



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

---

**File #:** LN-734

---

### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 18, 2025

### River Development

**Request:** Minor Site Plan  
**P&Z#** 25-12000009  
**Owner:** River Dev LLC  
**Project Location:** 117 S Riverside Dr  
**Folio Number:** 494306110500  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** AOD (Atlantic Overlay District), RM-45 (Multiple-Family Residence 45)  
**Commission District:** 1 (Audrey Fesik)  
**Agent:** Tara Patton  
**Project Planner:** Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

### Summary:

The Minor Site Plan application is for the development of four two-story townhomes on an 18,000 square foot lot with associated parking and amenities.

The project is located on South Riverside Drive, south of East Atlantic Blvd, on the east side of the Intracoastal Waterway.

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

Development Review Committee Member	Status - 6/4/2025
Planning	Comments not available as of 6/4/2025
Zoning	Resubmittal Required
Landscape/Urban Forestry	Resubmittal Required
Fire Prevention	Resubmittal Required
Engineering	Resubmittal Required
Utilities	Resubmittal Required
BSO	Resubmittal Required
Building Division	Pending Development Order

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

# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:11 PM	Comment ( ) Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.			Unresolved
2	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:11 PM	Comment ( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. 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))			Unresolved
3	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:16 PM	Changemark Fire Separation Structure as proposed with 1hr fire separation would be classified as a 2-story 4-unit apartment building, as per NFPA 101 Life Safety chapter 30. Fire sprinklers and fire alarm systems required.	020 A-016 LIFE SAFETY PLAN - SECOND FLOOR.pdf		Unresolved
4	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:18 PM	Comment Provide location proposed FDC for fire sprinkler system.			Unresolved
5	1	FIRE DEPARTMENT Jim Galloway 5/20/25 5:19 PM	Comment Provide location of proposed fire alarm system control panel. must be accessed from the exterior of the building within a climate controlled environment.			Unresolved
6	1	BUILDING DIVISION Todd Stricker 5/21/25 9:16 AM	Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.  FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.			Info Only



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

		<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> <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>			
--	--	--	--	--	--



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

7	1	BUILDING DIVISION Todd Stricker 5/21/25 9:17 AM	<p>Comment</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 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, 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>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</p>			Info Only
---	---	--	--	--	--	-----------



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

		<p>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 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> <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</p>			
--	--	---	--	--	--



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

			<p>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 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.</p>			
8	1	BSO David Cappellazo 5/28/25 9:35 AM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 05/28/2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: 25-12000009</p> <p>Name: Riverside Townhomes</p> <p>Address / Folio: 117 S Riverside Drive, Pompano Beach, Florida</p> <p>Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text &amp; Email; No Voicemail)</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text &amp; Email; No Voicemail)</p> <p>Tuesday Friday; 8 AM 3 PM</p>			Info Only
9	1	BSO David Cappellazo 5/28/25 9:37 AM	<p>Comment</p> <p>***THE CPTED &amp; SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN &amp; ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT &amp; 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. ***</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc.</p> <p>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 &amp; windows; it should not over-illuminate or create shadows.</p>			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

			<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 placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.</p> <p>5.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc</p> <p>6.) Shared use storage rooms (if any) designated for condo / co-op unit owners, apartment building tenants, etc. must be equipped with constant lighting or at minimum have a secured motion sensor lighting system that will provide immediate illumination upon entry.</p>			
10	1	BSO David Cappellazo 5/28/25 9:38 AM	<p>Comment</p> <p>A2. Natural Surveillance – Security Strengthening</p> <p>1.) The placement of a window within a door must not facilitate the easy reach of the door’s 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 &amp;/or have a security reinforced design.</p> <p>2.) Design out existing or potential concealment &amp; ambush points to deter / prevent violent criminal acts &amp; criminal activity.</p> <p>A3. Electronic Surveillance – Security Strengthening</p> <p>*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S 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. (For residential single-family homes, townhomes, villas &amp; the like, hard-wired doorbell cameras for front &amp; rear points of entry i.e.: RING, NEST, etc. are also encouraged.</p> <p>3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p>			Unresolved





# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

11	1	BSO David Cappellazo 5/28/25 9:39 AM	<div>Comment</div> <div>B. Access Control – Security Strengthening</div> <div>1.) Wayfinding &amp; Instructional Signage must be prominently displayed &amp; posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules &amp; Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</div> <div>2.) 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. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.</div> <div>3.) 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 &amp; is easily bent/ pried to facilitate climbing through so steel is much preferred.</div> <div>4.) Balcony railings on the second level or higher should have a vertical bar or other anti-climbing design. Horizontal bars are discouraged as they can easily facilitate climbing &amp; this is of most concern for unattended young children that may suffer from a fall injury.</div> <div>5.) Include anti-pry robust security bar device on any ground &amp; second level sliding glass doors.</div>			Unresolved
12	1	BSO David Cappellazo 5/28/25 9:40 AM	<div>Comment</div> <div>B1. Territorial Reinforcements – Security Strengthening *** ATTENTION ***</div> <div>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</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 &amp; 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 to prevent vandalism.</div> <div>C. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</div> <div>1.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and</div>			Unresolved





# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

			loiter in private parking lot.  2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.			
13	1	BSO David Cappellazo 5/28/25 9:41 AM	<p>Comment</p> <p>D. Maintenance &amp; 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 &amp; 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 &amp; 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.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway &amp; preferably be reflective / lighted for instant recognition by law enforcement &amp; EMS when responding to emergency calls for service.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) For Residential / Homeowner Associations / Property Management Companies, it is strongly encouraged to establish a dedicated &amp; 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 &amp; 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 &amp; do not clarify compliance. Additionally, the author of your CPTED &amp; Security Strengthening Plan should provide their name &amp; contact information on the CPTED Narrative Document.</p> <p>***Important Please Read*** The CPTED Narrative &amp; the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED &amp; Security Strengthening measures onto your existing CPTED Drawing Diagram &amp; CPTED Narrative Document when re-submitting into the Pompano ePlan.</p>			Unresolved
14	1	ENGINEERING DEPARTMENT	<p>Comment</p> <p>There is a proposed city drainage project for S. Riverside Drive. Please contact our design engineers to ensure there are no conflicts between your PGD plan and ours for the city right-of-way.</p>			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**  
Workflow Started: **3/27/2025 8:26:05 AM**  
Report Generated: **06/04/2025 03:23 PM**

		David McGirr 5/30/25 10:12 AM	Jason McClair, PE, CFM, LEED AP Senior Vice President - Operations CMA Fort Lauderdale: 500 W Cypress Creek Rd, Suite 600   Fort Lauderdale, FL 33309 direct: +1 (954) 947-1762   mobile: +1 (954) 818-9550   office: +1 (954) 730-0707 email: jmcclair@chenmoore.com   web: www.chenmoore.com  David Castro, PE Senior Engineer - Civil CMA Fort Lauderdale: 500 W Cypress Creek Rd, Suite 600   Fort Lauderdale, FL 33309 direct: +1 (954) 947-1975   mobile: +1 (954) 494-2755   office: +1 (954) 730-0707 email: dcastro@chenmoore.com   web: www.chenmoore.com			
15	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:16 AM	Comment There is a five-foot drainage easement on the south side of the property. This easement does not allow the placement of any part of the building or any other structures, including trees.			Unresolved
16	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:18 AM	Comment On the PGD plan, remove the private drainage from the south drainage easement. That easement is for public drainage.			Unresolved
17	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:19 AM	Comment The gates (in the front of the building) for the proposed project cannot swing out into the public right-of-way.			Unresolved
18	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:21 AM	Comment None of the proposed retaining walls can be built on top of the proposed seawall cap or in the five-foot drainage easement to the south.			Unresolved
19	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:26 AM	Comment On plan sheet 027, water and sewer, please remove the 2" corps; we do not allow 2" corps. See city engineering standard detail 107-2			Unresolved
20	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:27 AM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format. <a href="https://www.pompanobeachfl.gov/government/engineering/standard-details">https://www.pompanobeachfl.gov/government/engineering/standard-details</a>			Unresolved
21	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:28 AM	Comment Please note on the civil plan sheet 027 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

			How to retire old laterals If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) If the existing main is clay pipe, you must retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)			
22	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:28 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.			Unresolved
23	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:33 AM	Comment The PDG plan does not fully show the limits or dimensions of paving within the city right-of-way.			Unresolved
24	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:36 AM	Comment Please note on the PGD plans that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public Works Director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.			Unresolved
25	1	ENGINEERING DEPARTMENT David McGirr 5/30/25 10:40 AM	Comment The proposed dock and seawall will need to be constructed to our current code of ordinances. You can find the code section here.  <a href="https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151">https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-86141#JD_Ch.151</a>  At a quick glance, no part of the dock can be in the side 5' setback, seawall height minimum is 5.00 NAVD 88, finger piers can only go out a distance of 20' measured from the measurement reference line, and can only be 4' wide.			Unresolved
26	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:01 PM	Comment 1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.			Unresolved
27	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:01 PM	Comment 2. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Street trees can be changed to large canopy once OHW are buried.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

28	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.			Unresolved
29	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.			Unresolved
30	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 5. 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
31	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Provide a mitigation plan / data table.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 7. Please reduce the line weight of the sod and groundcovers as it is making the plan difficult to review.			Unresolved
33	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:02 PM	Comment 8. Provide a graphic scale on all plans.			Unresolved
34	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 9. Verify pervious calculations as square footage appears to be slightly off and your right on the edge.			Unresolved
35	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 10. Sight triangles shall be shown outside of the property line, please correct.			Unresolved
36	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 11. Most all trees are understory, please work in some large/medium canopy trees.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

37	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 12. It appears that pedestrian gates are shown exiting into landscape areas, please relocate.			Unresolved
38	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:03 PM	Comment 13. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.			Unresolved
39	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 14. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 16.5’ of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.			Unresolved
40	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 15. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.			Unresolved
41	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 16. Show all suspended pavement on the Civil / PGD Plans.			Unresolved
42	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 17. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.			Unresolved
43	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 18. Shift rear yard Coccolobas slightly west and change to minimally a medium canopy tree.			Unresolved
44	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:04 PM	Comment 19. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

45	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 20. Bubblers will be provided for all new and relocated trees and palms.			Unresolved
46	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 21. Provide a landscape notes and details sheet.			Unresolved
47	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 22. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping			Unresolved
48	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 23. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.			Unresolved
49	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 24. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.			Unresolved
50	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:05 PM	Comment 25. Show planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.			Unresolved
51	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 26. Thanks for all the great notes Carol!			Unresolved
52	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 27. Provide soil specifications in percentage form, i.e. 70/30.			Unresolved
53	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 28. All tree work will require permitting by a registered Broward County Tree Trimmer.			Unresolved
54	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 29. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

55	1	LANDSCAPE REVIEW Wade Collum 6/3/25 5:06 PM	Comment 30. Additional comments may be rendered a time of resubmittal.			Unresolved
56	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 1. Additional comments may be contingent upon future submittals to the PAM and/or DRC review process.			Info Only
57	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Required during official Bldg. E-plan submittal. Please exercise best management practices for on-site and off-site stormwater systems.			Condition
58	1	UTILITIES Nathaniel Watson 6/4/25 11:32 AM	Comment 3. The property's existing water and sewer connections must be shown as utilized or terminated at the main on 027 WS-1 Water Distribution, Sanitary & Utility Plan. Please correct.			Unresolved
59	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 4. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes 1" water domestic services with 2" corporation stops, not shown to City Engineering Standard details. 1" water services must have a 1" corporation stop. Please refer to City Engineering Standard detail 107-1 Typical 1" Water Service.			Unresolved
60	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 5. Please attach the following City Engineering Standard details as they apply: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.			Unresolved
61	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 6. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan.			Unresolved
62	1	UTILITIES Nathaniel Watson 6/4/25 11:33 AM	Comment 7. Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan.			Unresolved
63	1	UTILITIES Nathaniel Watson 6/4/25 11:34 AM	Comment 8. Please show the 1" water services on the 8" water main and not the 24" water main Civil plan 027 WS-1 Water Distribution, Sanitary &Utility Plan. Please correct.			Unresolved
64	1	UTILITIES Nathaniel Watson 6/4/25 11:34 AM	Comment 9. Civil plan 027 WS-1 Water Distribution, Sanitary & Utility Plan proposes to modify the existing off-site sewer lateral to the north. Please terminate the existing lateral in its original footprint and propose a new lateral connection to meet the proposed location of the cleanouts, or place the cleanouts in line with the existing sewer lateral. Please correct. Please refer to City Engineering Standard detail 200-1 Service Laterals with Risers.			Unresolved
65	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On the Zoning Requirements Table on sheet A-002, Project Data, verify that the proposed lot coverage includes all areas labeled as "projection area of floor above" on sheet A-008, 1st Floor Plan.			Unresolved





# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

66	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On the Zoning Requirements table on sheet A-002, Project Data, verify that the proposed pervious area does NOT include any area labeled as “projection area of floor above” shown on sheet A-008, 1st Floor Plan.			Unresolved
67	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment Table 155.3703.D.4, Yard Setbacks and Building Façade Placement, requires a minimum of 50% of the total building façade width to be within the build-to zone, with a minimum 5’ and a maximum 15’. The site plan and 1st floor plan depict the building façade located 18’-3” from the front property line, which is outside of the build-to zone.			Unresolved
68	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On sheet A-005B, Site Plan, label and dimension all elements, including but not limited to fences, walls, overhangs, etc.			Unresolved
69	1	ZONING Pamela Stanton 6/4/25 2:45 PM	Comment On sheet A-005B, Site Plan, show and label the areas labeled “projection of floor above” on sheet A-008, 1st Floor Plan.			Unresolved
70	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment On sheet A-005B, Site Plan, provide the required lot for the individual townhouse with a minimum area of 1,800 sq ft and a minimum width of 18 ft pursuant to Section 155.3212, Multi-Family Residence 45 (RM-45). Provide the area and width of each townhouse lot.			Unresolved
71	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment The site triangle for properties abutting waterways is no longer required, pursuant to a recent amendment to the Zoning Code.			Unresolved
72	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment The site plan depicts “future sea wall and dock under separate permit.” The sea wall and dock are reviewed on this site plan application and must comply with Section 151.03, Structures in Waterways, and thus, the label must be removed.			Unresolved
73	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment On the site plan, provide a dimension for the distance between the real property line and the pool equipment, a minimum of 3 feet, pursuant to Section 155.4303.JJ, Mechanical Equipment.			Unresolved
74	1	ZONING Pamela Stanton 6/4/25 2:46 PM	Comment Clarify how access will be provided for the maintenance of the individual rear yards.			Unresolved
75	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The plans depict car gates opening into the public right-of-way. Address this issue.			Unresolved
76	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The Pervious Diagram does not clearly indicate which areas are included in the pervious calculations. Note that the areas of “projection of floor above” are not pervious. Provide a legend/key on the diagram sheet and delineate/hatch the diagram with two areas: 1) Pervious and 2) Impervious.			Unresolved



# Plan Review - Review Comments Report

Project Name: **PZ25-12000009**

Workflow Started: **3/27/2025 8:26:05 AM**

Report Generated: **06/04/2025 03:23 PM**

77	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment The Lot Coverage Diagram does not clearly indicate which areas are included in the lot coverage calculations. Note that the areas or “project of floor above” must be included in the lot coverage figures. Provide a legend/key and delineate the areas on the diagram.			Unresolved
78	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Label all building elevations as North, South, East, and West.			Unresolved
79	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Section 155.9401.G: Building Height states that the height of a building is measured from average finish grade in front of the building to the top of the roof slab. Verify that the height of the building is measured in accordance with this Section.			Unresolved
80	1	ZONING Pamela Stanton 6/4/25 2:47 PM	Comment Building footers and/or foundation cannot diminish or reduce the landscape area to below the required landscape and plantable area of the overall site area. Provide a diagram depicting the proposed building footers.			Unresolved
81	1	ZONING Pamela Stanton 6/4/25 2:48 PM	Comment Show the proposed drainage areas on the landscape plan.			Unresolved
82	1	ZONING Pamela Stanton 6/4/25 2:48 PM	Comment Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.			Unresolved
83	1	ZONING Pamela Stanton 6/4/25 2:51 PM	Comment Show all rooftop elements, including but not limited to mechanical equipment, stairs, etc.			Unresolved

