <p>3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.</p> <p>4.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.</p>			Unresolved



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
45	2	BSO Anthony Russo 8/15/25 9:42 AM	<p>Comment</p> <p>A2. Natural Surveillance Security Strengthening</p> <p>1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).</p> <p>2.) Vision panels / windows (if any) that are directly adjacent to an entry door must be impact rated & preferable on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.)</p> <p>Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry.</p> <p>A3. Electronic Surveillance Security Strengthening</p> <p>*** ATTENTION ***</p> <p>PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.</p> <p>(For residential single-family homes, townhomes, villas, etc., hard-wired doorbell security cameras are also encouraged at the front & rear entry into the residence.)</p> <p>2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance</p>			Unresolved



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46	2	BSO Anthony Russo 8/15/25 9:42 AM	<div>Comment</div> <div>B. Access Control Security Strengthening</div> <div>1.) All exterior doors must have non-removable door hinge pins.</div> <div>2.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).</div> <div>3.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection.</div> <div>4.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal vertical 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.</div> <div>5.) 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.</div>			Unresolved



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47	2	BSO Anthony Russo 8/15/25 9:43 AM	<div>Comment</div> <div>B1. Territorial Reinforcements Security Strengthening</div> <div>*** ATTENTION ***</div> <div>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</div> <div>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</div> <div>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.</div> <div>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.</div> <div>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.</div>			Unresolved



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48	2	BSO Anthony Russo 8/15/25 9:45 AM	<div>Comment</div> <div>C. Security Strengthening Parking Lots / Parking Garages / Covered Parking</div> <div>1.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.</div> <div>2.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</div> <div>D. Maintenance & Management Security Strengthening</div> <div>1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.</div> <div>2.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.</div> <div>3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.</div> <div>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</div>			Unresolved



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49	2	BSO Anthony Russo 8/15/25 9:45 AM	Comment E. Activity Support Security Strengthening 1.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. 2.) For Residential / Homeowner Associations are strongly encouraged to establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc. ***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.			Unresolved
50	2	ZONING Hellena Lahens 8/20/25 5:46 PM	Comment The proposed exterior lighting exceeds the maximum illumination at the property line. The maximum allowed illumination at the property line is 2.0 foot – candles and minimum 0.5 foot candles in the VUA areas. (155.5401.E). Revise the photometric plan to comply with the allowable foot candles.			Unresolved
51	2	ZONING Hellena Lahens 8/20/25 5:56 PM	Comment Applicant to provide a declaration in lieu of Unity of Title prior to building permit approval.			Condition

