



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Subject: Demisol Holdings, LLC
Minor Site Plan DRC Comment Responses
Case No: 25-12000031
RESPONSE DATE: June 10, 2026

Planning Division - Max Wemyss | max.wemyss@copbfl.com

1. Land use for this parcel is Industrial (I) and Commercial (C). Development and use activity is proposed on the Industrial portion of the site, which permits the proposed activity.
Response: Acknowledged.
2. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, replatting would not be required for the proposed non-residential development as the property is less than 10 acres in size and the plat was recorded prior to June 4, 1953.
Response: Acknowledged.
3. Broward County Trafficways Plan requires a minimum of 80 feet on Martin Luther King Jr Drive; the survey indicates that there is 50 feet to the center line of the road & thus no additional dedications are required. 30 feet has generally been dedicated for NW 24th Ave, however a portion of this is limited to 25 feet due to the presence of a structure. At the time of redevelopment or substantial improvement, modifications to the building to permit the dedication will be required.
Response: Acknowledged.
4. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.
Response: Acknowledged.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

1. 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.
Response: A permit application has been submitted to BCEPMGD and is under review. The approved permit will be forwarded upon receipt.
2. Place note on 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 obstructions 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

main and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator, Engineering Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: Note added to sheet L-2.

Fire Department - Jim Galloway | jim.galloway@copbfl.com

1. Natural fire breaks required every 100ft of parking spaces, minimum 10ft wide.

Response: A 10' wide striped "no parking" area has been provided every 100 feet to provide a fire break.

2. If the property will be secured with a fence and gates:

- a. 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)

- i. All New & Existing automatic entry gates installed in either commercial or multi-family communities shall be provided with a Universal Access System as per the Florida Fire Prevention Code Broward County Amendments in section F- 108.9.3.
- ii. Important Things to Know about Click 2 Enter (C2E)
- iii. Operates by using radio frequency technology.
- iv. Provides public safety agencies with a quick, safe, secure, and reliable means to activate gates, bollards, doors, or any security access control mechanism.
- v. Compatible with Analog or Digital Radio Transmitters
- vi. Enhanced user-programmable latch open feature allows departments to specify gate open periods from one minute on.
- vii. Uses regulated 12V to 24V DC @ 500ma Power Supplies
- viii. The C2E Transmitter is enclosed in a Nema 4 Box with a Reflective Logo for Identification. The Technical Assistance & Customer Support Number for C2E is 877.939.3800

Response: Notes have been added to sheet C113.

Building Division – Todd Stricker | todd.stricker@copbfl.com

Advisory Comments

1. 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.

Response: Acknowledged.

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

Response: Acknowledged.

3. 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: Acknowledged.

4. 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: Acknowledged.
5. 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: Acknowledged.
6. 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: Acknowledged.
7. 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.
Response: Acknowledged.
8. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.
Response: Acknowledged.
9. 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.
Response: Acknowledged.
10. 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.
Response: Acknowledged.
11. 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 2023 FBC.
Response: Acknowledged.

12. 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.

Response: Acknowledged.

13. 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: Acknowledged.

14. 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.

Response: Acknowledged.

15. 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: Acknowledged.

16. 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: Acknowledged.

17. 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: Acknowledged.

18. 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.

Response: Acknowledged.

BSO- David Cappellazo | David_Cappellazo@sheriff.org

ATTENTION

1. Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

Response: The affidavit has been completed and submitted.

DISCLAIMER

2. 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.

Response: The purpose of safety and security review is understood.

*****PLEASE NOTE*****

3. 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.

Response: It is understood that when 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.

4. THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS.

Response: Understood. We have incorporated the conditions stated.

A2. Natural Surveillance - Security Strengthening

1. Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

Response: There are no designated ADA ramps on site.

A3. Electronic Surveillance - Security Strengthening

*****ATTENTION*****

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

Response: Proposed camera and monitoring locations have be coordinated with a security and access control consultant and reviewed by the BSO CPTED reviewer.

1. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Response: Security cameras are provided around the site.



2. Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
Response: Sight cones have been added to the plans.
3. All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
Response: Security cameras are located so that landscaping will not obstruct them.
4. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.
Response: Security cameras are provided at required locations.
5. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.
Response: All potentially vulnerable areas can be observed.
6. Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations (if any) must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.
Response: No internal &/or external U.S. Mail Kiosks / Post Office Box Stations are located onsite.
7. Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers’ office, etc.
Response: Surveillance monitors will be provided and located as suggested.

Access Control - Security Strengthening

1. For Commercial, front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.
Response: There is no front desk receptionist.

2. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.

Response: 6 foot fencing with privacy screening is provided around the entire site.

3. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Response: Chain-link fencing is proposed.

4. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either.

Response: Screening is required by Zoning.

Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

1. To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

Response: No dumpster enclosures are proposed.

2. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

Response: No dumpster enclosures are proposed.

3. Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

Response: No dumpster enclosures are proposed.

4. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

Response: No dumpster enclosures are proposed.

5. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Response: No dumpster enclosures are proposed.

6. Dumpster areas must be secured with Access Control and video surveillance.

Response: No dumpster enclosures are proposed.

7. Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Response: There are no trash rooms. Trash is only general office waste in natural.

Access Control - Security Strengthening for Key Control & Management Offices

1. Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

Response: Keys will be stored in a signal blocking locked safe.

2. Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

Response: No key room is proposed. Keys will be stored in a signal blocking locked safe.

3. A surveillance camera must monitor the office key storage area.

Response: The key storage area will be under surveillance by a camera.

4. Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

Response: The Management Office door will have a security viewer.

Territorial Reinforcements - Security Strengthening

1. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.

Response: Property Rule signage language will be clear and prominently posted.

Security Strengthening - Parking Lots / Parking Garages / Covered Parking

1. Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Response: Parking signage will be provided.

2. Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel

Response: Large vehicles will be moving about the yard. Excessive speed is not an existing issue.

3. Bollards should be placed near entrance/exit gates in lots with semi tractors/trailers to prevent damage to gates, landscaping and curbing.

Response: Bollards will be provided as recommended.

4. Bollards are required to prevent vehicle impact around fuel tanks or tanks containing hazardous materials.

Response: Bollards will be provided in the locations recommended.

5. Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

Response: No blind corners are located onsite.

6. Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates (if any) shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

Response: The gates will be manual gates.

7. Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

Response: Signage will be provided for vehicles exiting the site.

Maintenance & Management - Security Strengthening

1. For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

Response: The project does not include a front desk receptionist area.

2. Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Response: The exterior power outlets will have lockable metal covers and easily accessible secure internal cutoff switch.

3. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Response: Exterior water outlet spigots will have a locking cap.

4. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

Response: Onsite storage tanks will be secured behind the gate within the yard.

Activity Support - Security Strengthening

1. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Response: Bike racks will be located as recommended.

2. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Response: Any WiFi system will be encrypted and password protected.

3. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

Response: No public benches are proposed.

4. Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Response: No public spaces are proposed.

5. Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.

Response: Restrooms have locking doors.

*****Note*****

For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

Response: Responses to comments are providing accordingly.

Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

Response: Contact information is provided on the CEPTD Narrative.

*****Important Please Read*****

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.

Response: The CPTED Narrative & the CPTED Drawing Diagram have been developed together.

******PLEASE NOTE******

The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated is this review, are expected to be incorporated into this project at the time of tenant build out.

Response: The CPTED measures will be in place prior to final permit inspection.

Utilities Division

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

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. This is required during the official e-plan submittal. (Condition).

Response: A permit application has been submitted to BCEPMGD and is under review. The approved permit will be forwarded upon receipt.

3. Please attach the following 2025 City Engineering Standard details as they apply: 316-1 Required Tree Locations.

Response: Detail 316-1 provided on sheet L-2.

Landscape Division - Wade Collum | wade.collum@copbfl.com

1. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Label survey as Tree Survey.

Response: There are no existing trees on the site.

2. Submit a Tree Assessment and Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all specimen trees and palms, and DBH for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and DBH of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected, relocated, or removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

Response: There are no existing trees on the site.

3. Provide a tree disposition plan for the existing trees whether they are going to remain or be removed.

Response: There are no existing trees on the site.

4. Provide approvals from Broward County Surface Water Management for retention area.

Response: A permit application has been submitted to BCEPMGD and is under review. The approved permit will be forwarded upon receipt.

5. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: See code requirement chart on sheet L-1.

6. Understory trees are only used when there are OHW present, please adjust.

Response: Large canopy trees are provided throughout property except in car parking area in northeast corner of property. Medium sized trees and palms used to provide more trees in smaller planting areas adjacent to building and parking.

7. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D and 20' along the south side. This is to be a clear measurement not to include vehicular overhang.

Response: See revised site plan with 10 perimeter landscape strip and 20' buffer.

8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' on the east and south sides of bldg. of landscape areas between a vehicular use area and an abutting building.

Response: 8' provided see revised site plan.

9. Show how requirements as per 155.5203.E., Building Base Plantings are being met along west side of the building.

Response: West side of building is existing and parking not being altered.

10. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: See site plan data table.

11. Provide required Type C Perimeter Buffer on South side as per 155.5203.F.3

Response: Type C Buffer provided with 10 shade trees on south side.

12. As per 155.4228.B.3.a., Truck or Freight Terminal; provide a type B perimeter buffer along all perimeters of the site except where a type C perimeter buffer is required by Section 155.5203.F <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38742>, Perimeter Buffers.

Response: See code chart and revised sheet L-1 with landscape buffers.

13. As per 155.5401.C. Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Coordinate light pole locations on photometric plan to match landscape plan.

Response: See photometric plan.

14. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and the length of the parking stall, contain trees, sod and irrigation.

Response: See revised landscape plan.

15. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

Response: See revised site plan with islands provided with a minimum width of 10'.

16. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response: Continuous curbing provided at all landscape parking islands.

17. As per 155.5102.C.9; Provide concrete Jersey Barriers in the area of proposed truck parking and show on plans to prevent encroachment by tractor trailer vehicles from damaging perimeter landscaping.

Response: Stop bars are being provided.

18. Provide street trees at 1:40 along south perimeter swale area.

Response: Four street trees have been provided along MLK Blvd.

19. Remove no parking/loading zone from B-4 use area and convert to landscape buffer.

Response: Area converted to buffer and retention pond removed.

20. Based on the proposed well fed irrigation system, provide a rust inhibiting system and note on the irrigation plans the required maintenance and intervals to maintain irrigation supply rust free.

Response: A rust inhibiting irrigation system shall be specified.

21. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap.

Response: Note provided in general notes #20.

22. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

Response: There is no dumpster provided.

23. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Planting details are city standards and note this.

24. Provide a soil specification in percentage form. i.e. 70/30.

Response: Soil specification noted in general notes #9.

25. Change note #7 to state St Augustine sod, and label all sod areas on sheet L-1.

Response: St Augustine sod shall be used. See sod areas on sheet L-1. See general note #7.

26. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: Provided in general note #26.

27. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Provided in general note #31.

28. Adjust note #22 on sheet L-1 to 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.

Response: Provided in general note #23.

29. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: Provided in general note #8.

30. Remove paved area from swale along west side of the building.

Response: This area is striped as parking.

31. Provide street trees at 1:40' LF along west side swale adjacent to building.

Response: Existing pavement allows no planting.

32. Correct planting details to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.

Response: Note added to planting details. See sheet L-2

33. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: Provided in general note #15.

34. Provide a mechanical equipment screening detail.

Response: See Sheet L-2 Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Provided in general note #31.

35. 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: There are no existing trees on site to be protected and preserved.

36. For example; 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: There are no existing trees on site to be protected and preserved.

37. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Response: There are no existing trees on site to be protected and preserved.

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

Response: Provided herein.

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

Response: Acknowledged.

Zoning Division - Jonathan Cady | Jonathan.Cady@copbfl.com

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. (Info Only).

Response: Responses to all comments are provided within this response memorandum.

2. Per Section 155.4228.B.3.a., a type B perimeter buffer shall be provided along all perimeters of the site except where a type C perimeter buffer is required by Section 155.5203.F <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38742>, Perimeter Buffers. Label on plans the location and what buffer type will be used. Refer to Section 155.5203.F.3., for the required buffer types and standards.

Response: See sheet L-1 with type B buffers provided along west and east perimeters.

3. Along MLK the landscape buffer must be Type C per section 155.5203.F <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38742>. Please note that industrial use is not permitted within the portion of the site that is zoned B-4. Any proposed industrial activity or use in this zoning area would not comply with the permitted uses under the B-4 district regulations.

Response: See sheet L-1 with type C buffer provided along south perimeter.

4. Please provide a stop or barrier at the end of each truck parking space to prevent trucks from backing beyond the designated parking area and encroaching into the landscape buffer. This measure will help protect the landscaped area and ensure compliance with site design and safety standards. Update the site plan accordingly to show the location of the proposed stops or barriers.

Response: Wheel stops are provided at the end of each parking space.

5. Please show the dumpster's location on the site plan. Additionally, provide a refuse circulation plan that demonstrates how trash collection will occur on-site. This plan should clearly show the path of the collection vehicle, including its point of entry, maneuvering area, and exit route, to ensure that trash pickup can be conducted safely and efficiently without interfering with on-site circulation or parking.

Response: No dumpster is necessary. Trash is only office in nature.

6. Please provide a circulation plan that clearly demonstrates how a truck will enter the site, park within the designated truck terminal space, and then safely exit the site. The plan should illustrate turning movements, entry and exit points, and confirm that adequate drive aisle widths and turning radii are provided to accommodate truck maneuvering without impacting other site functions or parking areas.

Response: A truck circulation plan is provided utilizing a WB-67 vehicle.

7. Per Section 155.5401.D.1.c., the maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be 30 feet in all other parts of nonresidential districts. Ensure that your proposed light fixtures are in compliance.

Response: Light fixtures have been revised to be in compliance.

8. Per Section 155.3402.C, a minimum of 20% pervious area is required on the site. Therefore, a maximum of 80% impervious area is permitted. Based on the information provided in the submitted Site Data Table, the lot does not currently meet this requirement. Please update the site plan and calculations to ensure compliance with the pervious and impervious area standards as outlined in the zoning regulations.

Response: Pervious area has been added so that the site is meeting code requirements.

9. Please provide renderings that illustrate how the proposed development will appear on-site, including vehicular circulation and parking activity. The renderings should show cars/trucks parked and maneuvering throughout the site to demonstrate that there are no circulation or operational conflicts with the proposed layout. This visual representation will help confirm that the site design allows for safe and efficient vehicle movement.

Response: Per discussions with staff, this comment is for information only, and renderings are not required.

10. In addition to the existing Site Data Table sheet, please include a Site Data Table directly on the Site Plan sheet so that all relevant site information is available on one page. You may retain the existing Site Data Table sheet for reference; however, the data must also be reflected on the Site Plan itself.

Response: The Site Data Table does not fit on the Site Plan sheet due to the plan size.

11. Please include identification of the adjacent uses, zoning designations, and existing uses on the site plan. This information will help provide context for the review by showing the surrounding land uses and zoning districts adjacent to the subject property. Including these details will aid in assessing compatibility and compliance with the surrounding development pattern.

Response: Adjacent uses and zoning designations have been added to the site plan as requested.

12. Per Section 155.5203.D.5., a landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks. Ensure that the proposed site complies with this regulation.

Response: Building landscape areas have been added as requested.

13. Please note that if this project proposes a security wall that includes lights, Wall packs on buildings may be used at entrances to a building to light unsafe areas, pursuant to Section 155.5401.I. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the

exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less. Provide a detailed sheet that is fully shielded. (Info Only).

Response: A security wall is not proposed with the project.

14. Please note that the proposed signs, although included with this submittal, would not be concurrently approved with this Minor Site Plan if approved and will need a separate building permit approval. (Info Only).

Response: Acknowledged.

15. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).

Response: Acknowledged.