



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-630

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 16, 2025

ATLANTIC ONE

Request: Major Site Plan
P&Z# 24-12000011
Owner: Collier Atlantic Blvd LLC
Project Location: 1800 E Atlantic Blvd. / 1801 SE 2nd Street / 1736 E Atlantic Blvd.
Folio Number: 484236012900, 484236012970, 484236012990
Land Use Designation: ETOC (East Transit Oriented Corridor)
Zoning District: TO (Transit Oriented)
Commission District: 3 (Alison Fournier)
Agent: Shane Zalonis
Project Planner: Pamela Stanton (954-786-5561 / pamelastanton@copbfl.com)

Summary:

This Major Site Plan application is for a revision to an approved Site Plan (PZ#18-12000015) for a mixed-use development in the TO/EOD, in the Center and Edge Sub-Areas. The Development is for 303 dwelling units and approximately 5,700 square feet on nonresidential space facing East Atlantic Blvd, on 4.97 acres. The applicant is applying Density Bonus #2 (Public Open Space) for an additional 60 units in the Center Sub-Area. The revisions include a reduction in the nonresidential square footage, reduction in the number of parking spaces, an increase in the amount of public and private open space, and shifting of buildings on Parcels 1 and 3. Affordable housing in-lieu fees of \$706,899 were paid on the previously-approved site plan and are vested for this site plan.

The DRC review comments are available as an attachment to this LN#.

Development Review Committee Member	Status - 4/16/2025
Planning	Pending Development Order
Zoning	Resubmittal Required
Landscape and Urban Forestry	Pending Development Order
Fire Prevention	Pending Development Order
Engineering	Pending Development Order
Utilities	Pending Development Order
BSO	Resubmittal Required
Building Division	Pending Development Order

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REVIEW COMMENTS

Plan Review - Review Comments Report

Project Name: **PZ24-12000011**
Workflow Started: **12/4/2024 11:48:55 AM**
Report Generated: **04/17/2025 11:00 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 12/17/24 3:52 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 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.			Resolved
2	1	FIRE DEPARTMENT Jim Galloway 12/17/24 3:52 PM	Comment () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.			Resolved
3	1	BUILDING DIVISION Todd Stricker 12/17/24 5:10 PM	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. 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. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). 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. 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			Info Only

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			<p>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 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>			
4	1	BUILDING DIVISION Todd Stricker 12/17/24 5:10 PM	<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 [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, complywith this section of the code.</p>		<p>Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.</p> <p><i>Response: Permit applications will comply with FBC 107.1 as required separate permits for listed site items and site structures. Permit Documents will comply FBC 903.2 for Sprinkler system in new buildings/structures as applicable. Per FBC 701.1 materials, systems/ assemblies used for structural fire resistance/ fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire &smoke within a building & the spread of fire to or from building will be provided in newbuildings/structures.</i></p>	Unresolved

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			<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 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</p>			
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			<p>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 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>			
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			<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> <p>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.</p>			
5	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:07 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, especially the lines along Atlantic Blvd. Last submittals narrative form FPL will not apply.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
6	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:08 PM	Comment 2.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. Please provide a data table with the math mitigation. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
7	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:08 PM	Comment 3.Verify the amount of on street parking as it takes away from direct street tree presence for shade out over the roadway. Required parking cannot be on street parking.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
8	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:08 PM	Comment 4.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. Verify if the Garage Foundation applies to all buildings..		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
9	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:08 PM	Comment 5.Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters and sidewalk and paver areas. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) 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 below.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
10	1	LANDSCAPE REVIEW	Comment 6.To include the WANE Tree Preservation System. Sow and provide details.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only



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		Wade Collum 12/18/24 3:09 PM				
11	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:14 PM	Comment 7.Staff discussions on planter space and suspended pavement calculations.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
12	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:14 PM	Comment 8.Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24 in depth in all area bordering hardscapes or utilities. SHOW, DETAILS, AND NOTES. Please be more specific as to material.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
13	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:15 PM	Comment 9.Show and note all suspended pavement systems on civil plans as well. Comment response is vague and not helpful.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
14	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:15 PM	Comment 10.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.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
15	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:20 PM	Comment 11.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.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
16	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:21 PM	Comment 12.All tree work will require permitting by a registered Broward County Tree Trimmer.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
17	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:21 PM	Comment 13.L-3; Change CESs to East side of parcel 2 to large canopy trees.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
18	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:22 PM	Comment 14.Provide an end islands tree in this area.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
19	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:22 PM	Comment 15.North end island at head to head seems paved and can have trees, verify/correct.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only

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20	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:22 PM	Comment 16.L-2; Provide trees in end islands East side @ entrance, VMs do not qualify.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
21	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:22 PM	Comment 17.End islands of the on street parking, palm does not qualify.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
22	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:22 PM	Comment 18.Expand end island at fence/gate as it is proposed against tree.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
23	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 19.Scoot street trees to the edge of the sidewalk on East and West. Utility work will happen or box it out.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
24	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 20.L-4; Show street trees in bumpouts @ parallel on the SE corner.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
25	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 21.Canopy trees in parking row end islands at two locations across from each other by entrances.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
26	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 22.Scoot Green Buttons along the east side to the sidewalk edge closer to the street for the full street tree effect.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
27	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 23.L-6; Discuss bumpouts on Atlantic for street trees.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
28	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:23 PM	Comment 24.Provide and verify all locations of utilities in areas where Silva Cells are required. There is the ability to box out these utilities if there are existing conflicts. Verify all spacing within the sidewalk / planting areas, light poles, footers, curbs, etc.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Info Only
29	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:24 PM	Comment 25.All site layouts need to take into account the location of the required Silva Cells especially in area that are confined, provide notes and references on all site and civil shots for this. It is the responsibility of the developer and contractors to be accountable for providing available unencumbered space. Perhaps the form board inspection can be coordinated with Forestry.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Info Only

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30	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:24 PM	Comment 26.Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Info Only
31	1	LANDSCAPE REVIEW Wade Collum 12/18/24 3:24 PM	Comment 27.Additional comments may be rendered a time of resubmittal.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Info Only
32	1	BSO Anthony Russo 12/19/24 10:31 AM	Comment Development Review Committee Date Reviewed: 12-19-2024 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000011 Name: Atlantic One Address / Folio: 1736 & 1801 E. Atlantic Blvd. & 1801 SE 2nd St., Pomp. Bch., FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			Info Only
33	1	BSO Anthony Russo 12/19/24 10:46 AM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: *** A.) Access Control Security Strengthening 1.) Commercial / Retail Spaces: Please ensure these spaces are pre-wired for burglary alarms. 2.) For Residential: Please ensure residential units are pre-wired for burglary alarms B.) Maintenance & Management Security Strengthening 1.) If there is to be an onsite leasing / management / security office occupied by employee staff members, please ensure to install a fixed concealed silent panic duress alarm AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant. Purpose: To provide employees / on-site staff members the ability to instantly call for emergency aid for any rapidly escalating disturbances, crimes in progress, crisis situations (active killer) &/or life-threatening events.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document. Response: Refer to revised CPTED Plan and CPTED Narrative.	Unresolved

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34	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:48 AM	Comment The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:		Acknowledged, all comments will be addressed	Condition
35	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:48 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.		This approval will be provided during the engineering permit process.	Condition
36	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:48 AM	Comment Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities		This approval will be provided during the engineering permit process.	Condition
37	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:49 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.		This NOI will be provided during the engineering permit process.	Condition
38	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:50 AM	Comment Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval or exemption for Construction Dewatering Activities.		This approval will be provided during the engineering permit process.	Condition
39	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:50 AM	Comment Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit or exemption. if dewatering of the water table aquifer is required to facilitate the construction of the proposed project.		This approval will be provided during the engineering permit process.	Condition
40	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:50 AM	Comment Submit/upload A City Engineering permit application from one of the following licensed and qualified contractors will be required to construct the proposed onsite/off-site PGD and utility work connected to the City utility system: State licensed CGC, State CUC, or Broward County licensed Engineering Contractor. (AT TIME OF PERMITTING.		This will be provided when applying for an engineering permit.	Condition
41	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:51 AM	Comment Submit/upload a copy of a signed agreed-upon contract or an itemized schedule of values for the items listed in comment # 8. Include the project costs for the potable water main and water service lines up to the City water meter location. For the gravity wastewater collection systems, sewer service lateral includes all project costs up the right-of-way line. For the off-site paving, grading, and drainage. The proposed on-site paving (Includes the project costs for driveway and parking area subgrade, lime rock base, new asphalt paving, paver block pavement, concrete curbing, and concrete curb and gutter. (AT TIME OF PERMITTING)		This item will be provided during the engineering permit process.	Condition
42	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:54 AM	Comment Overlay existing and proposed utilities on plan sheet 041 L-6 silva cell plan sheet.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Condition



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43	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:54 AM	Comment Place note on ALL LANDSCAPE PLANS as per City Ordinance(s) 50.02(A) (3) and 100.35(G), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document.	Condition
44	1	ENGINEERING DEPARTMENT David McGirr 12/23/24 8:56 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. https://www.pompanobeachfl.gov/government/engineering/standard-details		Responded by: Frank Manusky - 3/18/25 1:48 PM Responded in Comment Response document. All City Engineering details have been updated to the 2025 versions.	Condition
45	1	ZONING Pamela Stanton 1/2/25 12:50 PM	Comment 1.Provide written responses to all comments.			Info Only
46	1	ZONING Pamela Stanton 1/2/25 12:50 PM	Comment 2.Previous comment remains: Provide labels and dimensions on all drawings for all project elements including but not limited to driveway and drive aisle widths, walkway widths, building length, building break dimension (length/width, depth), etc. NEW: Sufficient dimensions for each aforementioned element were not found on the site plan. Along with the previously listed site plan elements, include labels for all fences, gates, etc.		Reviewer Response: Max Wemyss - 4/7/25 12:02 PM On the Site Plan, all site elements must be shown and labeled, including but not limited to fences, walls, gates, etc. Staff acknowledges fences shown on the Landscape Plan, but Site Plan must include all site elements to move forward. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response: Fence locations have been added to SP-01	Unresolved
47	1	ZONING Pamela Stanton 1/2/25 12:50 PM	Comment 3.Previous comment remains: Illustrate how the Private Open Spaces will be visually and physically isolated from the adjacent public spaces, including Public Open Space and rights-of-way. The response to the pre-application comment referred to locations of fencing on the site plan. However, fencing was not found on the site plan. Show all fence locations on the site plan with labels, fence height, etc. Provide a detail of each type of fence that is proposed. NEW: The response states Shown on landscape documents. Notes will be added on architectural set to refer to landscape plan. However, the information was not found on the landscape plans.		Reviewer Response: Max Wemyss - 4/9/25 9:27 AM Illustrate the private open space on landscape and site plan. Show and label fence locations on site plan. Provide fence height at all fence locations, not to exceed max allowable fence height in Table 155.3501.L.2.a and 155.3501.L.2.B. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response: Fence locations have been added to SP-01	Unresolved

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49	1	ZONING Pamela Stanton 1/2/25 12:51 PM	Comment 5.Show the locations of the suspended pavement system on the paving, grading, and drainage plan.		Reviewer Response: Max Wemyss - 4/9/25 9:28 AM L-9 is a detail sheet. Comment remains. The comment is not requesting a detail of suspended pavement systems. The request is to show the location information of PGD to show and alleviate conflicts, and part of civil work. Response: ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Unresolved
50	1	ZONING Pamela Stanton 1/2/25 12:51 PM	Comment 6.Sheet SP-02 appears to provide dimensions for building frontage (active use) in a manner other than how the Code intends. The requirement is for the building front along the street as a percentage of the length of street frontage minus ingress/egress openings, pursuant to Section 155.3709.I.2.b.		Reviewer Response: Max Wemyss - 4/9/25 9:48 AM Comment remains unaddressed. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response: Active use was recalculated. 18th street Parcel 1 frontage will require an administrative adjustment	Unresolved
51	1	ZONING Pamela Stanton 1/2/25 12:51 PM	Comment 7.Ground level windows must have transparent clear glazing, pursuant to Section 155.3502.O.2.h. Provide glass specifications or add a note to all building elevations sheets.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
52	1	ZONING Pamela Stanton 1/2/25 12:52 PM	Comment 8.Previous comment remains as only three renderings were found. For the purpose of the Architectural Appearance Committee hearing, the Committee members appreciate multiple renderings of the proposed project, from various perspectives including the pedestrian level, and perspectives of each building from multiple viewpoints. For example, the Committee members will be interested in seeing how Parcel C would look from the adjacent residential neighborhood, or how the project would appear when viewing from eastbound or westbound Atlantic Blvd.		Reviewer Response: Max Wemyss - 4/9/25 11:45 AM Show true site elements on renderings: fences, etc. More realistic (see view of pool courtyard). Provide viewpoint/direction of view on each rendering. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response: Fences added and pool courtyard updated. Key plans added to show direction of view of each rendering	Unresolved
53	1	ZONING Pamela Stanton 1/2/25 12:52 PM	Comment 9.Page 7 of the Project Narrative states that a grass lot paver system will be used. Revise the Project Narrative so that it is consistent with the current plans and the response to the previous comment regarding grass lot paver system.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
54	1	ZONING Pamela Stanton 1/2/25 12:52 PM	Comment 10.Section 155.9401.G: Building Height is measured from average finish grade in front of the building, and is measured as NAVD. The measurement will be verified at the time of building permit review and must comply. The front of Building 4000 faces west. Revise the building height and dimension accordingly.		Reviewer Response: Max Wemyss - 4/9/25 11:54 AM Still not measured correctly. Dashed line appears incorrect, not average. Center, Secondary St: 70% of frontage (minus vehicular ingress/egress) is required. East side3 of SE 18 Ave appears noncompliant. Response: Building 4000 grade plane recalculated with grades directly in front of building.	Unresolved

AAC

~~allowed of 35'-0" for Parcel 3.~~ Plan Review- Review Comments Report

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					----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	
55	1	ZONING Pamela Stanton 1/2/25 12:52 PM	Comment 11.On the site plan, label each parcel in a manner that corresponds with the parcels on the Site Data Table.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
56	1	ZONING Pamela Stanton 1/2/25 12:53 PM	Comment 12.The majority of the ground level private open space has been removed from the west parcel. Clarify why this change has occurred.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
57	1	ZONING Pamela Stanton 1/2/25 12:53 PM	Comment 13.The Sustainable Development Point list includes permeable parking surfaces. On the site plan, indicate the location of the permeable parking surfaces. Verify these areas are not included in the pervious area calculations.		Reviewer Response: Max Wemyss - 4/9/25 11:55 AM Not found on L-9 (details only). Response ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Unresolved
58	1	ZONING Pamela Stanton 1/2/25 12:53 PM	Comment 14.Clarity where the units on the east and west sides of Parcel 1 were relocated to. The units appeared on the previous site plan submittal.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
59	1	ZONING Pamela Stanton 1/2/25 12:53 PM	Comment 15.The building elevations include a 2-foot dimension for the rooftop parapet wall height. Provide the height of the proposed rooftop mechanical equipment and revise the height of the parapet if necessary to sufficiently screen the equipment in accordance with Section 155.5301.A.1.a.i, where mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened.		Reviewer Response: Max Wemyss - 4/9/25 11:59 AM If parapet height change from approval is to substantially alter the building appearance, the project must return to the AAC. This has happened in recent history (re: Soleste project). ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response: A stepped back parapet wall has been added to screen rooftop mechanical equipment	Unresolved
60	1	ZONING Pamela Stanton 1/2/25 12:54 PM	Comment 16.Light poles cannot exceed a height of 17.5 feet above the adjacent grade, pursuant to Section 155.3501.M.1. The lighting schedule on sheet A1-01 indicates a 25-foot mounting height. Revise the schedule and the drawings to comply.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved
61	1	ZONING Pamela Stanton 1/2/25 12:54 PM	Comment 17.Clarity which side of the Clubhouse building represents the front of the building with the primary entrance.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Resolved

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62	1	ZONING Pamela Stanton 1/2/25 12:54 PM	Comment 18.Label the awning/overhang materials on all building elevations.		Reviewer Response: Max Wemyss - 4/9/25 12:01 PM AAC will need this information. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response Overhangs have been tagged on building elevations	Unresolved
63	1	ZONING Pamela Stanton 1/2/25 12:54 PM	Comment 19.Previous comment remains: The minimum width of the perimeter landscaping strip must be 5 feet exclusive of walls and other structures, regardless of development type, pursuant to Section 155.3501.J.2. The 5 feet along the east perimeter of Parcel 2 is encumbered by an existing wall, reducing the plantable width to 4 feet of plantable area. NEW: The wall was installed as a condition of the previous Atlantic One site plan, through negotiations with the adjacent neighbors and property owner(s). Removal of the wall needs written approval from the neighbors/property owners.		Reviewer Response: Max Wemyss - 4/9/25 12:03 PM Survey shows center line fence at east perimeter of Parcel 2. Provide a current survey. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document. Response This is the current survey. It shows a chainlink fence at property line and a wall on the neighboring property.	Unresolved
64	1	ZONING Pamela Stanton 1/2/25 12:54 PM	Comment 20.The following will be a condition of the Development Order: A Master Sign Program is required for multi-tenant commercial or mixed-use developments located on arterial or collector roadways, prior to permit application for building, free-standing, or tenant signage.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Condition
65	1	ZONING Pamela Stanton 1/2/25 12:55 PM	Comment 21.The following will be a condition of the Development Order: 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 practicableprovided 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, pursuant to Section 155.5509.		Reviewer Response: Max Wemyss - 4/9/25 12:03 PM No FPL transmission lines in area. Please restate. ----- Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Condition
66	1	PLANNING Max Wemyss 1/2/25 2:57 PM	Comment The project is vested for their entitlements due to the fact that they paid for their affordable housing buyout under the previous development approval so the new method for entitling property in the ETOC will not apply to this revision.			Info Only
67	1	PLANNING Max Wemyss 1/2/25 3:00 PM	Comment Unity of Title to be required prior to building permit approval.			Condition
68	1	PLANNING Max Wemyss 1/2/25 3:01 PM	Comment Provide a final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit Approval.			Condition

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69	1	PLANNING Max Wemyss 1/2/25 3:08 PM	Comment Required ROW has previously been dedicated. While full buildout of Atlantic ROW as designed in East Overlay District Street Regulating Diagram may be a City project at a later date, provide the space and applicable elements that can occur on the development side of the curb, such as the conjoined sidewalk and bike lane. Additionally, show label the location of any bus stop or shelter.		Responded by: Frank Manusky - 3/18/25 1:49 PM Responded in Comment Response document.	Condition
70	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:20 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, especially the lines along Atlantic Blvd. Last submittals narrative from FPL will not apply. Please provide FPL Underground Conversion in a signed letter form FPL so that the comment can be removed.		<i>FPL letter to be provided to City</i>	Unresolved
71	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:20 PM	Comment 2. L-4; Show street tree in bumpouts @ parallel on the SE corner, move light pole.		<i>Street light to be relocated and tree added.</i>	Unresolved
72	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:21 PM	Comment 3. Scoot Green Buttons along the east side to the sidewalk edge closer to the street for the full street tree effect. Use suspended pavement if necessary.		<i>Green buttonwood trees shifted to the east and close to curb.</i>	Unresolved
73	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:21 PM	Comment 4. All site layouts need to take into account the location of the required Silva Cells especially in area that are confined, provide notes and references on all site and civil shots for this. It is the responsibility of the developer and contractors to be accountable for providing available unencumbered space. Perhaps the form board inspection can be coordinated with Forestry. Please note this on the plans		<i>Notes shall be added to plans re: Silva cells. Final layout of silva cells shall be provided at time of building permit.</i>	Unresolved
74	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:21 PM	Comment 5. Provide a comment response sheet as to specifically how comments have been addressed at time of permit submittal.		<i>Provided</i>	Unresolved
75	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:21 PM	Comment 6. Additional comments may be rendered a time of resubmittal.		<i>Understood</i>	Unresolved
76	2	LANDSCAPE REVIEW Wade Collum 3/31/25 4:22 PM	Comment Sent email to Mr. Matt Scott per pre review.		<i>Noted</i>	Unresolved
77	2	BSO Anthony Russo 4/2/25 3:49 PM	Comment Development Review Committee Date Reviewed: 04-02-2025 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000011 Name: Atlantic One Address / Folio: 1736 & 1801 E. Atlantic Blvd. & 1801 SE 2nd St., Pomp. Bch., FL Type: Major Site Plan			Info Only



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			Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM			
78	2	BSO Anthony Russo 4/2/25 3:57 PM	<p>Comment</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: ***</p> <p>A.) Access Control Security Strengthening</p> <p>1.) Commercial / Retail Spaces: Please ensure these spaces are pre-wired for burglary alarms.</p> <p>2.) For Residential: Please ensure residential units are pre-wired for burglary alarms, or at a minimum install internal surveillance cameras in all common use residential hallways, ground level entry points & at elevator waiting areas. (Hard Wired security camera doorbells for residential units are also encouraged as an option to consider.)</p> <p>B.) Maintenance & Management Security Strengthening</p> <p>1.) If there is to be an onsite leasing / management / security office occupied by employee staff members, please ensure to install a fixed concealed silent panic duress alarm AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant. Purpose: To provide employees / on-site staff members the ability to instantly call for emergency aid for any rapidly escalating disturbances, crimes in progress, crisis situations (active killer) &/or life-threatening events</p>		Response: Refer to revised CPTED Plan and CPTED Narrative.	Unresolved
79	2	ZONING Max Wemyss 4/9/25 9:56 AM	<p>Comment</p> <p>For each perspective rendering, provide a label with view information. Ex: Southwest corner of building 3000, looking north at Ex Ave.</p>		Response More detailed description and a key plan have been provided	Unresolved
80	2	ZONING Max Wemyss 4/9/25 12:05 PM	<p>Comment</p> <p>Site Plan to show extent of lot coverage, consistent with prior approval (see 18-12000015)</p>		Response Revised site plan provided, sheet SP-01	Unresolved
81	2	ZONING Max Wemyss 4/9/25 12:05 PM	<p>Comment</p> <p>Provide separate ground floor plan for entire project area consistent with prior approval (see 18-12000015)</p>		Response Sheet SP-03 renamed to overall ground floor plan	Unresolved
82	2	ZONING Max Wemyss 4/9/25 12:06 PM	<p>Comment</p> <p>Provide a massing plan prior to public hearings.</p>		Response Massing plan added to sheet SP-04	Unresolved

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83	2	ZONING Max Wemyss 4/9/25 12:07 PM	Comment Clarify blank area (beyond balconies?) on Building 2000, level 2, and Building 3000, level 3. What is the purpose/treatment of this area?		<i>Response On BLDG 2000 and 3000 this a low roof covering the surface parking below. A portion of this roof will be used as unit patios.</i>	Unresolved
84	2	UTILITIES Nathaniel Watson 4/11/25 3:49 PM	Comment 1.Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.		Acknowledged	Info Only
85	2	UTILITIES Nathaniel Watson 4/11/25 3:49 PM	Comment 2.Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.		This approval will be provided during the engineering permit process.	Condition
86	2	UTILITIES Nathaniel Watson 4/11/25 3:50 PM	Comment 3.Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.		Best management practices for sediment and erosion control during construction shall be followed by the contractor and are outlined on sheets CE17 and CE18.	Info Only
87	2	UTILITIES Nathaniel Watson 4/11/25 3:50 PM	Comment 4.The proposed 3 and larger water meters are not stock items. These large meters are subject to an eight-month order lead time. Please order these items on time to ensure the services are available for installation.		Acknowledged	Info Only