



November 12, 2025

Ms. Pamela Stanton, PLA, Planner II  
Development Services-Planning and Zoning  
City of Pompano Beach 100 W Atlantic Blvd  
Pompano Beach, FL 33470

RE: Resubmittal of Riverside Development PZ25-12000009  
Response to Development Review Committee (DRC) Comments of September 3, 2025

Dear Ms. Stanton,

Below are the comments that were provided at the September 3, 2025, Development Review Committee (DRC) meeting. Please find a **RESPONSE** to each of the comments. If additional comments are generated upon reviewing this most recent submittal, it would be appreciated if you could contact me as opposed to starting another round of DRC Comments so that we may finalize and address all issues.

1. **DO Condition 1.** Condition currently states: The 5-foot drainage easement on the south side of the property must be clear of any part of the building, any other structure or large trees.

**RESPONSE: Proposed Modification:** The 5-foot drainage easement on the south side of the property must be clear of any part of the building, any other structure or large trees, except as otherwise shown on the approved architectural, civil and landscape plan, and the foundation and pile detail attached hereto as Exhibit B.

Please find the "Foundation-Pile Detail" located in the DRC Documents file.

2. **DRC Comment 9-13** Comments from BSO

**RESPONSE:** The plans and CPTED narrative have been updated per the comments. Please refer to the CPTED Narrative located in the DRC Documents file and Sheet 021 A-017 CPTED Security Drawing Plan located in the DRC Drawings file.

3. **DRC Comment 14.** Condition currently states: 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.

**RESPONSE: Proposed Modification:** This should not be marked as a condition given that we did contact City design engineers and ensured no conflicts between our PGD plan and City's for the City right-of-way. It should be labeled as "Resolved".

4. **DRC Comment 15:** Condition currently states: 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.

**RESPONSE: Proposed Modification:** Modified DO Condition #1 addresses this. This should be labeled as “Resolved”.

5. **DRC Comment 25:** Comment states: ACOE is under Janee Karam? Is she with this project?

**RESPONSE:** Based on our understanding, Janee Karam is the permit coordinator that assisted with the ACOE permit. It is unknown whether she will be retained going forward.

6. **DRC Comment 68.** On sheet A-005B, Site Plan, label and dimension all elements, including but not limited to fences, walls, overhangs, etc.

**RESPONSE: Proposed Modification:** Please see Sheet 009 A-005B SITE PLAN located in the DRC Drawings file. This should be labeled as “Resolved”.

7. **DRC Comment 76:** 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.

**RESPONSE: Proposed Modification:** Please see Sheet 011 A-007 PERVIOUS DIAGRAM located in the DRC Drawings file. Please show as “Resolved”.

8. **DRC Comment 91.** Currently labeled Unresolved: Landscape Plan 017-LP-1 Landscape Plan proposes trees on top of a recorded utility easement located on the southern portion of the subject property that shall occupy an area storm drainage pipe. No trees is to be placed on top of the utility. Please correct.

**RESPONSE: Proposed Modification:** Modified DO Condition #1 addresses this. This should be labeled as “Resolved”.

9. **DRC Comment 92.** Condition currently states: The site plan appears to depict a fence with gates on the sea wall. Revise the drawing to remove the fence and wall from on top of the sea wall. No structures are permitted to be constructed on top of or over a seawall cap, pursuant to Section 151.08.

**RESPONSE: Proposed Modification:** Fence with gates on the sea wall has been eliminated. Please see Sheet 009 A-005B SITE PLAN located in the DRC Drawings file. This should be labeled as “Resolved”.

10. **DRC Comment 93.** Condition currently states: The dock/piers shown on the site plan appear to be proposed, not existing. Provider further information regarding the proposed dock/piers, such as details, specifications, etc.

**RESPONSE: Proposed Modification:** To be labeled as “Resolved”. Please refer to the “ACOE Dock Permit” located in the DRC Documents file.

11. **DRC Comment 94:** Currently labeled as Info: Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Provided email will not suffice and a letter on FP&L Company letterhead must be submitted.

**RESPONSE: Proposed Modification:** Comment should be eliminated in its entirety to avoid confusion, or it should be expressly stated that the City will not require applicant to bury overhead utility lines. Please refer to “FPL Email-Overhead Lines” located in the DRC Documents file.

12. **DRC Comment 95:** 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. You may coordinate the tree numbers on the appraisal to and dispo to match the survey and relabel as tree survey.

13. **DRC Comment 96:** 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. Comment response is not an adequate solution.

14. **DRC Comment 97:** 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.

15. **DRC Comment 98:** Please provide a root barrier detail to clarify the proposed along the south side as per previous discussions with design team at the last meeting.

**RESPONSE: Proposed Modification for DRC Comments 95-98:** DRC Comments 95-98 resolved. Please refer to Sheets 017 LP-1 Landscape Plan, 018 LP-2 Details and Specifications and 035 Superior Landscape Exhibit located in the DRC Drawings file. Please label as “Resolved”.

16. **DRC Comment 102.** Condition currently states: The site plan shows projections of floor above encroaching into the required 5-foot setback on both the north and south sides of the building and over the existing 5 -foot drainage easement.

**RESPONSE: Proposed Modification:** The site plan and design were changed to eliminate any and all overhangs over the 5-foot utility easement. Please label as "Resolved".

17. **DRC Comment 103:** The site plan shows sliding gates at the from property line. Clarify how the proposed gates operate to provide clear access to both sides of each driveway without obstructing adjacent driveways.

**RESPONSE: Proposed Modification:** Movement of gates is shown on Sheet 009 A-005B SITE PLAN located in the DRC Drawings file whereby a lot's vehicular access gates are configured as bypass doors that slide in front/behind the other and thus forgo sliding into adjacent lots or swinging into the roadway. Please show as "Resolved".

18. **DRC Comment 104:** The Pervious Diagram, Lot Coverage Diagram, Photometric Plan do not match the site and civil plan layouts, thus the project data figures must be updated to reflect the latest layout.

**RESPONSE: Proposed Modification:** Please see Sheets 010 A-006 Lot Coverage, 011 A-007 Pervious Diagram and 033 E-102 Photometric Site Plan-Electrical. Please show as "Resolved".

19. **DRC Comment 106:** Retaining wall footers cannot diminish the size of landscape areas by encroaching into the required landscape areas.

**RESPONSE: Proposed Modification:** Modified DO Condition #1 addresses this. This should be labeled as "Resolved".

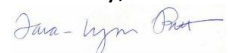
20. **DRC Comment 107:** Identify the treatment of the area shown on the site plan abutting the west property line that appears to be approximately 3 feet wide.

**RESPONSE: Proposed Modification:** Please see Sheet 009 A-005B SITE PLAN located in the DRC Drawings file. Please show as "Resolved".

21. **DRC Comment 110.** Restates DRC Comments 94 through 98

**RESPONSE: Proposed Modification:** Please see response to DRC Comment 94 through 98 and remove here.

Sincerely,



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