



Staff Report

**File #:** LN-705

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 2, 2025

**2400 E Atlantic Mixed-Use Development**

**Request:** Major Site Plan  
**P&Z#** 25-12000001  
**Owner:** Gordon, Sharon S %Mac D1116-L10 & First Natl Bank of Pompano Bch % Thomson Reuter  
**Project Location:** 2400 E Atlantic Blvd  
**Folio Number:** 484331050040 & 484331050100  
**Land Use Designation:** East Transit Overlay Corridor (ETOC)  
**Zoning District:** Transit Oriented East Overlay District (TO-EOD)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Mike Amodio (mamodio@keithteam.com)  
**Project Planner:** Pamela Stanton (954-786- / pamela.stanton@copbfl.com)

**Summary:**

The Major Site Plan is for a mixed-use development in the TO/EOD for a full-block development on 3.180 acres. The project proposes two buildings, transitioning from 8 stories on East Atlantic Blvd down to 5 stories, then 3 stories at the south end of the block adjacent to residential development and single-family homes. The project will have 395 dwelling units (studio, one-, two-, and three-bedroom units), approximately 13,000 square feet of commercial space on East Atlantic Blvd, structured parking, roof deck amenity level, and a cross-block pedestrian passage for the public to cross through at mid-block.

The table below is a summary of the DRC review of this Minor Site Plan.

Development Review Committee Member	Status - 3/20/2025
Planning	Comments not Available
Zoning	Resubmittal Required
Landscape and Urban Forestry	Resubmittal Required
Fire Prevention	Resubmittal Required
Engineering	Resubmittal Required
Utilities	Comments not Available
BSO	Pending Development Order
Building Division	Pending Development Order

**Staff Conditions:** See attached DRC Comment Report.

# Plan Review - Review Comments Report

Project Name: **PZ25-1200001**

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## REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	BUILDING DIVISION James DeMars 3/5/25 2:16 PM	<p>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.</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 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>			Info Only



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		<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 2017 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 2017 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 [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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be</p>		
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		<p>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>7.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>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 building.</p> <p>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</p>			
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		<p>application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.</p> <p>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>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		
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			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.			
2	1	ENGINEERING DEPARTMENT David McGirr 3/6/25 10:01 AM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:			Condition
3	1	ENGINEERING DEPARTMENT David McGirr 3/6/25 10:02 AM	Comment 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.			Condition
4	1	ENGINEERING DEPARTMENT David McGirr 3/6/25 10:02 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 3/6/25 10:02 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
6	1	ENGINEERING DEPARTMENT David McGirr 3/6/25 10:22 AM	Comment On the PGD plan sheet 407 CP-101, the sidewalk within the right-of-way looks to disappear by the drop-off on SE 24 Ave.			Unresolved
7	1	ENGINEERING DEPARTMENT David McGirr 3/6/25 10:28 AM	Comment On plan sheet PGD 407 CP-101, the rainwater runoff on SE 2 St. is all heading to an existing catch basin on the corner of SE 24 Ave. Our stormwater level of service (LOS) requires ponding not encroaching onto any roadway centerlines during the 10-year, 1-day storm event or encroaching onto any roadway edge of pavement during the 5-year, 1-day storm event. Considering that the existing pervious grass swales are being replaced with on-street parking, please demonstrate that this proposed design will comply with our LOS requirements and not overwhelm the existing stormwater system, otherwise new drainage improvements will need to be considered.			Unresolved
8	1	BSO Anthony Russo 3/13/25 3:58 PM	Comment Development Review Committee Date Reviewed: 03-13-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-1200001 Name: 2400 E. Atlantic Mixed-Use Development Address / Folio: 2400 E. Atlantic Blvd., Pompano Beach, FL Type: Major Site Plan  Reviewer: BSO Deputy T. Russo for the City of Pompano Beach			Info Only



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			anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			
9	1	BSO Anthony Russo 3/13/25 4:00 PM	<p>Comment</p> <p>A. <b>**CONFIDENTIALITY STATEMENT**</b> PLEASE STAMP YOUR CPTED NARRATIVE &amp; DIAGRAM "CONFIDENTIAL" Information contained in CPTED &amp; Security Strengthening Narrative Documents &amp; Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 &amp; 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED &amp; Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.</p> <p>B. <b>**DISCLAIMER**</b> SAFETY &amp; SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime &amp; to help avoid any present &amp; future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p>C. <b>**PLEASE NOTE**</b> When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &amp;/or Certificate of Occupancy Application Phase, Security Strengthening &amp; CPTED measures that have not been adequately addressed will still be required to ensure the safety &amp; well-being of the employees, residents, tenants, visitors &amp; all legitimate users of the site.</p> <p>D. <b>**BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</b> 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>			Info Only
10	1	ZONING Pamela Stanton 3/19/25 10:39 AM	<p>Comment</p> <p>Pre-application comment Ref #85 remains. The response refers to the Architectural Floor Plan for dimension. Dimensions were not found on sheet A-2.1-Floor Plan-Level 1. Provide dimensions as requested in previous comment: Section 155.3501.I.2.c.i: Along a primary and secondary street, the ground floor of the garage shall be screened by a liner building containing a minimum depth of 20 feet that may be used to achieve the minimum active use requirement in the Overlay District. Provide dimensions for the depth of all ground floor active use areas that line the parking garages, in compliance.</p>			Unresolved
11	1	ZONING Pamela Stanton 3/19/25 10:40 AM	<p>Comment</p> <p>Pre-application comment Ref #86 remains. The response refers to floor plans sheet A-2.1 through A-2.6. Show the vent locations on the exterior building elevation drawings, not floor plan drawings. The pre-app comment: Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for parking garages are allowed on secondary or tertiary garage frontages above the first floor only. Provide information regarding the ventilation system for the parking garage.</p>			Unresolved



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12	1	ZONING Pamela Stanton 3/19/25 10:41 AM	Comment Pre-application comment Ref #88 remains. The response states that the landscape plans and paving, grading and drainage plan include the locations of the suspended pavement system. The suspended pavement system locations were not found on sheet CP-101. Revise this sheet to show all locations of the suspended pavement system. The pre-app comment: Section 155.3501.J.3.a: Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph. Provide a detail for the specified suspended pavement system and delineate the locations of the system on the paving, grading and drainage plan and the landscape plan in accordance with the requirement.			Unresolved
13	1	ZONING Pamela Stanton 3/19/25 10:49 AM	Comment Pre-app comment Ref #90 was partially addressed. Label ALL elements. The pre-app comment: Section 155.3501.N.1: Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements, pursuant to Table 155.3501.N.1. On the elevations, identify all height-encroaching elements and provide the overall height of each element, in compliance. Provide this information on the roof plan as well.			Unresolved
14	1	ZONING Pamela Stanton 3/19/25 10:51 AM	Comment Pre-application comment Ref #93 remains. Building breaks were not found on sheet A-2.1. Pre-app comment: Section 155.3501.O.2.c, Building Break: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Indicate the locations of the required breaks on the plans and provide dimensions of the breaks in accordance with this requirement. Vehicular openings in the building are not considered to be building breaks.			Unresolved
15	1	ZONING Pamela Stanton 3/19/25 10:54 AM	Comment Pre-application comment Ref 394 was insufficiently addressed. Multiple figures on sheet A-3.3 for the provided transparent clear glazed area do not comply with the minimum requirements of Section 155.3501.O.2.h.ii.d. Revise drawings and figures to provide the minimum required transparent clear glazed area for each façade. The pre-app comment: Section 155.3501.O.2.h.ii.d: Active uses located along the ground floor must have a transparent clear glazed area of not less than 70% of the facade area. Provide figures and calculations indicating compliance.			Unresolved
16	1	ZONING Pamela Stanton 3/19/25 10:55 AM	Comment Pre-application comment Ref #96 will be a condition of approval. The pre-app comment: Section 155.3501.O.2.ii.g: Active uses along the ground floor must have glazed areas with a minimum visible light transmittance of 75% and a minimum reflectance of 15%. Provide specifications for the proposed ground floor glazing, in compliance.			Unresolved
17	1	ZONING Pamela Stanton 3/19/25 11:06 AM	Comment Pre-application comment Ref #100 was insufficiently addressed. The response refers to sheet SP-100. Sheet SP-100 indicates the required private open space will be provided as a 5th Floor Terrace and a 6th Floor Pool Deck. A terrace is not shown on the Level 5 plan, sheet A-2.5. Additionally, show and label the required shaded areas, lawn/groundcover, paving materials on each private open space.			Unresolved



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18	1	ZONING Pamela Stanton 3/19/25 11:10 AM	Comment The response to Pre-application comment Ref #103 states that the project plans to pay-in-lieu in accordance with Chapter 154 to satisfy the affordable housing requirement. Be advised that if payment is intended in lieu of providing the units, 2.16.4 must be used, as 2.16.3 does not allow a buy-out. Further, compliance must be demonstrated for all regulations and requirements of 2.16.4.			Unresolved
19	1	ZONING Pamela Stanton 3/19/25 11:12 AM	Comment Pre-application comment Ref #108 needs further clarification. Show proposed locations bike racks for the nonresidential uses, at areas that are convenient and accessible to the primary entrances.			Unresolved
20	1	ZONING Pamela Stanton 3/19/25 11:15 AM	Comment Pre-application comment Ref #109 was not addressed. The response states that the parking garage façade design is harmonious and complementary. The building elevation drawing shows openings covered with metal louvers with are a departure from the design and appearance of the remainder of the building facades. Further, the appearance of the garage does not meet the intent of the Parking Garage Design Standards in that it clearly appears to resemble a parking garage, not as an integral part of the building. The pre-app comment: Section 155.5605.C.1.a: All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments: i. Facade articulation (i.e. wall offsets); and ii. Horizontal and vertical projections; and iii. Material and color variation; and iv. Varied proportions of openings. The intent is for the parking structure portion of the building to appear as an integral part of the building as opposed to appearing as structured parking, as it appears on the submitted building elevation drawings, specifically the east elevation. Provide elevations that demonstrate compliance with the requirements of this Section.			Unresolved
21	1	ZONING Pamela Stanton 3/19/25 11:19 AM	Comment Pre-application comment Ref #110 was not addressed. It appears that all street-facing openings of the parking garage are covered with mesh or louvres which is a visual indication of a parking garage, not active use. The Section requires the opening to be treated in a manner that creates the appearance of an active use area. Revise the east building elevation to provide architectural treatments to comply with the requirements of this Section. The pre-app comment: Section 155.5605.C.1.b: No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting. Provide plans and elevations that indicate how this will be achieved.			Unresolved
22	1	ZONING Pamela Stanton 3/19/25 11:25 AM	Comment Pre-application comment Ref #111 needs further clarification. Label the shade-producing structure on the level 5 plan. As shown, it does not appear that it will provide sufficient shade to be categorized as a shade-producing structure. The pre-app comment: Section 155.5605.C.1.d: The exposed top level of a parking structure shall be covered a minimum of 60% with a shade			Unresolved



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			producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure. Provide a roof plan and if rooftop parking is proposed, provide the required shade producing structure in compliance with the requirements of this Section.			
23	1	ZONING Pamela Stanton 3/19/25 11:27 AM	Comment The response to Pre-application comment Ref #112 states that pedestrian entrances for the garage have been provided and labeled and refers to sheet A-2.1. Labeled pedestrian entrances for the garage were not found on sheet A-2.1. The pre-app comment: Section 155.5605.C.4: Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements. Show and label the required pedestrian entrance directly from the frontage line that will serve the nonresidential uses.			Unresolved
24	1	ZONING Pamela Stanton 3/19/25 11:29 AM	Comment Pre-application comment Ref #117 was not addressed. Right-of-way lines were not found on the building elevation drawings. The pre-app comment: Show the right-of-way lines on the building elevation drawings, with dimensions for any proposed encroachments.			Unresolved
25	1	ZONING Pamela Stanton 3/19/25 11:31 AM	Comment Pre-application comment Ref #118 was insufficiently addressed. Materials, colors and finishes for all building elements, areas, and treatments were not found. The pre-app comment: Provide material colors and finishes for all building elevations. Include glazing color and transparency level.			Unresolved
26	1	ZONING Pamela Stanton 3/19/25 11:32 AM	Comment The proposed location of the public open space in the enclosed north courtyard is problematic in that the public open space is required in order to apply the Density Bonus for additional dwelling units. The public open space must remain open to the public in perpetuity. The space cannot be used for outdoor seating for businesses such as restaurants, coffee shops, or other private entities. Further, the ground floor plan depicts a gated entrance to the public open space, indicating that the space may not be accessible to the public. Additionally, the CPTED plan does not address how the public open space will be controlled through natural surveillance and other safety and security means.			Unresolved
27	1	ZONING Pamela Stanton 3/19/25 11:32 AM	Comment Sheet A-2.1 indicates a building length of 341' – 2" along the west length of the building. It is not clear to which points of the building the dimension is measured. Provide clarification for the true length of the building at the west side, from the front of the building at the north end to the south side of the building. Also, provide a dimension for the length of the building along the east side.			Unresolved
28	1	ZONING Pamela Stanton 3/19/25 11:33 AM	Comment Provide dimensions on the plans for the compact parking spaces, no less than 8.5' x 16'.			Unresolved
29	1	ZONING Pamela Stanton 3/19/25 11:33 AM	Comment Easement abandonment will be a condition of approval.			Unresolved



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30	1	ZONING Pamela Stanton 3/19/25 11:34 AM	Comment Label the "pergola" on the north elevation, sheet A-3.1C.			Unresolved
31	1	ZONING Pamela Stanton 3/19/25 11:34 AM	Comment Label the post-right-of-way line on all floor plans.			Unresolved
32	1	ZONING Pamela Stanton 3/19/25 11:34 AM	Comment Sheet A-2.1 includes a label that states "VEHICLES MUST BACK INTO LOADING AREAS" indicating a loading berth at the east side of the building. Backing up within the right-of-way, whether backing into a parking or loading space or backing out of a space is prohibited by Section 155.5102.C.3.b.			Unresolved
33	1	ZONING Pamela Stanton 3/19/25 11:35 AM	Comment Consolidate the Parking Calculations that appear on both SP-100 and A-1.2. Verify the calculations where the two sheets differ in the number of required parking spaces.			Unresolved
34	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:33 PM	Changemark Egress Capacity Occupant load is 1005 for floor level. Insufficient egress capacity provided for floor level.	200-LS-0.6- Life Safety Plan-Level 6.pdf		Unresolved
35	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:41 PM	Changemark Fire Dept apparatus staging area ( ) Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. ( ) Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.	304-FA-101- Fire Access Plan.pdf		Unresolved
36	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:41 PM	Changemark Fire Dept apparatus staging area Fire apparatus would not enter into a structure, due to hazards. must be accessible to main entrance and not interrupt daily traffic flow into building. ( ) Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. ( ) Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.	304-FA-101- Fire Access Plan.pdf		Unresolved
37	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:52 PM	Comment Multiple AED will be required for building. must be located within 15 ft of elevator on first floor for North and South Building. Additional AEDs will be required on 6th floor assembly areas.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-1200001**

Workflow Started: **2/25/2025 2:11:03 PM**

Report Generated: **03/20/2025 08:16 AM**

38	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:55 PM	Comment What life safety and fire protection system will be provided for this building? CO Detection and exhaust for garage standby generator? this is highly recommended for this size of building and number of occupants. during a power outage specially from a natural event power could be out for several days. occupants would not have access to elevators, or domestic water. building would be under fire watch due to no fire alarm or fire sprinkler system.			Unresolved
39	1	FIRE DEPARTMENT Jim Galloway 3/19/25 4:59 PM	Comment Are you proposing this to be considered one building for the life safety and fire protection systems? Will one fire pump/sprinkler system and fire alarm be for both North and South buildings? May want to consider each building separate due to they are only connected by a walk bridge for two floors.  Due to complexity of building and number of occupants a voice evacuation fire alarm system will be recommend for communication throughout to the residence.			Unresolved
40	1	FIRE DEPARTMENT Jim Galloway 3/19/25 5:00 PM	Comment Parking garage will be required to be protected by fire sprinklers designed to Ordinary Hazard Group 2. Any car stackers or areas with high capacity EV charging will require High Hazard Design.			Unresolved
41	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM	Comment 1. Comment responses stopped at comment #22 from previous round of comments. Obvious corrections have been removed from this round of comments.			Unresolved
42	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM	Comment 2. Please provide a cross section detail of pavement, curb, islands, planting strips, sidewalks, & foundation plantings (with elevations) so as to assist in determining required landscape material is able to be installed as shown on the plan.			Unresolved
43	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM	Comment 3. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.			Unresolved
44	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM	Comment 4. 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
45	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM	Comment 5. Please provide overall landscape and irrigation plans to match the site, W&S, and the PG&D plans, so that a more accurate review can be performed.			Unresolved
46	1	LANDSCAPE REVIEW	Comment 6. 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.			Unresolved



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		Wade Collum 3/19/25 6:04 PM	Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Provided detail showing 2' footer encroaches into the required planting shown on the plan. Revise, correct so as to meet minimums.			
47	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM	Comment 7. As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. and SE 25th Ave. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Further discussion as it relates to the existing Caesalpinia's are pending.			Unresolved
48	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM	Comment 8. Provide consistent soil volume calculations for shared soil volume CF as staff is finding different volumes and areas not currently proposed as having cells. Provide a separate Suspended Pavement Plan highlighting all areas proposed, details, diagrams and soil volume chart and example.			Unresolved
49	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM	Comment 9. Show Jap Blues as tree form, no shaping.			Unresolved
50	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM	Comment 10. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball for canopy trees to more closely mirror industry best management practices.			Unresolved
51	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 11. Show sod in the plant list and verify species proposed in courtyards			Unresolved
52	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 12. Is there a roof top planting proposed on amenity deck(s)?			Unresolved
53	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 13. Relocate Utilities and FDC's from required planting areas. SE Corner and what looks like stormwater CB's form required landscape areas.			Unresolved
54	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 14. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.			Unresolved
55	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 15. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved



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56	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 16. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
57	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM	Comment 17. Additional comments may be rendered a time of resubmittal.			Unresolved
58	1	LANDSCAPE REVIEW Wade Collum 3/19/25 6:09 PM	Comment 18. Please provide an overall landscape plan			Unresolved
59	1	FIRE DEPARTMENT Jim Galloway 3/20/25 7:39 AM	Comment NFPA 101 Life Safety 2021 Edition Chapter 7 Egress Section 7.4.1.2  The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows: (1) Occupant load more than 500 but not more than 1000 — not less than 3  (2) Occupant load more than 1000 — not less than 4			Unresolved

