



February 16, 2021

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ20-12000048
KEITH Project No. 10607.02

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated January 21, 2021 KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

1. The recorded plat uploaded with this submittal ("Budget Plat" - PB 173, Pg 56) is not the subject property for this development. The property in question has an approved Plat by the City Commission but must be approved by the County Commission & recorded.
RESPONSE: Comment Acknowledged.
2. The City Commission approved a plat for "First 95 Distribution Center, Phase II" (P&Z: 20-14000002) by Resolution 2021-42. The plat note restricted Parcel B to 500,000 square feet of industrial use. Provide a copy of the approved Plat , or the Instrument number that shows the approved Plat in the Broward County Records.
RESPONSE: Comment Acknowledged.
3. -Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). Outdoor storage is a special exception use in this zoning district, the Applicant applied for a Special Exception (P&Z: 20-17000008) to the Zoning Board of Appeals. The proposed use is in compliance but must adhere to all conditions of the development order & relevant zoning regulations.
RESPONSE: Comment Acknowledged.



Corporate Office
300 W. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

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4. Based on the plat pending approval from Broward County, the existing, approved and proposed development does not exceed the allowance of the industrial square footage.
RESPONSE: Comment Acknowledged.
5. The property is accessed from NW 12th Terrace and NW 12 Avenue. Both of these streets are within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). The 60 feet provided is sufficient.
RESPONSE: Comment Acknowledged.
6. The property does not abut any right-of-way identified on the Broward County Trafficways Plan.
RESPONSE: Comment Acknowledged.
7. The city has sufficient capacity to accommodate the proposal.
RESPONSE: Comment Acknowledged.

ENGINEERING DEPARTMENT COMMENTS: DAVID McGIRR

1. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.
RESPONSE: Comment noted. All existing and proposed utilities are shown on the landscape plans. Please see sheet CU-502 for Standard street tree detail 316-1.
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPDSurface Water Management Division.
RESPONSE: Comment noted.
3. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.
RESPONSE: Comment noted. Coordination with the City of Pompano Beach Utilities Division will be done.
4. Submit a City Engineering Division permit application for the proposed on-site/off-site paving and curbing, sewer connections from the City sewer main to the recorded property line, water connections from the city water main to the recorded property line (At time of permitting)
RESPONSE: Comment noted.
5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 4. (At time of permitting)
RESPONSE: Will be provided at time of building permitting

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

1. What the proposed commodities and method of storage?

RESPONSE: The General Industrial (I-1) district is established and intended to accommodate a wide range of light and moderate manufacturing, assembly, fabrication, processing, distribution. Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

2. Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 6th Edition, NFPA 1, Chapter 10 Section 10.16 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)

RESPONSE: Height of storage will not exceed 20 feet. Please refer to Civil Plans for water supply to the site. Fire Access and Circulation are shown on Sheet FA-101.

3. The proposed Northeast portion of the exterior storage areas are shown as fenced in without fire apparatus access. Only access provided are the proposed 10ft fire breaks with a distance of over 500ft to the rear of the proposed storage.

RESPONSE: The proposed fire access road has been extended. Please refer to revised Site Plan SP-101 and Fire Access Plan FA-101.

4. Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

RESPONSE: Comment Acknowledged. Manual gates will feature Knox Lock. A note has been added to FA-101.

5. Fire Prevention not clear on proposed water supply connection at SE point. Public water main shown as 6inch, proposed backflow is 8inch then reduced to 6inch supply on property for two fire hydrants. Commercial properties minimum 8inch looped systems.

RESPONSE: Comment noted. Please see revised CU-101 & CU-102 sheets for Water plans. Plans revised to show 6" line loop and additional Fire hydrants are proposed. The exist. Main on NW 12th Avenue is a 6" line and future upgrades to that line will be provided with the master development to this project in 5 years.

BUILDING DIVISION DEPARTMENT COMMENTS: JAMES DeMARS

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.

1. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

RESPONSE: There are no structures associated with this application.

2. 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.

RESPONSE: Comment Acknowledged.

3. 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.

RESPONSE: Comment Acknowledged.

4. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

RESPONSE: Comment Acknowledged.

5. 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.

RESPONSE: Comment Acknowledged.

6. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground

elevations if necessary for review of the proposed development, etc nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

RESPONSE: Comment Acknowledged. There are no structures associated with this application.

7. 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.

RESPONSE: Comment Acknowledged.

8. 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 A 502 and accessible passenger loading zones complying with FBC A 209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

RESPONSE: Comment Acknowledged.

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

RESPONSE: Comment Acknowledged.

10. 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.

RESPONSE: Comment Acknowledged. Please refer to the Site Plan Data Table for parking calculations.

11. 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.

RESPONSE: Comment Acknowledged.

12. 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 A 703.7.2.1. Signs identifying van parking spaces when required By FBC A 502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

RESPONSE: Comment Acknowledged.

13. 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.

RESPONSE: Comment Acknowledged.

14. 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 building.

RESPONSE: There are no structures associated with this application.

15. 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.

RESPONSE: Comment Acknowledged.

16. 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.

RESPONSE: Comment Acknowledged.

17. 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 architect's or engineer's 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.

RESPONSE: There are no structures associated with this application.

BSO DEPARTMENT COMMENTS: PATRICK NOBLE

CPTED Landscaping Standards

2A : Natural Surveillance

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

RESPONSE: Comment Acknowledged. Please refer to CPTED Plan (SP-102).

Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

RESPONSE: Comment Acknowledged. Please refer to CPTED Plan (SP-102).

- b. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

RESPONSE: Comment Acknowledged. Refer to Notes on CPTED Plan (SP-102).

- c. Maintain an 8'-foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

RESPONSE: Comment Acknowledged. Refer to Notes on CPTED Plan (SP-102).

- d. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

RESPONSE: Comment Acknowledged.

Parking Garage & Lot, and Adjacent Access Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

RESPONSE: This Project does not include a parking garage.

- b. Explain how this mixed-use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

RESPONSE: This project is only an industrial storage use and features perimeter security fences with access gates at points of site access.

- c. Vehicles have been burglarized in parking lots leading to significant property loss

and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers, and employees, therefore no security surveillance camera coverage gaps can exist.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night. There are no occupants of the site after hours.

- e. Ensure comprehensive parking lot area surveillance camera coverage/capture.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- f. Show overlapping sight “cones”.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- d. Security cameras must fully view all parking areas, building entrances and pedestrian

paths of travel along the building perimeters.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Parking Garage Emergency blue light call system – security strengthening.

A. Do have key for Knox box,

B. Either install yep or a code.

RESPONSE: This site does not feature electronic surveillance. Natural Surveillance occurs during daytime use of the site. The site is secured and well-lit at night.

CRA DEPARTMENT COMMENTS:

Plan Reviewer: Kimberly Vazquez
(kimberly.vazquez@copbfl.com) Status: Review
Complete Pending Development Order
In Zoning I-1.

UTILITIES DEPARTMENT COMMENTS:

Plan Reviewer: Nathaniel Watson
(nathaniel.watson@copbfl.com) Status: Review
Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Comment Acknowledged.

2. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.

RESPONSE: Comment Acknowledged.

3. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.

RESPONSE: Comment noted. Broward County EPD Surface Water Mgmt. approval will be provided.

4. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75-day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.

RESPONSE: Comment Acknowledged.

5. Civil plan 432 CU 102 Water Plan proposes an 8" dedicated fire meter assembly from a 6" water main only to be shortly reduced on-site to a 6" water main. What is the purpose of upsizing the connection from a smaller water main only to immediately reduce the connection on-site? Wouldn't it be more practical to propose a typical 6" metered connection?

RESPONSE: Comment noted. Please see revised CU-101 & CU-102 sheets for Water plans. Proposed Fire loop and new fire hydrants for coverage.

6. Civil plan 432 CU 102 Water Plan proposes a 2" irrigation service. Please show a 2" resilient seated gate valve for the service.

RESPONSE: Comment noted. Please see revised CU-102 sheet for Water plan.

WASTE MANAGEMENT DEPARTMENT COMMENTS:

Plan Reviewer: Beth Dubow
(beth.dubow@copbfl.com) Status: Review
Complete Resubmittal Required

Project Name: FIRST INDUSTRIAL STORAGE YARD
Address: 1001 and 1021 NW 12 Terrace

PZ#: 20-12000048

Review: 01/14/2021 DRC Date: 02/03/2021

REVIEW COMPLETE; RESUBMITTAL REQUIRED

Demonstrate adequate trash collection service has been planned for this site. There is no trash receptacle or enclosure shown on this site plan.

1. Specify what type and size containers will be used to accommodate the trash generated by use of the building on this site.

RESPONSE: The office building is the only building that generates trash for the development. They currently have roll-out cart service that is picked up by the City. The site plan shows the designated 10'x10' clear area, east of the existing office building, as to where the carts are rolled out to for service. See SP-101.

2. Demonstrate access to and from location of the trash container on the site plan.

RESPONSE: The site plan shows the designated 10'x10' clear area, east of the existing office building, as to where the carts are rolled out to for service. See SP-101.

3. Label garbage/container location on the site plan.

RESPONSE: Please see Sheet SP-101.

NOTE: Owners of this industrial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

1. What happened to the promised new site plan and superior product as part of the mitigation for purchase?
RESPONSE: As discussed with our client, warehouse development will be the intended build-out for this property. The outdoor storage keeps the property viable until that time.
2. Site plan does not accurately depict the current conditions of the site.
RESPONSE: Please refer to uploaded Site Plan from BP06-12677.
3. Provide the DBH of trees removed vs. the caliper of trees replaced, required trees cannot count towards mitigation.
RESPONSE: Ref. Sheet LD-001 for Mitigation Summary. Required trees have been removed from Proposed Tree Quantity. Note: Proposed Trees have been upsized from the required 12' ht (2" dbh) trees to 14' ht (3" dbh) trees; the additional 1" dbh per tree is being applied towards mitigation.
4. Provide the original approved plan for the property and update this submittal to reflect.
RESPONSE: Please refer to uploaded Site Plan from BP06-12677.
5. Provide original conditions of approval for existing outdoor storage.
RESPONSE: Please refer to uploaded Site Plan from BP06-12677.
6. Existing landscape buffer cannot be removed per previous requirements for outdoor storage that is existing.
RESPONSE: Plans have been updated to maintain the existing "Interior Perimeter" tree buffer per the approved Landscape Plan (BP06-12677).
7. Show sod on the plan
RESPONSE: Sod labels have been added to landscape plan. Ref. Sheets LP-101 – LP-102.
8. Provide VUA requirements as per 155.5203.D along the drive aisle.
RESPONSE: Trees have been added to meet the VUA requirement – 1 tree per 30lf along the length of VUA. Due to the nature of this project and the need to maintain access to the storage areas, trees have been focused to the north and south end of the drive aisle. (these are *in addition to* buffer trees)
9. Provide outdoor storage buffer requirements along the perimeters in accordance with 155.4228.A.3.A north, B east, C south, and A west with 8' walls.
RESPONSE: Buffers requirements have been updated in the table to reflect the quantities for appropriate buffer types as noted above, and as labeled on the Landscape plan. See the Landscape Data Table on LP-100 Overall Landscape

Plan. The buffers have been modified slightly because of the existing conditions (existing trees and fences). The modified buffer details are provided on the landscape plan LP-100.

10. Label all buffers on the landscape plan and provide cross section details.
RESPONSE: Buffer labels have been added to landscape plans (LP-101 – LP-102) and applicable Buffer Sections added to LP-101.
11. It appears that the required tree counts are off within the buffers and do not qualify as part of the tree count. They can remain but not be counted towards overall.
RESPONSE: Buffer calculations have been updated to accurately reflect the requirements. New trees have been added to create a continuous tree buffer. All invasive species within the limit of work are being removed and are not included in calculations.
12. What is going to be stored? As per 155.4228.A.3., provide a note on the plans that the height of stored material cannot exceed the height of the screening fence or wall.
RESPONSE: Material to be stored is to be determined and will be limited to those permissible by code. Note has been added to the Overall Landscape Plan (LP-100) that the height of stored material shall not exceed the height of the screening fence or wall.
13. Provide pervious calculations for the site and show on a separate plan.
RESPONSE: Revised Pervious Calculations are provided on the Site Data Table. Please see Sheet SP-103 for Pervious Area Exhibit.
14. Gravel cannot be used for internal circulation aisles.
RESPONSE: The plan is now proposing asphalt for all 10' fire accessisles and all storage areas. Please refer to Sheet SP-101.
15. Per Article 9, non-living pervious cannot exceed 15% of the proposed area, revise and correct.
RESPONSE: The plan is now proposing asphalt for all 10' fire accessisles and all storage areas. Please refer to Sheet SP-101.
16. Provide a note that the balance of landscape material on the site must be health and vigorous or be replaced at time of final inspection.
RESPONSE: Note has been added to landscape plans, Notes Section. Reference Overall Landscape Plan Sheet LP-100.
17. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

RESPONSE: Note has been added to the Overall Tree Disposition Plan sheet; LD-100, Note #1.

18. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

RESPONSE: Penalty language has been added to the Overall Tree Disposition Plan sheet, Note #10; Ref. LD-100.

19. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

RESPONSE: The above penalty language has been added to the Overall Tree Disposition Plan sheet, Note #10; Ref. LD-100.

20. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

RESPONSE: No hedges are proposed along the City Right of Way / outside of the existing fence. All proposed hedges are located to the inside of the existing fence, within private property, and are incorporated to screen the outdoor storage area. All canopy trees have been increased to 14' height.

21. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: This information is included on the Overall Tree Disposition Plan Sheet; Ref. Tree Disposition Notes, Note 5.

22. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Comment Acknowledged.

23. Additional comments may be rendered a time of resubmittal.

RESPONSE: Comment Acknowledged.

ZONING DEPARTMENT COMMENTS: JAE EUN KIM

1. The existing outdoor storage areas and the property conditions shall be consistent with the approved plan of **BP 06-12677**. Or please provide an approved building permit plan illustrating the existing storage yard.

RESPONSE: The existing outdoor storage areas are being expanded per this proposed application. The existing storage areas are shown and have been accounted for in the Site Data Table. Please see sheet SP-101.

2. Remove the Plat that is not relevant to the project.

RESPONSE: Comment Acknowledged.

3. Provide a correct and recent plat, PZ no. 20-14000002. Is it recorded?

RESPONSE: The PLAT is currently being processed through Broward County.

4. The parking shall be provided for existing and proposed developments. Revise the parking calculations to include existing buildings and storage yards.

RESPONSE: The parking areas have been calculated for all outdoor storage areas and existing indoor warehouse storage. Please see revised sheet SP-101.

5. Illustrate recorded easements or a similar instrument on plans according to Plat. Please be advised that an outdoor storage is not permitted within an easement.

RESPONSE: Comment Acknowledged. Please refer to Site Plan SP-101.

6. The gates shall remain open during operation hours. If gates remain closed, three stacking spaces shall be provided measured from gates to the property line in accordance with TABLE 155.5101.G.8.A: MINIMUM STACKING SPACES FOR RIVE-THROUGH AND RELATED USES.

RESPONSE: Comment Acknowledged. Manual Gates will remain open during hours of operation. A note has been added to the Site Plan (See SP-101)

7. Clarify items to be stored on the site plan and landscape plan.

RESPONSE: Items to be stored are unknown at this time until a tenant occupies the space, however, Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

8. Clarify surface material proposed for the storage yard. "Paved storage area" is noted in the project narratives. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.

RESPONSE: Comment Acknowledged. All storage areas will be asphalt pavement.

9. All open building permits are required to be closed as a condition of Special Exception approval.

RESPONSE: The Applicant is currently working with the building department in closing all open permits from prior owner.

18	00005229	TREE INSTALLATION
14	00002147	RELOCATE SERVICE
12	00002976	40 YEAR
11	00008600	SLAB
09	00005266	CONCRETE DRIVE W/O PERMIT
07	00002506	SIGN ATLANTIC PAVERS/ SIGN
01	00004340	INTRALOCK--WINDOWS & DOOR

10. Provide detail cross sections of required perimeter buffers.

- A type C buffer provided between an outdoor storage area and the front lot line. The south property line is the front lot line.
- A type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street.
- A type A buffer provided between an outdoor storage area and any other side or rear lot line.

RESPONSE: The proposed plan provides an existing masonry wall on the north buffer, an existing fence on the west buffer, an existing wall on portion of the South buffer along the ROW, and a Type 'B' option 2 buffer on the east buffer. Please see landscape plans for Cross Sections.

11. Illustrate the fence or wall on plans and provide their details. Pursuant to Section 155.4228.A.3.a.i, the area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

RESPONSE: The north landscape buffer features an existing 8-foot masonry wall to remain. An 8-foot hedge is proposed as part of the Type 'B' Option 2 buffer along the east property line. The south buffer features an existing 6-foot steel fence (per approved plan). The fence will remain and an 8-foot maintained hedge will screen the outdoor storage use. A CPTED Waiver has been submitted for approval by the development services director.

12. Additional comments may be rendered upon resubmittal.

RESPONSE: Comment Acknowledged.