

## GANEM CONSULTING ENGINEERING

C.A. 31187

15805 Biscayne Blvd. Ste 105

North Miami Florida 33160

Phone (786) 916-6546

[info@ganemce.com](mailto:info@ganemce.com)



### REVISION 6

PROJECT NAME: PZ24-12000008

### ADDRESS:

**3223 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 1**

**3225 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 2**

**3227 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 3**

**3229 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 4**

**3231 NE 5TH ST, POMPANO BEACH, FL. 33062 UNIT 5**

### FIRE DEPARTMENT.

( ) 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.

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

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form Water Supply Fire Flow. Document located in the E-files folders of e-Plan.

( ) 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.

**DRC**

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*R: The fire-related comments fall under a separate permit and will be addressed by the designated professional responsible for that scope of work.*

### LANDSCAPE.

- 1.No comment response sheet as offered.
- 2.Clarity dashed line in front of units.
- 3.Clarity proposed terrace at the rear of the units. It appears to be suspended over the landscape areas.
- 4.Clarity 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.

*R: The landscape-related comments fall under a separate permit and will be addressed by the designated professional responsible for that scope of work.*

### BSO.

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\_\_\_\_\_

#### 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.

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### H. \*\* ATTENTION VERY IMPORTANT \*\*

Regarding your ORIGINAL PLAN responses, please place the following 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.

Initials \_\_\_\_\_

### I. \*\*BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM\*\*

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Initials \_\_\_\_\_

OWNER/ OWNERS AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: \_\_\_\_\_

PRINT

FULL

NAME: \_\_\_\_\_

***R: The document will be provided in the upcoming submittal.***

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.

***R: Noted. Soft lights have been placed for night visibility.***

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### A. Natural Surveillance (Landscaping)

1.) Maintain 2-to-2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.

Goal: Increase visibility & deter concealment.

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.

### A1. Natural Surveillance (Lighting)

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.

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

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.

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4.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

***R: Security lighting has been added to the plans as required. The remaining natural surveillance (landscaping and lighting) items will be addressed under a separate permit by the respective qualified professionals.***

### A2. Natural Surveillance Security Strengthening

1.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).

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.)

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.

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.)

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.

### A3. Electronic Surveillance Security Strengthening

\*\*\* ATTENTION \*\*\*

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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.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.

(For residential single-family homes, townhomes, villas & the like, doorbell cameras i.e.: RING, NEST, etc. are also encouraged.)

2.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

***R: Noted. Added notes with appropriate information.***

### B. Access Control Security Strengthening

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

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

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.

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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.

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.

*R: Noted. Added notes with appropriate information.*

### B3. Territorial Reinforcements Security Strengthening

\*\*\* ATTENTION \*\*\*

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

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

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.

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

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activities on the property.

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

***R: Noted. Added notes with appropriate information.***

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

- 1.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.
- 2.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

### D. Maintenance & Management Security Strengthening

- 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.

- 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.

- 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

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enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

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

***R: Notes have been added to the plans addressing security strengthening for parking areas and maintenance, including: assigned parking, signage for unauthorized vehicles, secured electrical and water outlets, marked and anchored equipment, and visible address signage.***

### 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.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

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.

\*\*\*Note\*\*\*

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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.

*R: Notes have been added to the plans addressing activity support security strengthening, The Wi-Fi system is designed as an individual unit and is not part of the scope of this project. Installation and coordination of the Wi-Fi system shall be by others. Additionally, there is currently no proposed location or design for bike storage within this submission.*

### ZONING.

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.

*R: Done, please refer first floor plan, there are projections created by the garage in relation to the entry plant a projections are 7'4" deep and spaced 11'1.*

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 facade plane, eaves projecting at least six inches from the facade 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.

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***R: 3 features being utilized are: Recessed entries, planters for landscaped areas and multiple windows exceeding min. size requirements. Refer to floor plan depicting planter and recessed entry and to elevations for windows.***

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.

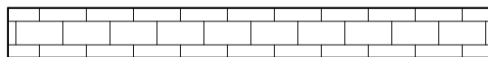
***R: Done, The building height measurements have been corrected in the elevation plans.***

COMMENT NOT ADDRESSED. Provide a callout legend of the building materials on all of the elevation sheets.

***R: Done. A legend has been provided with the materials and specific notes for the materials have been added to the elevation plans***

### LEGEND:

WOOD CLADDING



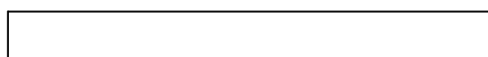
SMOOTH STUCCO



CONCRETE FAUX



WOOD TRIM



+24' - 0"

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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.

***R: The building length has been provided on the elevation sheets, and the design does not exceed the maximum allowed length of 180 linear feet, in accordance with Section 155.5601.C.2.***

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.

***R: Done, Notes and material information have been added to the plans clarifying that driveways and all off-street parking/loading areas will be surfaced with [insert material, e.g., concrete], providing a hard, dustless, and bonded surface, in accordance with Section 155.5102.C.2.a.***

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. \*\*\*

***R: The CPTED & security strengthening conditions noted in the e-plan review dated 12/19/2024 will***

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*be addressed under a separate permit by qualified professionals, ensuring consistency between the narrative plan and drawing diagram as required.*

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.

*R: The photometric plan has been revised to comply with Section 155.5401.E. The proposed exterior lighting now meets the maximum 2.0 foot-candles at the property line and the minimum 0.5 foot-candles in the VUA areas.*

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).

*R: The document will be provided in the upcoming submittal.*

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