

Plan Review - Review Comments Report

DRC

PZ25-12000001

08/06/2025

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

Report Generated: 05/08/2025 11:21 AM

| REVIEW COMMENTS | | | | | | |
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| REF # | CYCLE | REVIEWED BY | TYPE | FILENAME | DISCUSSION | STATUS |
| 1 | 1 | BUILDING DIVISION James DeMars 3/5/25 2:16 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. | | | Info Only |
| 2 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:01 AM | Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting: | | | Condition |
| 3 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:02 AM | Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings. | | | Condition |

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| 4 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:02 AM | Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities. | | | Condition |
| 5 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:02 AM | Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. | | | Condition |
| 6 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:22 AM | Comment On the PGD plan sheet 407 CP-101, the sidewalk within the right-of-way looks to disappear by the drop-off on SE 24 Ave. | | <p>Reviewer Response: David McGirr - 4/23/25 9:34 AM The revised sheet is still unclear. It still looks like an island, and the sidewalk needs to be 5' wide and continue to go straight.</p> <p>-----</p> <p>Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document.</p> <p>RESPONSE: Please see attached revised CP-101 sheet. The sidewalk continues along the drop-off area within private property.</p> | Unresolved |
| 7 | 1 | ENGINEERING DEPARTMENT David McGirr 3/6/25 10:28 AM | Comment On plan sheet PGD 407 CP-101, the rainwater runoff on SE 2 St. is all heading to an existing catch basin on the corner of SE 24 Ave. Our stormwater level of service (LOS) requires ponding not encroaching onto any roadway centerlines during the 10-year, 1-day storm event or encroaching onto any roadway edge of pavement during the 5-year, 1-day storm event. Considering that the existing pervious grass swales are being replaced with on-street parking, please demonstrate that this proposed design will comply with our LOS requirements and not overwhelm the existing stormwater system, otherwise new drainage improvements will need to be considered. | | <p>Reviewer Response: David McGirr - 4/23/25 9:36 AM Not addressed.</p> <p>-----</p> <p>Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document.</p> <p>RESPONSE: Please refer to the uploaded calculations. +/- 200LF of exfiltration trench will be added to the offsite steet parking to ensure that the pre vs post calculations meet for the 10- year, 1-day and 5-year, 1-day storm event.</p> | Unresolved |

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| 8 | 1 | BSO Anthony Russo 3/13/25 3:58 PM | <p>Comment</p> <p>Development Review Committee Date Reviewed: 03-13-2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: 25-12000001</p> <p>Name: 2400 E. Atlantic Mixed-Use Development</p> <p>Address / Folio: 2400 E. Atlantic Blvd., Pompano Beach, FL</p> <p>Type: Major Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM</p> | | | Info Only |
| 9 | 1 | BSO Anthony Russo 3/13/25 4:00 PM | <p>Comment</p> <p>A.**CONFIDENTIALITY STATEMENT**</p> <p>PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"</p> <p>Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.</p> <p>B. **DISCLAIMER**</p> <p>SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p>C. **PLEASE NOTE**</p> <p>When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.</p> <p>D. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</p> <p>Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Deputy T. Russo for more information.</p> | | | Info Only |

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| 10 | 1 | ZONING Pamela Stanton 3/19/25 10:39 AM | Comment Pre-application comment Ref #85 remains. The response refers to the Architectural Floor Plan for dimension. Dimensions were not found on sheet A-2.1-Floor Plan-Level 1. Provide dimensions as requested in previous comment: Section 155.3501.I.2.c.i: Along a primary and secondary street, the ground floor of the garage shall be screened by a liner building containing a minimum depth of 20 feet that may be used to achieve the minimum active use requirement in the Overlay District. Provide dimensions for the depth of all ground floor active | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 11 | 1 | ZONING Pamela Stanton 3/19/25 10:40 AM | Comment Pre-application comment Ref #86 remains. The response refers to floor plans sheet A-2.1 through A-2.6. Show the vent locations on the exterior building elevation drawings, not floor plan drawings. The pre-app comment: Section 155.3501.I.2.c.ii: Exhaust air fans and associated louvers for parking garages are allowed on secondary or tertiary garage frontages above the first floor only. Provide information regarding the ventilation system for the parking garage. | | Reviewer Response: Pamela Stanton - 5/1/25 2:09 PM The response states that ventilation for the garage will be done through the top. Show the vent locations on the roof plans. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Unresolved |
| 12 | 1 | ZONING Pamela Stanton 3/19/25 10:41 AM | Comment Pre-application comment Ref #88 remains. The response states that the landscape plans and paving, grading and drainage plan include the locations of the suspended pavement system. The suspended pavement system locations were not found on sheet CP-101. Revise this sheet to show all locations of the suspended pavement system. The pre-app comment: Section 155.3501.J.3.a: Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph. Provide a detail for the specified suspended pavement system and delineate the locations of the system on the paving, grading and drainage plan and the landscape plan in accordance with the requirement. | | Reviewer Response: Pamela Stanton - 5/1/25 2:10 PM The response refers to the landscape plans. The comment remains: Show the suspended pavement system on the paving, grading, and drainage plans. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see revised Sheet CP-101. | Unresolved |
| 13 | 1 | ZONING Pamela Stanton 3/19/25 10:49 AM | Comment Pre-app comment Ref #90 was partially addressed. Label ALL elements. The pre-app comment: Section 155.3501.N.1: Only building elements permitted to extend beyond the height of the building are exempt from the maximum allowable building height requirements, pursuant to Table 155.3501.N.1. On the elevations, identify all height-encroaching elements and provide the overall height of each element, in compliance. Provide this information on the roof plan as well. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

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| 14 | 1 | ZONING Pamela Stanton 3/19/25 10:51 AM | Comment Pre-application comment Ref #93 remains. Building breaks were not found on sheet A-2.1. Pre-app comment: Section 155.3501.O.2.c, Building Break: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break shall be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. Indicate the locations of the required breaks on the plans and provide dimensions of the breaks in accordance with this requirement. Vehicular openings in the building are not considered to be building breaks. | | Reviewer Response: Pamela Stanton - 5/1/25 2:12 PM The response refers to sheet A-2.1. However, one building break was found on the south frontage only. Building breaks were not found on the east, north, and west frontage. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Unresolved |
| 15 | 1 | ZONING Pamela Stanton 3/19/25 10:54 AM | Comment Pre-application comment Ref 394 was insufficiently addressed. Multiple figures on sheet A-3.3 for the provided transparent clear glazed area do not comply with the minimum requirements of Section 155.3501.O.2.h.ii.d. Revise drawings and figures to provide the minimum required transparent clear glazed area for each faade. The pre-app comment: Section 155.3501.O.2.h.ii.d: Active uses located along the ground floor must have a transparent clear glazed area of not less than 70% of the facade area. Provide figures and calculations indicating compliance. | | Reviewer Response: Pamela Stanton - 5/1/25 2:14 PM The response states that the glazing has been revised to meet the requirements. However, the requested figures and calculations for the glazed areas was not found. Provide for each facade. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Unresolved |
| 16 | 1 | ZONING Pamela Stanton 3/19/25 10:55 AM | Comment Pre-application comment Ref #96 will be a condition of approval. The pre-app comment: Section 155.3501.O.2.ii.g: Active uses along the ground floor must have glazed areas with a minimum visible light transmittance of 75% and a minimum reflectance of 15%. Provide specifications for the proposed ground floor glazing in compliance. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Condition |

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| 17 | 1 | ZONING Pamela Stanton 3/19/25 11:06 AM | Comment Pre-application comment Ref #100 was insufficiently addressed. The response refers to sheet SP-100. Sheet SP-100 indicates the required private open space will be provided as a 5th Floor Terrace and a 6th Floor Pool Deck. A terrace is not shown on the Level 5 plan, sheet A-2.5. Additionally, show and label the required shaded areas, lawn/groundcover, paving materials on each private open space. | | Reviewer Response: Pamela Stanton - 5/1/25 2:36 PM The response refers to the area labeled as the court on the 5th floor plan. However, the area labeled court appears to be the ground level court that is open to the sky. Sheet SP-100 includes 5th floor private open space. Clarify where the private open space is located on the 5th floor. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: KEITH PLANNING | Unresolved |
| 18 | 1 | ZONING Pamela Stanton 3/19/25 11:10 AM | Comment The response to Pre-application comment Ref #103 states that the project plans to pay-in-lieu in accordance with Chapter 154 to satisfy the affordable housing requirement. Be advised that if payment is intended in lieu of providing the units, 2.16.4 must be used, as 2.16.3 does not allow a buy-out. Further, compliance must be demonstrated for all regulations and requirements of 2.16.4. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Condition |
| 19 | 1 | ZONING Pamela Stanton 3/19/25 11:12 AM | Comment Pre-application comment Ref #108 needs further clarification. Show proposed locations bike racks for the nonresidential uses, at areas that are convenient and accessible to the primary entrances. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

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| 20 | 1 | ZONING Pamela Stanton 3/19/25 11:15 AM | <p>Comment</p> <p>Pre-application comment Ref #109 was not addressed. The response states that the parking garage faade design is harmonious and complemental. The building elevation drawing shows openings covered with metal louvers with are a departure from the design and appearance of the remainder of the building facades. Further, the appearance of the garage does not meet the intent of the Parking Garage Design Standards in that it clearly appears to resemble a parking garage, not as an integral part of the building. The pre-app comment: Section 155.5605.C.1.a: All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all of the following architectural treatments:</p> <ul style="list-style-type: none">i. Facade articulation (i.e. wall offsets); andii. Horizontal and vertical projections; andiii. Material and color variation; andiv. Varied proportions of openings. <p>The intent is for the parking structure portion of the building to appear as an integral part of the building as opposed to appearing as structured parking, as it appears on the submitted building elevation drawings, specifically the east elevation. Provide elevations that demonstrate compliance with the</p> | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 21 | 1 | ZONING Pamela Stanton 3/19/25 11:19 AM | <p>Comment</p> <p>Pre-application comment Ref #110 was not addressed. It appears that all street-facing openings of the parking garage are covered with mesh or louvres which is a visual indication of a parking garage, not active use. The Section requires the opening to be treated in a manner that creates the appearance of an active use area. Revise the east building elevation to provide architectural treatments to comply with the requirements of this Section. The pre-app comment: Section 155.5605.C.1.b: No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting. Provide plans and elevations that indicate how this will be achieved.</p> | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

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| 22 | 1 | ZONING Pamela Stanton 3/19/25 11:25 AM | Comment Pre-application comment Ref #111 needs further clarification. Label the shade-producing structure on the level 5 plan. As shown, it does not appear that it will provide sufficient shade to be categorized as a shade-producing structure. The pre-app comment: Section 155.5605.C.1.d: The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure. Provide a roof plan and if rooftop parking is proposed, provide the required shade producing structure in compliance with the requirements of this Section. | | Reviewer Response: Pamela Stanton - 5/1/25 2:45 PM The response refers to a canvas element that will provide shade, and the % provided has been provided on the roof plans. Roof plans could not be found. Provide roof plans, and details for the canvas elements. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: KEITH PLANNING | Unresolved |
| 23 | 1 | ZONING Pamela Stanton 3/19/25 11:27 AM | Comment The response to Pre-application comment Ref #112 states that pedestrian entrances for the garage have been provided and labeled and refers to sheet A-2.1. Labeled pedestrian entrances for the garage were not found on sheet A-2.1. The pre-app comment: Section 155.5605.C.4: Pedestrian entrances to the deck or garage shall be directly from a frontage line through an exterior or interior pedestrian passage or a combination thereof running from the rear to the front of the lot. Parking spaces serving residential units are exempt from these requirements. Show and label the required pedestrian entrance directly from the frontage line that will serve the nonresidential uses. | | Reviewer Response: Pamela Stanton - 5/1/25 2:48 PM Pedestrian entrance to the parking garage were found only in the cross-block passage to the south of the garage. Consider providing pedestrian entrances to the garage from SE 24 Ave and SE 25 Ave. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: KEITH PLANNING | Unresolved |
| 24 | 1 | ZONING Pamela Stanton 3/19/25 11:29 AM | Comment Pre-application comment Ref #117 was not addressed. Right-of-way lines were not found on the building elevation drawings. The pre-app comment: Show the right-of-way lines on the building elevation drawings, with dimensions for any proposed encroachments. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 25 | 1 | ZONING Pamela Stanton 3/19/25 11:31 AM | Comment Pre-application comment Ref #118 was insufficiently addressed. Materials, colors and finishes for all building elements, areas, and treatments were not found. The pre-app comment: Provide material colors and finishes for all building elevations. Include glazing color and transparency level. | | Reviewer Response: Pamela Stanton - 5/1/25 2:48 PM Add the garage screening materials and colors. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Unresolved |

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| 26 | 1 | ZONING Pamela Stanton 3/19/25 11:32 AM | Comment The proposed location of the public open space in the enclosed north courtyard is problematic in that the public open space is required in order to apply the Density Bonus for additional dwelling units. The public open space must remain open to the public in perpetuity. The space cannot be used for outdoor seating for businesses such as restaurants, coffee shops, or other private entities. Further, the ground floor plan depicts a gated entrance to the public open space, indicating that the space may not be accessible to the public. Additionally, the CPTED plan does not address how the public open space will be controlled through natural surveillance and other safety and security means. | | Reviewer Response: Pamela Stanton - 5/1/25 2:52 PM Comment remains. It remains unclear how this area qualifies as a public open space for additional density. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: KEITH PLANNING | Unresolved |
| 27 | 1 | ZONING Pamela Stanton 3/19/25 11:32 AM | Comment Sheet A-2.1 indicates a building length of 341 2 along the west length of the building. It is not clear to which points of the building the dimension is measured. Provide clarification for the true length of the building at the west side, from the front of the building at the north end to the south side of the building. Also, provide a dimension for the length of the building along the east | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 28 | 1 | ZONING Pamela Stanton 3/19/25 11:33 AM | Comment Provide dimensions on the plans for the compact parking spaces, no less than 8.5 x 16. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 29 | 1 | ZONING Pamela Stanton 3/19/25 11:33 AM | Comment Easement abandonment will be a condition of approval. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Condition |
| 30 | 1 | ZONING Pamela Stanton 3/19/25 11:34 AM | Comment Label the pergola on the north elevation, sheet A-3.1C. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 31 | 1 | ZONING Pamela Stanton 3/19/25 11:34 AM | Comment Label the post-right-of-way line on all floor plans. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

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| 32 | 1 | ZONING Pamela Stanton 3/19/25 11:34 AM | Comment Sheet A-2.1 includes a label that states VEHICLES MUST BACK INTO LOADING AREAS indicating a loading berth at the east side of the building. Backing up within the right-of-way, whether backing into a parking or loading space or backing out of a space is prohibited by Section 155.5102.C.3.b. | | Reviewer Response: Pamela Stanton - 5/1/25 3:35 PM Comment remains. Sheet SP-300, Vehicle Circulation Plan shows the truck movement where trucks would be backing up within the right-of-way. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: ARCHITECT | Unresolved |
| 33 | 1 | ZONING Pamela Stanton 3/19/25 11:35 AM | Comment Consolidate the Parking Calculations that appear on both SP-100 and A-1.2. Verify the calculations where the two sheets differ in the number of required parking spaces. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 34 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:33 PM | Changemark Egress Capacity Occupant load is 1005 for floor level. Insufficient egress capacity provided for floor level. | 200-LS-0.6-Life Safety Plan-Level 6.pdf | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 35 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:41 PM | Changemark Fire Dept apparatus staging area () Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. () Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for | 304-FA-101-Fire Access Plan.pdf | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 36 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:41 PM | Changemark Fire Dept apparatus staging area Fire apparatus would not enter into a structure, due to hazards. must be accessible to main entrance and not interrupt daily traffic flow into building. () Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as driver remains with vehicle. () Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for | 304-FA-101-Fire Access Plan.pdf | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

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| 37 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:52 PM | Comment Multiple AED will be required for building. must be located within 15 ft of elevator on first floor for North and South Building. Additional AEDs will be required on 6th floor assembly areas. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 38 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:55 PM | Comment What life safety and fire protection system will be provided for this building? CO Detection and exhaust for garage standby generator? this is highly recommended for this size of building and number of occupants. during a power outage specially from a natural event power could be out for several days. occupants would not have access to elevators, or domestic water. building would be under fire watch due to no fire | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 39 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 4:59 PM | Comment Are you proposing this to be considered one building for the life safety and fire protection systems? Will one fire pump/sprinkler system and fire alarm be for both North and South buildings? May want to consider each building separate due to they are only connected by a walk bridge for two floors. Due to complexity of building and number of occupants a voice evacuation fire alarm system will be recommend for communication throughout to the | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 40 | 1 | FIRE DEPARTMENT Jim Galloway 3/19/25 5:00 PM | Comment Parking garage will be required to be protected by fire sprinklers designed to Ordinary Hazard Group 2. Any car stackers or areas with high capacity EV charging will require High Hazard Design. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 41 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM | Comment 1.Comment responses stopped at comment #22 from previous round of comments. Obvious corrections have been removed from this round of comments. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 42 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM | Comment 2.Please provide a cross section detail of pavement, curb, islands, planting strips, sidewalks, & foundation plantings (with elevations) so as to assist in determining required landscape material is able to be installed as shown on the plan. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 43 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM | Comment 3.As per 155.3501.H.6.c.v.i.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 44 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM | Comment 4.Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replanted. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |

Plan Review - Review Comments Report

DRC

PZ25-12000001

08/06/2025

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

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| 45 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:03 PM | Comment 5.Please provide overall landscape and irrigation plans to match the site, W&S, and the PG&D plans, so that a more accurate review can be performed. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 46 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM | Comment 6.Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Provided detail showing 2 footer encroaches into the required planting shown on the plan. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 47 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM | Comment 7.As per 155.3501.K.5.a.i. Provide Oak trees along Atlantic Blvd. and SE 25th Ave. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Further discussion as it relates to the existing Caesalpinias are | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 48 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM | Comment 8.Provide consistent soil volume calculations for shared soil volume CF as staff is finding different volumes and areas not currently proposed as having cells. Provide a separate Suspended Pavement Plan highlighting all areas proposed, details, diagrams and soil volume chart and example. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 49 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM | Comment 9.Show Jap Blues as tree form, no shaping. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 50 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:04 PM | Comment 10.Correct planting detail to reflect the planting hole be 2 3 times the size of the root ball for canopy trees to more closely mirror industry best management practices | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 51 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 11.Show sod in the plant list and verify species proposed in courtyards | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 52 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 12.Is there a roof top planting proposed on amenity deck(s)? | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 53 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 13.Relocate Utilities and FDCs from required planting areas. SE Corner and what looks like stormwater CBs form required landscape areas. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |

Plan Review - Review Comments Report

DRC

P225-12000001

08/06/2025

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| 54 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 14.Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 55 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 15.All tree work will require permitting by a registered Broward County Tree Trimmer. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 56 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 16.Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 57 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:05 PM | Comment 17.Additional comments may be rendered a time of resubmittal. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 58 | 1 | LANDSCAPE REVIEW Wade Collum 3/19/25 6:09 PM | Comment 18.Please provide an overall landscape plan | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 59 | 1 | FIRE DEPARTMENT Jim Galloway 3/20/25 7:39 AM | Comment NFPA 101 Life Safety 2021 Edition Chapter 7 Egress Section 7.4.1.2 The number of means of egress from any story or portion thereof, other than for existing buildings as permitted in Chapters 11 through 43, shall be as follows: (1) Occupant load more than 500 but not more than 1000 not less than 3 (2) Occupant load more than 1000 not less than 4 | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 60 | 1 | PLANNING Max Wemyss 3/26/25 10:59 AM | Comment The Land Use designation is East Transit Oriented Corridor (ETOC) District. The application is requesting to construct 397 multifamily residential units, and roughly 12,000 square feet of commercial space. The site plan proposes the following breakdown of the 397 units (combination of studio/efficiency (51), 1-bedroom (187), 2-bedroom (145), & 3-bedroom (14)). Provide unit plans demonstrating unit layouts and area. | | Reviewer Response: Max Wemyss - 5/7/25 11:51 AM Unit breakdown provided. ETOC has sufficient entitlements for the proposed residential and commercial units/area. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |

Plan Review - Review Comments Report

DRC

PZ25-12000001

08/06/2025

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

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| 61 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit. Based on the Pre-App Comment Response provided, this application intends to pay the in-lieu-of fee acknowledging the current rate is \$10,609 per unit proposed. - In accordance with Resolution 2022-185, the applicant must utilize Broward County Policy 2.16.4 for the residential entitlements. The property is 3.189 acres. 2.16.4 allows for buyout. The application, as designed, meets the commercial/mixed-use requirements of the policy. | | | Condition |
| 62 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment The Pinehurst Plat, Resubdivision of Block 19 (1954; PB 33 pg 46) does not contain any use information or restrictions. Obtain a Plat Determination Letter from the BCPC for the proposed use on the subject Plat. | | Reviewer Response: Max Wemyss - 5/7/25 11:53 AM Re-Platting no required per section 4.4 of the Administrative Rules Document: Broward Next, Policy 2.13.1 Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Resolved |
| 63 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment Plans show required dedication of 5' along Atlantic Blvd, required for compliance with the Broward County Trafficways Plan, which must be completed prior to Building Permit approval. Remaining streets show 60' ROW with 30' to Centerline which complies with Chapter 100. Zoning to confirm compliance with Chapter 155 / EOD Zoning District Regulations. | | | Condition |
| 64 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment Provide a recorded Unity of Title prior to Building Permit approval. | | | Condition |
| 65 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment The Applicant must provide a Final School Capacity Availability Determination (SCAD) letter from the Broward County School Board prior to Building Permit approval. | | | Condition |
| 66 | 1 | PLANNING Max Wemyss 3/26/25 11:00 AM | Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal. | | | Info Only |
| 67 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:46 AM | Comment 1.Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. | | | Info Only |

Plan Review - Review Comments Report

DRC

PZ25-12000001

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| 68 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:46 AM | 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. Enplan submittal | | | Info Only |
| 69 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:46 AM | Comment 3.Please show the property's existing water and sewer connections, noting the system termination method or if the service shall be utilized on Civil plan 411 CU-101 Water & Sewer Plan. Please correct. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:48 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CD-101 | Unresolved |
| 70 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:46 AM | Comment 4.Please utilize ADS HP storm pipe instead of the HPDE pipe. Demolish the existing storm drainage pipe along SE 25 Avenue and extend the proposed drainage north with a catch basin within he public right-of-way. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:48 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CD-101 | Unresolved |
| 71 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:47 AM | Comment 5.Please attach the following City Engineering Standard details as they apply: 106-2 Master Meter and Backflow Device, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1A Precast Drainage Structure, 400-1B Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 410-1 Cast Iron Grates, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:48 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CU-501 – | Unresolved |
| 72 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:47 AM | Comment 6.Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:48 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CU-101 sheet, with the estimated daily water consumption use of the development in (GPD) | Unresolved |

Plan Review - Review Comments Report

DRC

PZ25-12000001

08/06/2025

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

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| 73 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:48 AM | Comment 7.Please indicate the estimated daily wastewater discharge of the development in (GPD) gallons per day on Civil plan 411 CU-101 Water & Sewer Plan. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:48 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CU-101 sheet, with the estimated daily wastewater discharge of the development in (GPD) gallons per day. | Unresolved |
| 74 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:48 AM | Comment 8.Please show a reuse irrigation water connection for 720 &721-LI 101&102 Irrigation Plans. | | Reviewer Response: Nathaniel Watson - 4/23/25 2:49 PM Comment not addressed. ----- Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. RESPONSE: Please see attached revised CU-101 sheet. | Unresolved |
| 75 | 1 | UTILITIES Nathaniel Watson 4/2/25 9:48 AM | Comment 9.Please note that 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 that the services are available for installation. | | Responded by: Frank Manusky - 4/22/25 5:50 PM See Response Document. | Info Only |
| 76 | 2 | ZONING Pamela Stanton 5/1/25 3:37 PM | Comment Provide roof plans. Show and label all rooftop structures, equipment, elements, etc. | | RESPONSE: ARCHITECT | Unresolved |
| 77 | 2 | ZONING Pamela Stanton 5/1/25 3:39 PM | Comment On sheet A-3.2, the East Elevation B, the loading area appears to be covered by an overhead or roll-up door. Please clarify whether the loading berth includes a door, what type of door, and the door material. | | RESPONSE: ARCHITECT | Unresolved |
| 78 | 2 | ZONING Pamela Stanton 5/1/25 3:41 PM | Comment Table 155.3709.I.2.a: Minimum and Maximum Front and Street Side Setbacks indicates the minimum setback is 0 feet and the maximum setback is 20 feet. The Residential Lobby along SE 24 Ave appears to have a setback greater than the maximum allowable 20 feet. | | RESPONSE: ARCHITECT | Unresolved |

Plan Review - Review Comments Report

DRC

PZ25-12000001

08/06/2025

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| 79 | 2 | ZONING Pamela Stanton 5/1/25 3:42 PM | Comment Verify the Site Area on the Site Data Table is post-right-of-way dedication. Calculations must be based on the post right-of-way dedication (lot coverage, nervous area, private open space, etc.) | | RESPONSE: KEITH PLANNING | Unresolved |
| 80 | 2 | ZONING Pamela Stanton 5/1/25 3:43 PM | Comment Provide details and specifications for the garage metal mesh, mesh screen, and louvers. | | RESPONSE: ARCHITECT | Unresolved |
| 81 | 2 | ZONING Pamela Stanton 5/1/25 3:44 PM | Comment Verify that the north building elevation is consistent with the level 6 floor plan. The elevation appears to show dwelling unit windows, however the floor plan shows a hallway. | | RESPONSE: ARCHITECT | Unresolved |
| 82 | 2 | ZONING Pamela Stanton 5/1/25 3:46 PM | Comment The square footage for the 6th floor pool deck on SP-100 is inconsistent with the square footage on sheet A-2.6. | | RESPONSE: ARCHITECT | Unresolved |
| 83 | 2 | ZONING Pamela Stanton 5/1/25 3:47 PM | Comment On sheet SP-100, provide the private open space as a percentage of the post-right-of-way dedication site area. | | RESPONSE: KEITH PLANNING | Unresolved |
| 84 | 2 | ZONING Pamela Stanton 5/1/25 3:48 PM | Comment An Administrative Adjustment is required to exceed the maximum allowable building length in accordance with Table 155.2421.B.1. | | RESPONSE: KEITH PLANNING | Unresolved |
| 85 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:47 PM | Comment 1. Love the use of Milky Way trees and the Copernicia's at the corners! | | | Condition |
| 86 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:47 PM | Comment 2. Please provide a cross section detail of pavement, curb, islands, planting strips, sidewalks, & foundation plantings (with elevations) so as to assist in determining required landscape material is able to be installed as shown on the plan. For further discussions w/ staff for clarification. | | RESPONSE: Comment acknowledged. These will be provided at time of building permit. | Unresolved |
| 87 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:47 PM | Comment 3. Please 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 right on the plan. | | RESPONSE: The tree removal and proposed tree summary table has been provided. See sheet LD-001. | Unresolved |
| 88 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:47 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. Provided detail showing 2' footer encroaches into the required planting shown on the plan. | | RESPONSE: Comment acknowledged. These will be provided at time of building permit. | Unresolved |

Plan Review - Review Comments Report

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| 89 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:48 PM | Comment 5. Provide consistent soil volume calculations for shared soil volume CF as staff is finding different volumes and areas not currently proposed as having cells. Provide a separate Suspended Pavement Plan highlighting all areas proposed, details, diagrams and soil volume chart and example. More specifically for Sheet LP-201. For further discussions w/ staff for clarification. | | RESPONSE: The suspended pavement plan has been updated after discussion with staff on Tuesday, 5/6/25. See sheets LP-201 and LP-202. | Unresolved |
| 90 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:48 PM | Comment 6. Please show Jap Blues 'Elaeocarpus' as tree form, no shaping. | | RESPONSE: This remark has been provided for Japanese Blueberries in the plant schedule. See sheet LP-002. | Unresolved |
| 91 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:48 PM | Comment 7. All tree work will require permitting by a registered Broward County Tree Trimmer. | | RESPONSE: This note has been included on sheet LP-002. note #8. | Unresolved |
| 92 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:48 PM | Comment 8. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. | | RESPONSE: Comment responses have been provided to specify how comments have been addressed. | Unresolved |
| 93 | 2 | LANDSCAPE REVIEW Wade Collum 5/5/25 5:48 PM | Comment 9. Additional comments may be rendered a time of resubmittal. | | RESPONSE: Comment acknowledged | Unresolved |
| 94 | 2 | BSO Anthony Russo 5/7/25 10:45 AM | Comment Development Review Committee Date Reviewed: 05/07/2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000001 Name: 2400 E. Atlantic Mixed Use Development Address / Folio: 2400 E. Atlantic Blvd., Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM | | | Info Only |
| 95 | 2 | BSO Anthony Russo 5/7/25 10:46 AM | Comment A.**CONFIDENTIALITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access. | | | Condition |

Plan Review - Review Comments Report

DRC

PZ25-12000001
08/06/2025

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| 96 | 2 | BSO Anthony Russo 5/7/25 10:47 AM | <p>Comment</p> <p>B. **DISCLAIMER**</p> <p>SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p>C. **PLEASE NOTE**</p> <p>When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.</p> <p>D. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</p> <p>Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No</p> | | | Info Only |
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