



April 24, 2023

City of Pompano Beach
City Hall Main Building
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 - Third Floor
Attn: Development Services – Planning & Zoning

RE: **HBMD Pre-App Comment Response**
SMA Project # 2022-104

To Whom It May Concern,

Below are our responses to the comments for the above-referenced project.

WASTE MANAGEMENT:

1. Where is the existing garbage for this site?

Response: *The Administration building is a part of a 35.668-acre site and the existing garbage and recycling staging area is located on the east end of the site. See diagram on sheet SP1.0 for location. County staff collects trash and delivers it to an on-site staging area indicated on plan. Proper disposal of all waste and recycling is taken care by County staff.*

LANDSCAPE REVIEW:

1. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

Response: *Landscape provided. Plan is signed and sealed by a Florida Registered Landscape Architect. See sheet LP-1.*

2. Landscape plan as presented appears to not be complete

Response: *Complete Landscape Plan included. See sheet LP-1.*

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper 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 caliper 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 in place, be relocated, or be 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. for all trees and palms within the scope of work.

Response: *See separate Tree Appraisal completed by ISA Certified Arborist. As previously confirmed, per city ordinance 155.520(B)2a(1) No city tree preservation requirements*

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DRC

PZ23-12000012
08/16/2023

apply to county-owned property.

4. Provide a graphic scale on landscape plan.

Response: *Graphic scale provided.*

5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response: *Required is 8' min. of landscape planting between the building and the VUA. We have provided 4' on the West side of the proposed building with a superior landscape of 3 double Alexander Palms, 2 tiers of shrubbery, Palms are 16' ht. In front of the Mosquito control room, an Oak tree is in a landscape end island with Golden Creeper groundcover to fulfill the landscape criteria. On the East side of the building, provided an 8' wide planter with two layers of shrubbery is provided. Refer to sheet SP1.0.*

6. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: *We are requesting modification to the required 8' width for the VUA on the west side by meeting superior landscape design criteria. The subject area complies with 155.5203.D.S. Please see response to #5 above for additional information.*

7. Provide a minimum of 8' landscaped area between the building and the vehicular use areas

Response: *8' of landscaped area between the building and the east side VUA is provided. Seeking a modification for the west side by providing a superior landscape design. See response to #5 and #6 above.*

8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: *Shrubs are provided within allowable spacing and distance guidelines and along all required building façade areas. Refer to sheet LP-1.*

9. 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 contain trees, sod and irrigation.

Response: *Trees, groundcover, and irrigation provided in 8' wide landscape islands as required by 155.5203.D.4.*



10. It appears that EV chargers are being proposed within the driplines of existing trees. Clarify how the electrical will be trenched or if directional boring will be performed to meet the objective.

Response: *The EV chargers are shown for informational purposes only; They are from a separate project, under separate permit.*

11. Provide a tree protection barricade detail.

Response: *Tree Protection Barricade detail provided see sheet TR-1.*

12. 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: *Note provided. Refer to sheet TR-1.*

13. 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: *Note provided. Refer to sheet TR-1*

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.

Response: *Note provided. Refer to sheet TR-1. See response to item #3 above.*

15. 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: *Note provided. Refer to sheet TR-1.*

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

Response: *Acknowledged and a note has been added to sheet TR-1.*

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

Response: *Comment response sheet provided.*

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

Response: *Acknowledged.*

BSO

1. CPTED Principle #1 – Natural Surveillance

A. Lighting must comply with the Illuminating Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property & Critical



Infrastructure." Initials_____

- B. Newly added sight lighting, lamps, light poles should be shielded to prevent light pollution & light trespass onto neighboring / adjacent properties. All wall pack lighting should have light directed downward. Initials_____
- C. (C) Install Vandal proof / resistant motion-sensor security alert lights over all exterior unit doors & overhangs (if any). Security motion sensors are very effective in capturing an intrusion & creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiters, trespassers, thieves, etc., who may use these areas for concealment, sleeping, urinating or ambush in the case of more serious crimes such as burglary, robbery, sexual assault, etc. Initials_____
- D. Security lighting should usually be concentrated primarily at gateways, doorways, & windows, it should not over-illuminate or create shadows. Adequate soft lighting is preferable to high intensity "spotlights" so as not to "blind" legitimate users & make them prone to surprise such as an ambush. Lighting that provides & enhances color rendition is preferred. Initials_____
- E. Low cover shrubs must be no higher than 2.5' feet in height & trees should be trimmed to no less than 8' feet from the ground for increased visibility. Although the Public Security Plan Keynote item #4 states that "Low Shrubs for Visibility No More Than 2'-0 in Height", which is acceptable, this needs to be stated the C.P.T.E.D. Plan as well) Initials_____

Response:

- A. All site lighting shall comply with the latest version of, "Illuminating Society of North America Guide for security Lighting for People, Property & Critical Infrastructure".**
- B. All wall pack lights shall be directed downward, and newly added site lighting shall be shielded to prevent light pollution.**
- C. Acknowledged. Photocell with timer will be added to security lights.**
- D. Soft security lighting shall not over illuminate or create shadows.**
- E. All shrubs shall be no higher than 2.5' in height and trees trimmed to no less than 8' from the ground. Note added to CPTED plan. Refer to sheet A1.2.**

2. CPTED Principle #2 – Natural & Mechanical Access Control

- A. BSO No Trespassing signage must be posted at the main public vehicle entry points. The signs should be elevated to 7 feet from the ground to the bottom of the sign. Initials_____
- B. An electronic access code for building entry shall be provided to the Broward Sheriff's Office Communications Division should it become necessary of law enforcement personnel to gain immediate access. Initials_____
- C. A distress alarm must be installed at the reception desk. A secondary portable distress alarm device should also be considered. Initials_____
- D. Clear signage indicating emergency routes & exits must be posted in the interior of the building. Initials_____
- E. All solid exterior doors must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing



defenses ahead of time to prevent or deter these incidents is vital for safety and security. Initials_____

- F. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly. Initials_____
- G. For Commercial and Industrial: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices. Initials_____
- H. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, warehouses with numerous vehicles, trucks, etc., valuable assets on site including equipment, tools, supplies, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.) Initials_____

Response:

- A. BSO "No trespass" signage shall be provided at all main public vehicle entry points. Signs will be 7' from the ground to bottom of sign.**
- B. Access code/fob to the building shall be provided to BSO upon installation of the new security system.**
- C. A new distress alarm will be installed at reception desk.**
- D. Proper emergency routes and exit signage will be posted in building.**
- E. All exterior doors shall have proper hardware that allows the opportunity to monitor and survey the area prior to existing.**
- F. Acknowledged. Non-removable pin hinges will be utilized. Door position switches will be discussed with the security alarm vendor.**
- G. Acknowledged. Not applicable.**
- H. Acknowledged. Not applicable.**

3.

BSO Comments:

- A. Currently a uniformed security guard must be on duty during all operational hours. Considering the sensitivity of this site, a uniformed guard assigned 24 hours a day would be preferred as they would greet employees arriving to work & also be on site during off hours of operation. Initials_____
- B. Fixed bollards should be placed at the front pedestrian entrance with additional bollards along the northwest pedestrian pathway where the parking set back is extremely limited. This will help to prevent an accidental &/or intentional vehicle impact to the building. Bollards with integrated lights would be preferred. Initials_____
- C. A non-mountable curb should also be installed with a cutout for the handicap parking. Initials_____
- D. Since this facility is not utilized by the general public, the parking area along the west side of the structure should be reserved for office personnel with clear signage & marked parking stops. (Handicap ADA parking spaces excluded) The guard house is located to the southeast of the building. Having visitors directed by signage to park their vehicles in the south parking lot ONLY will increase security's visibility. This will keep visitor vehicles away from the structure. This will help mitigate the possible damages inflicted by of a I.E.D. (improvised explosive



- device) &/or an active shooter. It will also enhance & prolong the view of persons approaching the building by security & employees. Initials_____
- E. There is an 8-foot-high metal picket fence parallel to the pedestrian sidewalk along NW 30th Avenue & an 8-foot-high chain link fence with razor wire along the north & south boundaries of the property. These fences are a symbolic barrier because the three designated vehicle entry / exit points along the metal picket fence on NW 30th Avenue are without gates, nor are they directly monitored by security. The north gate is completely out of view of the guard house. Considering the heavy pedestrian traffic generated by the homeless shelter located directly to the north at 1700 NW 30th Avenue along with detainees being routinely released from the North Broward Jail Facility at 1500 NW 30th Avenue, it is strongly advised that mechanical gates be installed at all three points. The main entry at the center of picket fence line should be the only ingress / egress utilized. The north & south gate should remain closed & only used for essential purposes only. During off hours, all gates should be secured into a closed position requiring electronic code / keycard access for entry. (It should also be noted that a residential development may added to the rear of the mentioned homeless shelter at some point in the future which will potentially increase the amount of pedestrian & vehicle traffic passing this site thereby creating greater risk.) Initials_____

Response:

- A. Acknowledged. This is operations, However, existing guard and guard shack currently provided.**
- B. Acknowledged. Existing parking conditions will remain as is.**
- C. We are under a minor site plan review and are not required to change existing conditions.**
- D. Acknowledged. Parking will remain as currently provided.**
- E. Acknowledged. In accordance with Owner direction, gates will not be provided, not in project scope.**

4. CPTED Principle #4 – Maintenance
- A. All exterior electrical outlets & waterspouts (if any) should be secured with an internal shut off valve and a sturdy locking mechanism on the external outlet to prevent unauthorized use. Initials_____
 - B. Roof top access should always restricted & secured. Initials_____
 - C. Commercial / Industrial exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism can be a reoccurring problem and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability. Initials_____
 - D. Any new or proposed dumpster areas should be fenced & secured. Pedestrian &/or access gates to the dumpster area must be elevated at least 8 inches from the ground to provide a clear view of possible trespass activity. All trash receptacles (if any) should be fixed to the ground & have a clear design to prevent concealment. Initials_____

Response:

- A. All exterior electrical outlets and waterspouts will be properly secured and vandal resistant.**
- B. Roof can only be accessed from inside Mechanical room and will always remain locked.**
- C. Acknowledged.**
- D. No new dumpster or enclosure location is proposed. Facility will continue to use existing trash disposal process.**



- 5.
- A. Ensure comprehensive parking lot & interior area surveillance camera coverage/ capture. Show overlapping sight "cones". Initials_____
 - B. Monitors must be strategically located for maximum overlapping active and passive observation. Placement in strategic locations is to increase surveillance and reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing. They must be placed strategically wherever they would receive the most viewing from personnel traffic such as at the manager's office, front desk, lobbies, etc. Initials_____
 - C. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials_____
 - D. 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. Initials_____
 - E. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters. Initials_____
 - F. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system for example at main entrance. Initials_____
 - G. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities. Initials_____
 - H. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials_____
 - I. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance. Initials_____
 - J. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi. Initials_____

Response:

- A. **Camera coverage shall be overlapping, overlapping sight cones added to the security plan. Refer to dwg. A1.2.**
- B. **Monitor locations will be coordinated with Owner and Contractor.**
- C. **Camera locations will be coordinated to avoid tree obstruction.**
- D. **All new lighting shall enhance and not conflict with camera placement.**
- E. **Security cameras shall provide coverage of parking areas and building entrances.**
- F. **All building entrances shall have surveillance and audio/video intercom tied into the existing system.**
- G. **Acknowledged. Not applicable.**
- H. **All equipment shall be properly secured and vandal proof.**
- I. **New bike rack on East & West side of existing building. See Sheet SP1.0.**
- J. **Acknowledged.**

PLANNING

1. Land use for this parcel is Industrial (I). The proposed use listed on the site plan, site



data & narrative describe this as additional offices. The total size of structures is approximately 6,000 square feet (6,335 square feet) which is a permitted use in this land use category.

Response Acknowledged.

2. The property is platted (Broward County Plat #2 - ORB 159 Pg 16), and was later amended by Instrument #118758217. The plat note restricts the property to 35 acres of industrial use and includes ancillary office uses.

Response Acknowledged.

3. The property abuts Blount Road (AKA: NW 30 Avenue). The plat indicates that there is a total of 60 feet of right-of-way, and 30 feet to the centerline that was dedicated by plat. In chapter 100 (Streets and sidewalks), the code requires that the minimum right-of-way width for this roadway is 80 feet. Thus requiring 10 feet of dedication for future right-of-way. The Applicant must dedicate 10 feet of right-of-way to the City, in the future; however, it is not required as part of this application given the minor site plan. Should the applicant wish to do so at this time, the right-of-way in front of this property does not comply with the minimum right-of-way.

Response Acknowledged.

4. The city has sufficient capacity to accommodate the proposal.

Response Acknowledged.

5. Applicant may submit to DRC.

Response Acknowledged.

ENGINEERING DEPARTMENT

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response: The Surface Water Management license will be applied for and provided prior to permit submittal. Exemption will be researched.

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: Acknowledged.

3. City of Pompano Engineering Standard details for utilities and on-site paving and grading need to be Broward County details.

Response: Broward County utility details have been added to sheet C-7.0.

4. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

Response: The BCWWS utility permit will be applied for during permitting.

5. Submit / upload restoration details for the proposed drainage work.

Response: Restoration details are shown on sheets C-5.0 and C-7.0.

FIRE DEPARTMENT

1. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire



flow, minimum number of hydrants and spacing.

Response: *Civil plans showing water mains and fire hydrants are provided, and these items are shown on sheet C-3.0.*

2. Civil plans show location of existing and proposed Fire Department Connection for fire sprinkler systems.

Response: *Fire Department Connection is shown on sheet C-3.0.*

3. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: *Hydrant flow test provided, by Broward County, Water & Wastewater services, Uploaded as a separate document.*

4. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

Response: *Fire flow calculations are provided. Uploaded as a separate document.*

BUILDING DIVISION

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

Response: *Acknowledged.*

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response: *Acknowledged.*

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: *Acknowledged. New automatic fire sprinkler system provided.*

4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.



Response: *Acknowledged. Required fire separations and fire resistance will be provided.*

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: *Acknowledged.*

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: *Acknowledged.*

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. Indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel.

Response: *Acknowledged. Refer to final Life safety plan.*

8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: *Acknowledged.*

9. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: *Acknowledged.*

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

Response: *Acknowledged.*

11. 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.*

12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building department will



require special inspector form be completed and submitted for approval.

Response: **Acknowledged, Structural inspector will be retained.**

13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: **Acknowledged.**

14. 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: **Acknowledged.**

15. 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: **Acknowledged.**

16. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: **Acknowledged. Refer to typical handicap signage on Civil dwgs. Sheet C-6.0.**

17. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: **Acknowledged. See response to item #16 above.**

18. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: **Acknowledged. See response to item #16 above.**

19. 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.**



20. 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. Permit value will be provided with permit application.**

21. 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: **Acknowledged.**

ZONING

1. This application is being reviewed as Minor Site Application. No Building design is needed for this portion of Blount Road.

Response: **Acknowledged.**

2. Provide a Zoning Data Table that includes all applicable General Industrial (I-1) standards such as lot coverage, pervious (as a site overall), and include the parking calculation. 1 per 300 sq ft of office space is required. Show compliance.

Response: **Zoning data table added. See SP1.0**

3. Do the wheel stops currently exist? If not, please provide a continuous curb (or raised sidewalk).
Curbing

- a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb.
- b. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.
- c. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.

Response: **This is a minor site plan; continuous curb is not required or a raised sidewalk for the existing parking lot. No changes to existing parking will be made.**

4. If any improvements are proposed to the existing parking layout – the parking spaces shall be double striped.
Markings

- a. Except for parking areas serving single-family dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for the orderly and safe loading, unloading, parking, and storage of vehicles. Such markings—including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—



shall be maintained so as to be readily visible at all times.

Response: *No improvements will be made to existing parking layout.*

5. Provide a photometric plan upon DRC submittal.
- d. Maximum Lighting Height
 - c. 30 feet in all other parts of nonresidential districts.
Minimum Illumination in Vehicular Use Area - 1.0 foot-candle
maximum Illumination at Property Line 2 - 3.0 foot-candle

Response: *Photometric plan provided. See E1.02*

6. What is the use of the remaining campus?

Response: *The remaining campus consists of warehouse garages, fueling station, and mechanical servicing for equipment. Based on industrial use zoning. No changes contemplated*

7. Provide elevations measured from the average finished grade.

Response: *Elevations provided*

8. Include an answer to the following in the design narrative. A line by line response to how the design meets the design standards below.

5. Facade Articulation

a. Offsets Required

Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.)

b. Offset Alternatives

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;
- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

Response: *Acknowledged, Design narrative has been updated.*

9. Facade Materials

- a. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way. Nothing shall limit the use of high-quality, decorative metal (e.g., brass, copper, steel) as a building accent material, or in a manner subject to the discretion of the Development Services Director.
- b. Primary facade materials shall not change at outside corners and shall continue along any side facade visible from a street right-of-way for at least



15 feet; however, materials may change where side or rear wings meet the main body of the structure.

- c. Materials changes shall occur along a horizontal line or where two forms meet; however, changes of materials may be used as accents around windows, doors, cornices , at corners, or as a repetitive pattern.
- d. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco or wood). The heavier material may be used as a detail on the corner of a building or along cornices or windows.

Response: Acknowledged, Design narrative has been updated.

10. Roofs

- a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
- b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.
- c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street.

Response: Acknowledged, Design narrative has been updated. Pertains to new addition.

If you have any questions regarding the above matter, please do not hesitate to contact me.

Very truly yours,
Saltz Michelson Architects

Lindsley Etienne,
Project Manager

