



**To:** City of Pompano Beach  
Permit comment responses  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

Sept 10, 2025

**Re:** Minor Site Plan  
2100 West Atlantic Blvd.  
Pompano Beach, FL 33069

**Project No. 24109**

To whom it may concern:

The following responses serve to address comments in reference to  
Project Name(#)- **BD25-00004174** for the review dated 07/16/2025

### **Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.



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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development 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).

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.

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.

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 2020 FBC.

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.

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

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.

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.

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.

FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals to 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.

FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

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).

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. 11.FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

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.

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.

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.

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.

1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

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.

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.

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.



Development Review Committee Date Reviewed: 06/19/2025

Subject: CPTED and Security Strengthening Report: PZ#:25-12000021

Name: Shell Building/Master Carwash LLC Address / Folio: 2100 W Atlantic Blvd, Pompano Beach, Florida

Type: Major Site Plan

Reviewer: BSO Deputy D Cappellazo for the City of Pompano Beach [david\\_cappellazo@sheriff.org](mailto:david_cappellazo@sheriff.org)

M-(954) 275-7479 (Send Text & Email; No Voicemail)

Monday Thursday; 8 AM 3 PM

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

M-(561) 917-4556 (Send Text & Email; No Voicemail)

Tuesday Friday; 8 AM 3 PM

### **BSO: DAVID CAPPELLAZO**

- A. *\*\* PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL". I noticed it was stamped on the narrative report but not on the CPTED diagram.*

**Response:** Understood, see attached.

- B. *\*\*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:** Acknowledged. We understand that the CPTED review serves to mitigate, but not eliminate, potential safety and security risks.

- C. *\*\*BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM\*\* Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.*

**Response:** We will coordinate with the BSO Pompano Beach CPTED Advisor to confirm our current participation status in the No Trespassing Program. If necessary, additional signage will be installed and an updated affidavit will be submitted.



\*\*\* 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.\*\*\*

*A. Natural Surveillance (Landscaping)*

- 1.) *Maintain 2-to-2.5-foot maximum height for all hedges, bushes, low plants, and ground cover.*

**Response:** *The CPTED narrative and diagram have been updated to indicate that all hedges, bushes, and ground cover will be maintained at a maximum height of 2 to 2.5 feet to preserve natural surveillance, see revised sheet SP-1.8. A note has been added to the Landscape Plans to maintain all hedges, bushes, low plans and ground covers at 30" maximum. Shrubs taller than 30" are only proposed surrounding the dumpster enclosure.*

- 2.) *Maintain an 8- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.*

**Response:** *The narrative and diagram specify that canopy trees and tall plants will maintain an 8-foot clear trunk to avoid obstructing natural and electronic surveillance, see revised sheet SP-1.8. A note has been added to the Landscape Plans to maintain an 8-foot clear trunk once trees reach a caliper of 6 inches.*

- 3.) *Design in dense & defensive, low-profile and/ or harsh thorny-like non- obstructive (maximum height 2 to 2.5 feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.*

**Response:** *Defensive and non-obstructive landscaping (thorny, dense, and low-profile plants with a maximum height of 2 to 2.5 feet) will be used in vulnerable areas such as under windows and along fencing or remote property lines, as noted in the revised narrative and diagram. We can add a few Carissa under a few windows to address this comment, see revised sheet SP-1.8.*

*A1. Natural Surveillance (Lighting)*

- 1.) *Lighting must comply with the Illuminating Engineering Society of North America IESNA G-1- 2022 Guide for Security Lighting for People, Property, and Critical Infrastructure.*

**Response:** *Lighting design will comply with the IESNA G-1-2022 Guide for Security Lighting for People, Property, and Critical Infrastructure, see revised sheet SP-1.8.*

- 2.) *Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.*

**Response:** *Security lighting will be focused on gateways, doors, and windows, avoiding over-illumination and shadow creation, see revised sheet SP-1.8.*

- 3.) *To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.*

**Response:** *Soft, shielded LED lighting will be used to reduce glare and light pollution while enhancing nighttime visibility, see revised sheet SP-1.8.*

- 4.) *Adequate soft lighting is preferable to high intensity "spotlights" so as not to blind desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended..*

**Response:** *Soft, bright lighting will be used instead of harsh spotlights to extend the field of vision and avoid disorientation or ambush risks, see revised sheet SP-1.8.*

- 5.) *Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.*

**Response:** *Lighting and camera placement will be coordinated to avoid obstruction from existing or future landscaping. Pedestrian-scale lighting (such as bollard lights) will be installed near front gates and pathways to improve visibility while minimizing light trespass to neighboring residences, see revised sheet SP-1.8.*

## *A2. Natural Surveillance- Security Strengthening*

- 1.) *For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.*

**Response:** *All solid exterior doors, including service and rear access doors, will be equipped with either reinforced vision panels or audio/video intercom systems, in accordance with CPTED recommendations, see revised sheet SP-1.8.*

- 2.) *The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.).*

**Response:** *Security vision panels in doors will be placed and sized to prevent unauthorized access to any locking mechanisms such as deadbolts or latches, see revised sheet SP-1.8.*

- 3.) *Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.*

**Response:** *If ADA access ramps are included in final construction, they will be equipped with see-through railing systems to support natural surveillance, see SP-1.8 revised.*

- 4.) *Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove.*

**Response:** *Any recessed or semi-enclosed areas on the ground level that provide entry/exit access will include appropriate security measures, such as motion-sensor lighting, surveillance cameras, and/or see-through fencing with lockable gates. These measures will prevent concealment and improve visibility for both pedestrians and patrol officers, see revised sheet SP-1.8.*



### *A3. Electronic Surveillance – Security Strengthening*

\*\*\* 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.\*\*\*

- 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:** *The project will comply with §115.26 by implementing a security camera system designed to protect employees and the public from robbery, burglary, and violent crime, see revised sheet SP-1.8.*

- 2.) *Install video surveillance of all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.*

**Response:** *Video surveillance will be provided for the entire commercial development, including all applicable retail, restaurant, and service areas, see SP-1.8 revised.*

- 3.) *Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.*

**Response:** *Camera locations will be strategically placed to provide maximum passive and active observation. Sight cones and coverage zones will be illustrated in the final security layout, see revised sheet SP-1.8.*

- 4.) *All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.*

**Response:** *All cameras will be placed to maintain clear lines of sight, and landscaping will be selected and maintained to avoid obstructing surveillance coverage, see revised sheet SP-1.8.*

- 5.) *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:** *Lighting will be coordinated with camera placement to avoid glare or direct light interference with lenses, ensuring optimal video clarity, see revised sheet SP-1.8.*

- 6.) *Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.*

**Response:** *Surveillance cameras will cover all parking areas, building entrances, and pedestrian travel paths leading to and along the building perimeter, see revised sheet SP-1.8.*

- 7.) *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:** *Any areas lacking natural surveillance—such as break rooms, waiting areas, or enclosed common areas—will be covered by electronic monitoring systems, see revised sheet SP-1.8.*

**B. Access Control – Security Strengthening.**

- 1.) *Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.*

**Response:** *Wayfinding and instructional signage will be prominently displayed throughout the site to guide visitors and enhance access control, see revised sheet SP-1.8.*

- 2.) *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.*

**Response:** *All exterior doors will be equipped with non-removable hinge pins. Where feasible, electronic door position sensors will be installed to monitor unauthorized access, see revised sheet SP-1.8.*

3.) *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*

**Response:** *Hard-wired burglar alarms and secure safes will be installed where valuables are stored, including offices and areas with sensitive information or equipment, see revised sheet SP-1.8.*

4.) *and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.*

**Response:** *Security alarm systems will remain active at all times when the building is closed or unoccupied by authorized personnel, see revised sheet SP-1.8.*

5.) *For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.*

**Response:** *Security alarm systems will remain active at all times when the building is closed or unoccupied by authorized personnel, see revised sheet SP-1.8.*

#### **B1. 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:** *All dumpster enclosures, including pedestrian access gates, will be secured with appropriate access control systems, see revised sheet SP-1.8.*

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:** *Each dumpster gate will include a robust throw bolt and shielded padlock to deter unauthorized entry, see revised sheet SP-1.8.*

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:** *A minimum 8" bottom clearance will be maintained on all dumpster gates to allow visual inspection and discourage concealment, see revised sheet SP-1.8, SP-1.3 & SP-1.4.*

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:** *Pedestrian gates into dumpster enclosures will remain locked except during authorized active use, see revised sheet SP-1.8, SP-1.3 & SP-1.4.*

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:** *Vandal-resistant motion-sensor lighting will be installed to illuminate the dumpster area during nighttime use, see revised sheet SP-1.8.*

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

**Response:** *All dumpster areas will be covered by video surveillance and secured access control systems, see revised sheet SP-1.8.*

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:** *Enclosed trash rooms, if present, will include either continuous lighting or secured motion-sensor lighting systems activated upon entry, see revised sheet SP-1.8.*

*C. Territorial Reinforcements – Security Strengthening.*

\*\*\* BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS\*\*\*

- 1.) *Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.*

**Response:** *The BSO No Trespass Program Affidavit will be submitted in coordination with the project application as required.*

- 2.) *Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.*

**Response:** *BSO No Trespassing signage will be installed on all accessible sides of the property—North, South, East, and West—at visible locations, see revised sheet SP-1.8.*

- 3.) *Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.*

**Response:** *Signs will be mounted with the bottom edge at 6'-7' from grade using vandal-resistant fasteners at all corners to ensure visibility and durability, see SP-1.8 revised.*

- 4.) *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:** *Clear and prominent signage will be installed on-site listing rules, allowed uses, and prohibited activities to ensure community expectations are communicated.*

*C1. Security Strengthening Parking Lots / Parking Garages / Covered Parking*

- 1.) *Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)*

**Response:** *Parking stalls will be clearly marked for visibility and safety. Assigned spaces will be provided where applicable.*

- 2.) Post towing signs and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**Response:** *Tow-away signs will be posted at key locations and illegal parking will be consistently enforced in accordance with local code, see SP-1.8 revised.*

- 3.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

**Response:** *Anti-vehicular impact protection such as fixed bollards or secured heavy planters will be installed at pedestrian entrances and exits, see SP-1.8 revised.*

**D. Maintenance & Management Security Strengthening**

- 1.) 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:** *A fixed duress alarm will be installed at the main entrance along with portable alarm activators provided to designated staff, especially those working outdoors.*

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

**Response:** *All publicly accessible exterior power outlets will have lockable metal covers and internal cutoff switches.*

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

**Response:** *Exterior water spigots will include locking caps to prevent unauthorized use.*

- 4.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.

**Response:** *Exterior HVAC units will be secured using strap tie-downs or enclosures. Serial numbers and photos will be documented and archived, see SP-1.8 revised.*

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

**Response:** *All exterior tanks containing pressurized or hazardous contents will be secured with fire code–approved devices to prevent vandalism or tampering.*

- 6.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

**Response:** *The site address will be prominently displayed, visible from the public way, unobstructed by landscaping, with reflective material and color contrast for emergency response visibility.*

**E. Activity Support – Security Strengthening**

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

**Response:** *Bicycle storage racks will be located near main entrances to maintain visibility and security coverage, see SP-1.8 revised.*

- 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.

**Response:** *All Wi-Fi systems will be password protected and encrypted. Public networks will be disabled outside of operating hours, see SP-1.8 revised.*

- 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.

**Response:** *If public bench seating is installed, it will incorporate CPTED principles such as armrests, dividers, or single-seat designs to deter misuse, see SP-1.8 revised.*



- 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:** *All public/common restrooms and similar spaces will include either continuous lighting or secure motion-sensor lighting to ensure immediate visibility upon entry.*

\*\*\* 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. 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.\*\*\*

#### **ENGINEERING DEPARTMENT: DAVID McGIRR**

- 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:** *The project has been submitted to Broward County for a Surface Water Management License under Application No. L2025-211 and is currently being reviewed.*

- 2.) *Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.*

<https://www.pompanobeachfl.gov/government/engineering/standard-details>

*Current details are 2022.*

**Response:** *The civil plans have been updated to the 2025 City Engineering standard details.*

- 3.) *Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.*

**Response:** *Acknowledged*



4.) *The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.*

**Response:** *Acknowledged.*

**UTILITIES: TABENSKY JOHNSON:**

1.) *Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.*

**Response:** *Acknowledged.*

2.) *Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.*

**Response:** *The project has been submitted to Broward County for a Surface Water Management License under Application No. L2025-211 and is currently being reviewed.*

3.) *Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.*

**Response:** *Sheet C-4 SWPPP provides best management practices for sedimentation and erosion control of on-site and off-site storm systems.*

4.) *The attached City Engineering Standard details are dated. Please update the details to the 2025 versions. Please correct. Also, please add city standard details 107-1 Typical 1" Water Service.*

**Response:** *The civil plans have been updated to the 2025 City Engineering standard details. Standard Detail 107-1 has been added to Sheet C-3.1.*

5.) *Please indicate on civil plan 026C-3 WS Utility Plan the total site water consumption in (GPD) gallons per day.*

**Response:** *The total site water consumption in GPD has been added to Sheet C-3.*

6.) *Please indicate on civil plan 026 C-3 WS Utility Plan the total wastewater discharge from the site in (GPD) gallons per day.*

**Response:** *The total wastewater discharge from the site in GPD has been added to Sheet C-3.*



7.) Please attach the following 2025 City Engineering Standard Details and any other that apply as per the design: 113-1 Meter Bank Typical.

**Response:** *The civil plans have been updated to the 2025 City Engineering standard details. Standard Detail 113-1 has been added to Sheet C-3.1.*

**FIRE DEPARTMENT: JIM GALLOWAY**

1.) Changemark Fire Access Lane NFPA 1 2019 Edition chapter 18.2.3.5.1.1\* Fire apparatus access roads shall have an unobstructed width of not less than 20 ft.

**Response:** *Complies with NFPA 1., see sheet SP-1*

2.) 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:** *See Sheet C-3 Water & Sewer Plan showing the location and size of the existing water mains and existing fire hydrants in the area..*

3.) 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 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

**Response:** *Will be submitted with DRC.*



4.) *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:** *Will be performed and submitted*

### **ZONING: HELLENA LAHENS**

1.) *This application is subject to the Minor Site Plan and Building Design provisions.*

**Response:** *Acknowledged.*

2.) *Label setbacks on the site plan as followed: Front yard- Premier Drive, Street side yard- ROW, interior- abutting canal, and rear- abutting west property line. Adjust setbacks on the site plan and sheet SP-1.7.*

**Response:** *Setbacks will be clearly labeled, see revised SP-1.1 & SP-1.7.*

3.) *Address the inconsistencies in pervious area calculation on Sheet SP-1.1 and Sheet SP-1.6.*

**Response:** *Corrected, please see revised sheets SP-1.1 & SP-1.6.*

4.) *55.5101.1.3.b: Pedestrian Walkways through Large Parking Areas and Parking Garages*

- i. *All parking lots and parking structures containing more than 50 parking spaces shall provide a clearly identified pedestrian route between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access to the primary building entrance(s).*
- ii. *Parking lots containing more than 50 parking spaces shall, at a minimum, include a pedestrian walkway running between at least every three parking bays or at intervals not less than 200 feet apart, whichever is less. (See Figure 155.5101.1.3.b: Walkways through parking lots.)*

iii. *Walkways providing pedestrian access between parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 155.5101.I.1.a, General Pedestrian Access, and Section 155.5101.I.2, Pedestrian Connectivity.*

**Response:** *Pedestrian routes shown, see revised SP-1.1.*

5.) *The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (155.5101.I.2). Show and label walkway cross access on the site plan.*

**Response:** *Cross-access will be added, see revised SP-1.1.*

6.) *Provide a continuous seven-foot-wide interior walkway, per Section 155.5101.H.3.a*

**Response:** *Completed, see revised SP-1.1.*

7.) *Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. (155.9401 G. Height).*

**Response:** *Completed, please see revised sheet A-2.*

8.) *Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Label and provide a 10ft wide landscape strip in accordance with the Code. (155.5203.D.3).*

**Response:** *Completed, see sheet SP-1. We will note the existing pavement is to remain, but ensure we are meeting all tree & shrub quantity requirements, see revised SP-1.8 & revised Landscape sheets.*

9.) *Show how requirements as per 155.5203.E., Building Base Plantings are being met.*

**Response:** *The planting area width can be reduced to 6'; however, it will need to be around all sides of the building, except for entry ways. The proposed building has shifted and additional landscape has been added.*

10.) Please show light poles on the landscape plan. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response:** Architect to provide updated lighting layout. Light poles can be placed anywhere as long as there is a 15' clear zone free of trees. Note the lights must not interfere with required tree locations. The light poles must show the 15' radius.

11.) Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles. Show the light fixtures on the landscape plan with 15 ft radius from trees.

**Response:** Acknowledged. The revised Landscape plan shows light pole locations with a 15' offset from tree locations.

12.) Pursuant to Section 155.5401. I, Wall Pack Lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.

**Response:**

13.) Provide a cut-sheet or product information of proposed lighting fixtures per Section 155.5401.

**Response:** Will be provided.

14.) The building design shall meet the design standards for commercial development per 155.5602. Note that "spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (See Figure 155.5602.C.3; Outparcel development.)".

**Response:** Additional outdoor seating areas are now shown.

- 15.) *At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, as per 155.5602.C.7.a. Verify it on exterior elevations.*

**Response:** *The required 30% ground-level glazing has been met along the North (street-facing) façade, per Section 155.5602.C.7.a. A table summarizing the total façade and glazing area is included on the elevation sheet. Other elevations are not street-facing and therefore not subject to this requirement.*

- 16.) *All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, per Section 155.5602.C.7.b. Verify it on exterior elevations.*

**Response:** *Completed see revised sheet A-2.*

- 17.) *Provide the linear feet of the new building on the elevation. 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.*

**Response:** *Completed see revised sheet A-2.*

- 18.) *Provide a circulation plan demonstrating trash pickup, drive-thru circulation, and pedestrian and vehicular areas.*

**Response:** *Completed see revised sheet SP-1.*

- 19.) *Please Note: The site will be subject to a Master Sign program approved by the AAC.*

**Response:** *Will be submitted to AAC.*

- 20.) *Per Chapter 156, sign requires a separate permit. It shall be removed from a building permit or sign permit numbers will be required.*

**Response:** *Acknowledged.*

- 21.) *AAC requires original paint color and material samples. A sample board, desired for 11'X17' in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.*

**Response:** *Sample board will be provided at AAC.*



## LANDCAPING: PAUL GOULAS

1.) *Review is for the site in its entirety.*

**Response:** *Acknowledged. Sheet containing only the west side of the site has been removed for clarity.*

2.) *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.*

**Response:** *Tree survey has been uploaded.*

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 nonspecimen 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. Palm tree values will be based on the Cost Replacement method.*

**Response:** *Tree appraisal has been uploaded.*

4.) *Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.*

**Response:** *Tree appraisal has been uploaded.*

5.) *As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.*

**Response:** *The plans noted that no replacement trees are being proposed due to lack of planting space. All tree removal is to be mitigated through the Tree Canopy Trust Fund.*

6.) *Provide a graphic scale on all plans so that an accurate review can be performed.*

**Response:** *Graphic scales were provided in the titleblock for each sheet in the previous submittal.*

7.) *Provide a data table showing how the site is meeting the requirements of 155.5203. C*

*Minimum Site Development Landscaping.*

**Response:** *Table was provided in the previous submittal showing how the site is meeting tree and shrub requirements for B-3 zoning.*

8.) *Tree disposition is not complete for the entire site and is not matching up to the proposed landscape plan for trees / palms to remain.*

**Response:** *Arborist report has been uploaded.*

9.) *Provide all existing tree numbers on the landscape plan for trees proposed to remain. Some existing trees may not be sustainable candidates for retention.*

**Response:** *Tree survey has been uploaded.*

10.) *Provide VUA requirements as per 155.5203.D along all sides with trees at 1:30' against all roadways / drive aisles.*

**Response:** *Required quantities of tree are provided. The spacing needs to be 30' OC along the perimeter (not internal drive isles).*

11.) *Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.*

**Response:** *We will note the existing pavement is to remain, but ensure we are meeting all tree & shrub quantity requirements.*

12.) *As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.*

**Response:** *Existing trees are used to meet the canopy tree requirement. Proposed palm heights have been updated to 18' OA.*

13.) *Remove ranges in sizes from the plant list.*

**Response:** *Ranges have been removed from the plant list.*

14.) *As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees.*

**Response:** *Acknowledged, no more than 50 percent of the total number of required trees are palm trees.*

15.) Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building.

**Response:** *The planting area width can be reduced to 6'; however, it will need to be around all sides of the building, except for entry ways. He said the proposed building will need to shift north to meet this requirement.*

16.) 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:** *Superior landscape design used to meet requirements are as follows:*

- Double Alexander Palms
- Palm height of 18'
- Shrubs are planted in layers

18.) Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

**Response:** *The footings will be a typical single story building with spread footers.*

*Structural has not sized these footers but are generally 24" wide centered on the wall and should not affect landscaping.*

- 19.) *As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.*

**Response:** *Light locations identified with 15' circles.*

- 20.) *No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).*

**Response:** *Light locations identified with 15' circles.*

- 21.) *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. Palms do not qualify*

**Response:** *We will note the existing pavement, islands, & trees are to remain, but ensure we are meeting all tree quantity requirements. The board may require the removal of parking spaces in order to meet this requirement.*

- 22.) *As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120square feet, with a minimum dimension of eight feet.*

**Response:** *We will note the existing pavement, islands, & trees are to remain, but ensure we are meeting all tree quantity requirements. The board may require the removal of parking spaces in order to meet this requirement.*

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

**Response:** *Continuous curbing in new parking areas is being provided.*

- 24.) *As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the*

*Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.*

**Response:** *Irrigation Plans will be submitted once landscape plans are approved.*

- 25.) *Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.*

**Response:** *Irrigation Plans will be submitted once landscape plans are approved.*

- 26.) *Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.*

**Response:** *Planting details have been adjusted to show only biodegradable material.*

- 27.) *Provide soil specifications in percentage for i.e. 70/30, 50/50, etc.*

**Response:** *Soil specifications have been adjusted to show percentages.*

- 28.) *Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.*

**Response:** *Details have been adjusted.*

- 29.) *Correct planting detail 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:** *Details have been adjusted.*

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

**Response:** *Details have been adjusted.*

- 31.) *Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.*

**Response:** *Plant spread and spacing has been adjusted on the Landscape Plans.*

- 32.) *Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.*

**Response:** *A note has been added to the plans. All VUA perimeter trees are existing and are 14' OA.*

- 33.) Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

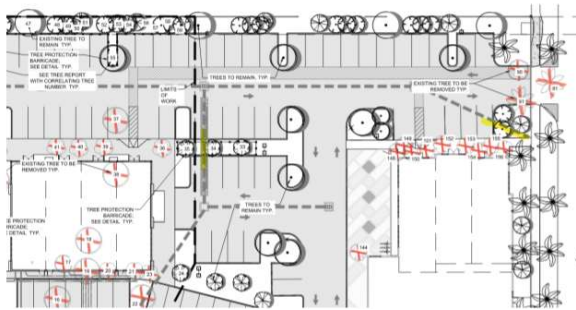
**Response:** *No relocation is proposed for existing trees.*

- 34.) 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:** *Note has been added*

- 35.) As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

**Response:** *Architect to coordinate existing tree locations with engineers. Tunnel is currently needed. We will need to add root barrier for all trees within 10' of utilities.*



- 36.) As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

**Response:** *Any non-living pervious materials to be noted on Landscape Plans.*

- 37.) 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:** *Note has been added.*

- 38.) Provide soil specifications in percentage form, i.e. 70/30.



**Response:** *Acknowledged and provided.*

39.) *Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.*

**Response:** *Acknowledged and provided.*

40.) *Additional comments may be rendered a time of resubmittal.*

**Response:** *Acknowledged.*

Sincerely,

Terry Runyan

September 10, 2025

*Design Tech International Associates, Inc.*

Sr. Project Manager