

Applicant’s Responses to DRC Comments – Cycle 1

Project Name: **PZ25-12000043**
Date: **January 28, 2026**

DRC

PZ25-12000043
03/04/2026

REVIEW COMMENTS				
REF #	CYCLE	REVIEWED BY	TYPE	STATUS
1	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.	Condition
			Applicant’s Response: A Broward County EPGMD Surface Water Management Permit will be provided once obtained.	
2	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.	Condition
			Applicant’s Response: An FDEP NPDES General Permit will be provided once obtained.	
3	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.	Condition
			Applicant’s Response: An FDEP NOI will be provided once obtained.	
4	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:00 PM	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed water and sewer utility work.	Condition
			Applicant’s Response: A BCOES Water and Wastewater Service Utility Permit will be provided once obtained.	
5	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.	Condition
			Applicant’s Response: A Broward County EPGMD wastewater collection system permit or written exemption will be provided once obtained.	
6	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.	Condition
			Applicant’s Response: An FDEP Protection Permit or written exemption will be provided once obtained.	
7	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:01 PM	Comment Any work on NW 33 St. will require a City of Pompano Beach Engineering permit.	Condition
			Applicant’s Response: Understood, a City of Pompano Beach Engineering Permit will be obtained for any offsite improvements.	
8	1	ENGINEERING	Comment	Unresolved

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		DEPARTMENT David McGirr 12/23/25 3:01 PM	Submit/upload the 2025 City Engineering standard details for the proposed off-site, road restoration, paving, curbing, and sidewalks on NW 33 St.. These detailed drawings may be obtained from the City's website in PDF format. https://www.pompanobeachfl.gov/government/engineering/standard-details	
			Applicant’s Response: Please refer to Sheet C-9.0 for the applicable City of Pompano Beach Engineering Details (ePlan DRC Drawing Reference: 072 C-9.0 COPB DETAILS).	
9	1	ENGINEERING DEPARTMENT David McGirr 12/23/25 3:04 PM	Comment Plan sheet 038 does not show the utility restoration of NW 33 St.	Unresolved
			Applicant’s Response: Please refer to the pavement plan on sheet C-3.0 for locations of the utility restoration on NW 33rd St. (ePlan DRC Drawing Reference: 038 C-3.0 PAVEMENT PLAN).	
10	1	BUILDING DIVISION Todd Stricker 12/29/25 3:09 PM	<p>Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>Applicant’s Response: Acknowledged, Applicant understands additional comments may apply when plans are submitted to permitting to the building department, and that buildings shall comply with all local, state, and federal codes in effect at the time of the application, including FEMA Floodplain, NPDES, and HVHZ regulations.</p> <p>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.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>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.</p> <p>Applicant’s Response: Acknowledged. Construction practices will adhere to the required best management practices to reduce pollutants and sediment in stormwater runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>Applicant’s Response: Acknowledged, the contractor will provide a temporary screened fence in compliance with City Ordinance 152.06(B) through 152.06(G) if applicable.</p> <p>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.</p> <p>Applicant’s Response: Acknowledged, pedestrians will be protected during construction activities as required by FBC 3306.1, and signs will be provided to direct pedestrian traffic.</p> <p>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</p>	Info Only

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			<p>elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</p> <p>Applicant’s Response: The site plan and construction documents will be drawn to scale and include all necessary information as required by City Ordinance 152.25(A)(1) through 152.25(A)(7) for developments in floodplain areas. Nonresidential buildings will comply with City Ordinance 152.29(C)(1)(B).</p> <p>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.</p> <p>Applicant’s Response: Acknowledged. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities will comply with the accessibility standards established by the 2020 FBC Accessibility as required by FBC A201.1.</p> <p>FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.</p> <p>Applicant’s Response: Acknowledged, and will comply.</p> <p>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.</p> <p>Applicant’s Response: The site plan shows multiple accessible routes provided from accessible parking spaces, passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building entrances, in compliance with FBC A206.2.1. Please see site plan drawings SP-1 to SP-1.3 for more details.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2023 FBC.</p> <p>Applicant’s Response: Acknowledged and will comply.</p>	
11	1	BUILDING DIVISION Todd Stricker 12/29/25 3:10 PM	<p>Comment</p> <p>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.</p> <p>Applicant’s Response: Acknowledged. Separate building applications will be submitted for erosion control, site work, temporary fences, monumental signage, and miscellaneous site structures.</p> <p>2.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.</p> <p>Applicant’s Response: Acknowledged and will comply where applicable.</p> <p>3.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.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>4.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</p>	Info Only

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		<p>prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>14.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.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>15.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.</p> <p>Applicant’s Response: Parking spaces on site comply with Pompano Beach Zoning Code Ch. 155.5102.D.1. per the distribution warehouse use category. The code minimum requirement of parking spaces on-site is 116 spaces and the current site plan shows 164. The number of ADA spaces complies with federal regulations. The site plan includes 6 ADA spaces.</p> <p>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.</p> <p>Applicant’s Response: ADA parking stalls on-site conform to this requirement showing accessible markings and signage for each ADA parking space.</p> <p>17.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.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>18.1804.4 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.</p> <p>Applicant’s Response: The site is graded to be ADA compliant. The ground immediately adjacent to the foundation near entrances to the building will be sloped at a maximum of 2% slope. The rest of the grading adjacent to the building foundation varies from 2% to 10% of slope. This ensures stormwater will not collect near the foundations of the building. Please see sheets C-1.0 through C-1.3 for the Grading and Drainage Plans.</p> <p>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.</p> <p>Applicant’s Response: Acknowledged and will comply.</p> <p>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.</p>	
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			<p>Applicant's Response: Acknowledged and will be provided at time of permit application.</p> <p>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 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.</p> <p>Applicant's Response: Acknowledged. This note has been added to the architectural plans and civil overall site plan sheet SP-1.0.</p>	
12	1	FIRE DEPARTMENT Jim Galloway 12/29/25 5:00 PM	<p>Comment Ref. # 20, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved</p> <p>Comment: () 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.</p>	Unresolved
			<p>Applicant's Response: Please refer to overall site plan sheet SP-1.0 for the project's fire flow calculations (ePlan DRC Drawing Reference: 008 SP-1.0 OVERALL SITE PLAN).</p>	
13	1	FIRE DEPARTMENT Jim Galloway 12/29/25 5:00 PM	<p>Comment Ref. # 21, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved</p> <p>Comment: () 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.</p> <p>Ref. # 22, FIRE DEPARTMENT, Jim Galloway, 11/17/25 11:07 AM, Cycle 1, Unresolved</p>	Unresolved
			<p>Applicant's Response: Please see the provided fire flow results and complete report provided by AB Fire (ePlan DRC Documents References: Flow Test Result and Flow Test Report).</p>	
14	1	BSO Anthony Russo 1/6/26 1:58 PM	<p>Comment Development Review Committee Date Reviewed: 01/06/2026 Subject: CPTED and Security Strengthening Report: PZ#: 25-12000043 Name: FESTIVAL SOUTH / CH REALTY X-FC I MIAMI FESTIVAL II LLC and FOUNDRY COMMERCIAL LLC Address / Folio: NW 27th Avenue & NW 33rd Street, Pompano Beach, FL Type: Major Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) Tuesday Friday; 8 AM 3 PM david_cappellazo@sheriff.org M-(954) 275-7479 (Send Text & Email, No Voicemail) Monday Thursday; 8 AM 3 PM</p>	Info Only
15	1	BSO Anthony Russo 1/6/26 1:59 PM	<p>Comment A.**CONFIDENTIALITY STATEMENT** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"</p>	Condition

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			Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL in red to ensure restricted access.	
			Applicant’s Response: The CPTED narrative is included on the CPTED plan and is now also provided as a separate narrative in the DRC Documents folder as “CPTED_Narrative Document”. The CPTED plan and narrative are both marked as confidential.	
16	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	Unresolved
			Applicant’s Response: Discussions with FPL are ongoing and a response will be provided when available.	
17	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 2. Staff cannot conduct an accurate review based on their not being callouts on the landscape plans.	Unresolved
			Applicant’s Response: Callouts will be added to the landscape plans with the next submittal.	
18	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 3. 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. Copy and relabel survey to be shown as tree survey/s.	Unresolved
			Applicant’s Response: The survey is signed and sealed and includes tree locations. A copy of the survey sheets have been uploaded with this resubmittal and titled tree survey, as requested. Please see “001A – S-1 TREE SURVEY”, “002A – S-2 TREE SURVEY”, “003A – S-3 TREE SURVEY”, “004A – S-4 TREE SURVEY”, and “005A – S-5 TREE INVENTORY”,	
19	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:17 PM	Comment 4. 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.	Unresolved
			Applicant’s Response: Tree Disposition Plans have been provided. Appraisal Value (\$) will be provided once full arborist report is available. (ePlan DRC Drawing References: 061 TD-1 TREE DISPOSITION INDEX, 062 TD-2 TREE DISPOSITION PLAN, 063 TD-3 TREE DISPOSITION PLAN, 064 TD-4 TREE DISPOSITION PLAN, 065 TD-5 TREE DISPOSITION PLAN, 066 TD-6 TREE DISPOSITION PLAN, 067 TD-6A TREE DISPOSITION PLAN, and 068 TD-7 TREE DISPOSITION LIST)	
20	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 5. Provide methodology for tree values as some numbers appear low.	Unresolved
			Applicant’s Response: Please see the revised landscape plan for tree value. The landscape legend has been updated.	
21	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 6. 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.	Unresolved

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			Applicant’s Response: Appraisal Value (\$) will be provided once full arborist report is available.	
22	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Unresolved
			Applicant’s Response: Mitigation Calculation will be provided once full arborist report is available.	
23	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 8. Provide plant callouts on the landscape plan. No callouts were found for tree / palm species.	Unresolved
			Applicant’s Response: Callouts will be added at the next submittal.	
24	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 9. Provide a complete data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Data table is incomplete.	Unresolved
			Applicant’s Response: The landscape legend has been updated. Please see L-1 (ePlan DRC Drawing Reference: 053 L-1 LANDSCAPE PLAN INDEX).	
25	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:18 PM	Comment 10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 22’ of landscape areas between a vehicular use area and an abutting building. Dimensions are understood. Plant callouts will allow staff to review for completeness.	Unresolved
			Applicant’s Response: Callouts will be added at the next submittal.	
26	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 11. 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.	Unresolved
			Applicant’s Response: Superior Landscaping has been provided. Please see revised landscape plans.	
27	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 12. 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. Two trees in the adjoining combined end island on L-5, and end islands on L-3.	Unresolved
			Applicant’s Response: All proposed landscaped islands provide a minimum of 8’ planting space and are provided at each end of every row of parking spaces at a maximum of every 10 spaces. Trees have been provided accordingly in landscape islands.	
28	1	LANDSCAPE	Comment	Unresolved

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		REVIEW Wade Collum 1/7/26 5:19 PM	13. Provide a photometric plan. Show all LP on the the landscape plan with the 15’ radii.	
			Applicant’s Response: Photometric plans were provided. Please see “051 ESP-1 PHOTOMETRIC PLAN” and 052 ESP-2 PHOTOMETRIC PLAN” . Photometric Plan has been coordinated and shown on Landscape & Tree Disposition Plans.	
29	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 14. 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). Comment response is not accurate, a large percentage of light pole fixtures are in landscape areas, adjacent to responsibly share the space.	Unresolved
			Applicant’s Response: Photometric Plan has been coordinated and shown on Landscape & Tree Disposition Plans.	
30	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 15. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. Contingent on Comment #1 being addressed.	Unresolved
			Applicant’s Response: VUA requirements have been satisfied. Please see the revised landscape plans.	
31	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:19 PM	Comment 16. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.	Unresolved
			Applicant’s Response: Interior landscape requirements have been satisfied. Please see the revised landscape plans.	
32	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 17. Provide Street Trees at 1:40’ as per 155.5203.G.2.c., it is unclear to staff how this is being approached.	Unresolved
			Applicant’s Response: Street trees have been provided 1:40’ along NW 27th Avenue & 1:20’ along NW 33rd Street due to conflict with overhead powerlines. Please see the revised landscape plans.	
33	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 18. Provide a copy of the approved landscape plan of record for the Bell South site toe the West. Please mark this plan as to what is missing. This area must be per the original landscape plan as part of this submittal and approval. Please also note on the landscape plans along with the original permit number.	Unresolved
			Applicant’s Response: Applicant received the approved L-1 Landscape Plan and Approved C-1 plan in response to a public records request to the city for these items. They are provided in the DRC Documents folder as “Cell Tower - Approved Landscape Plan L-1” and “Cell Tower - Approved Plan C-1”. The requested information will be added to the landscape plans with the next resubmittal.	
34	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 19. Please provide specifications for Royal Palms to be matching, heavies, no trunk constrictions, etc., so as to provide a clean and matching landscape design in the field. No corrections noted	Unresolved
			Applicant’s Response: Acknowledged, please see Royal Palm specifications on the revised landscape plans.	
35	1	LANDSCAPE REVIEW Wade Collum	Comment 20. There appears to be utilities proposed in required landscape islands, please relocate and FDC’s , light poles etc. out of these areas. Add separate stand-alone FDC islands if needed to not encroach into required landscape areas.	Unresolved

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			Applicant’s Response: Utilities have been shifted on site to maximize landscape areas to the maximum extent practical. A minimum 8-ft of landscape space is provided on each island shared with a fire hydrant. Furthermore, 8-ft of landscaping space is provided from the back edge of curb adjacent to parking stalls to the nearest FDC or backflow preventer located on the truck court islands. Underground utility lines are designed to maximize landscaping areas on either side of the lines. Please refer to pervious plans SP-3.0 to SP-3.3 and utility plans C-2.0 to C-2.2 for exact dimensions regarding landscape areas and corresponding utility separations. (ePlan DRC Drawing References: 016 SP-3.0 OVERALL PERVIOUS PLAN, 017 SP-3.1 PARTIAL PERVIOUS PLAN, 018 SP-3.2 PARTIAL PERVIOUS PLAN, 019 SP-3.3 PARTIAL PERVIOUS PLAN, 035 C-2.0 OVERALL UTILITY PLAN, 036 C-2.1 PARTIAL UTILITY PLAN, and 037 C-2.2 PARTIAL UTILITY PLAN).	
36	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:20 PM	Comment 21. 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.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
37	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 22. For example, please cut and paste this note on the plans for trees to be preserved. 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.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
38	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 23. 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.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
39	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 24. Clarify the reference to Type A Buffers on the actual plans and provide a cross section detail of these areas as it relates to the location of the wall and the 4’ hedge where proposed.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
40	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 25. 1.5.26 26. Staff has concerns with the location of the buildings as it relates to the close proximity to the FPL Distribution Feeder lines along 33rd, please clarify or adjust.	Unresolved
			Applicant’s Response: The buildings are setback 14.8-ft at the closest points to the R/W to an average of 16.8-ft from the R/W line. This is 4.8-ft to 6.8-ft further than the code minimum 10-ft. Furthermore, the buildings are setback 8.8-ft to 10.8-ft away from the 6-ft utility easement which the distribution poles are located in.	
41	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:21 PM	Comment 27. Verify screening approach to overhead doors facing the public ROW.	Unresolved
			Applicant’s Response: Screening approach has been verified. Please see revised landscape plans.	

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42	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 28. Species swaps for Ilex contingent on busying OHW’s	Unresolved
			Applicant’s Response: Species swap has been provided. Please see revised landscape plans.	
43	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 29. Proposed an alternate species to Sweetbay Magnolia as they are well outside their hardness zones.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
44	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 30. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference or detail showing wire and hose.	Unresolved
			Applicant’s Response: Acknowledged and will be addressed at next submittal.	
45	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 31. Provide an overall landscape plan and reduce the additional LP sheets to match all other sheets for Site Plan, Pervious, Grading and Drainage, etc.	Unresolved
			Applicant’s Response: Overall landscape plan is provided as 059 L-6A LANDSCAPE PLAN. Please see revised landscape plans.	
46	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 32. Provide evidence of approval for new cell tower ingress/egress into the cul-de-sac.	Unresolved
			Applicant’s Response: Acknowledged and will be provided.	
47	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 33. Cell tower site must meet the conditions of approval of the approved plan. This will be part of the approval process and must be completed at the time of final inspection. Please note the original permit number on the LP sheets.	Unresolved
			Applicant’s Response: Acknowledged and will be provided.	
48	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:22 PM	Comment 34. Clarify / remove redlines from LP sheets.	Unresolved
			Applicant’s Response: Red lines represent sight triangles and have been removed along NW 33rd street.	
49	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 35. Shift street trees to the actual ROW on the west end of the property.	Unresolved
			Applicant’s Response: Trees have been shifted. Please see revised landscape plans.	

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50	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 36. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Unresolved
			Applicant’s Response: This document includes responses to all provided comments.	
51	1	LANDSCAPE REVIEW Wade Collum 1/7/26 5:23 PM	Comment 37. Additional comments may be rendered a time of resubmittal.	Unresolved
			Applicant’s Response: Understood.	
52	1	PLANNING Max Wemyss 1/8/26 8:04 AM	Comment Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposal includes two new warehouse buildings (totaling 182,130 square feet). These uses are permitted in the land use category, subject to conformance to the zoning regulations. The property was platted in 1981 (Pompano Industrial Park 3rd Addition - Tract G- Plat Book: 111 Pg: 33), and there are no plat notes restricting the property to any specific use(s). Survey provides 40 feet to the center line of NW 27th Ave. According to the County Trafficways Plan this section of roadway is to be a minimum of 84 feet wide or 42 feet measured to the center line. Please revise the plans to include an additional 2-foot dedication. This will be a condition of approval, required prior to building permit issuance. The city has sufficient capacity to accommodate the proposal.	Condition
			Applicant’s Response: Please refer to site plan sheet SP-1.0 and SP-1.3 for the 2-ft R/W dedication callouts and delineation (ePlan DRC Drawing References: 008 SP-1.0 OVERALL SITE PLAN and 011 SP-1.3 PARTIAL SITE PLAN).	
53	1	ZONING Pamela Stanton 1/8/26 8:10 AM	Comment Provide written responses to all comments.	Unresolved
			Applicant’s Response: This document includes responses to all provided comments.	
54	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment Provide the status of the existing bridge over the lake to the north of the project site. If the bridge will remain, a cross-access easement agreement is required between the three properties: Festival South, Festival Industrial to the north, and the lake property. Currently, a bridge landing exists on the project site, and can be maintained with a revision to the site layout at that location.	Unresolved
			Applicant’s Response: The existing bridge will be removed.	
55	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment Revise the Pedestrian Circulation Plan to show pedestrian circulation between the on-site parking areas and the principal/secondary building entrances, pursuant to Section 155.5101.I, Pedestrian Access and Circulation.	Unresolved
			Applicant’s Response: Please refer to pedestrian circulation plan sheet SP-7.0 for the pedestrian circulation between on-site parking areas and the principal/secondary building entrances (ePlan DRC Drawing Reference: 029 SP-7.0 PEDESTRIAN CIRCULATION PLAN).	
56	1	ZONING Pamela Stanton 1/8/26 8:11 AM	Comment The proposed location of the buildings in proximity to the south property line along NW 33 St, together with the presence of the existing overhead FPL primary feeder, does not allow for proportionate or balanced treatment of the narrow strip of land between the buildings and the road. Address this issue.	Unresolved
			Applicant’s Response: Please see revised plans. The provided landscape buffer along the NW 33rd St frontage exceeds the code minimum 10-ft width.	

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57	1	ZONING Pamela Stanton 1/8/26 8:11 AM	<div>Comment</div> <div>The response to the pre-application review comment regarding the required landscape areas around the buildings stated that a 50% reduction has been applied, with superior landscaping elements. Providing a 50% reduction in landscape area and achieving “superior” landscaping under the existing overhead powerlines on NW 33 St. is challenging and warrants further attention if a reduction in the minimum required area is pursued. As submitted, the plans are not clear in depicting superior landscaping.</div>	Unresolved
			Applicant’s Response: The provided landscape buffer along the NW 33rd St frontage exceeds the code minimum 10-ft width.	
58	1	ZONING Pamela Stanton 1/8/26 8:11 AM	<div>Comment</div> <div>Provide labels and dimensions for all site elements on the site plan, including all partial site plans.</div>	Unresolved
			Applicant’s Response: Please refer to site plan sheets SP-1.0 to SP-1.3 for labels and dimensions on the site plan (ePlan DRC Drawings References: 008 SP-1.0 OVERALL SITE PLAN, 009 SP-1.1 PARTIAL SITE PLAN, 010 SP-1.2 PARTIAL SITE PLAN, and 011 SP-1.3 PARTIAL SITE PLAN),	
59	1	ZONING Pamela Stanton 1/8/26 8:12 AM	<div>Comment</div> <div>Provide the illumination levels at all property lines on the photometric plans, not to exceed 3.0 footcandles, pursuant to Table 155.5401.E, Minimum and Maximum Illumination Levels.</div>	Unresolved
			Applicant’s Response: Please see the revised photometric plans included with this resubmittal. (ePlan DRC Drawings References: 051 ESP-1 PHOTOMETRIC PLAN and 052 ESP-2 PHOTOMETRIC PLAN)	
60	1	ZONING Pamela Stanton 1/8/26 8:12 AM	<div>Comment</div> <div>ADVISORY COMMENT: Section 155.5603.E requires exterior building facade articulation. However, as shown on the building elevation drawings, the horizontal and vertical articulation, as well as the roofline variation, are considerably repetitive and will likely be scrutinized by the Architectural Appearance Committee. Staff acknowledges that the drawings include color variations on the facade. However, the significant length of the repetitive facade articulation outweighs and overshadows the color variation.</div>	Info Only
			Applicant’s Response: Applicant believes there is adequate façade articulation both horizontal and vertically. None of the buildings have a segment of the façade that exceeds 100 feet without a wall break, offset or other architectural feature. These interruptions and features also typically has a color change to emphasize the break in the façade. Additionally, the parapet heights also change during these interruptions. Please also see “Festival South - Design Approach” document provided in the DRC Documents folder with this resubmittal.	
61	1	ZONING Pamela Stanton 1/8/26 8:12 AM	<div>Comment</div> <div>ADVISORY COMMENT: At the time of permit application, provide evidence demonstrating that all air conditioners are Energy Star rated, the water heaters are solar powered or tankless, and provide specifications for the white roof.</div>	Info Only
			Applicant’s Response: Understood.	
62	1	ZONING Pamela Stanton 1/8/26 8:12 AM	<div>Comment</div> <div>On the site plan, label the existing right-of-way line as “Existing R/W”.</div>	Unresolved
			Applicant’s Response: Please refer to site plan sheets SP-1.0 and SP-1.3 for callouts labelling the existing right-of-way line as “EXISTING R/W” (ePlan DRC Drawings References: 008 SP-1.0 OVERALL SITE PLAN and 011 SP-1.3 PARTIAL SITE PLAN).	
63	1	ZONING Pamela Stanton 1/8/26 8:13 AM	<div>Comment</div> <div>Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.</div>	Unresolved
			Applicant’s Response: Discussions with FPL are ongoing and a response will be provided when available.	
64	1	ZONING Pamela Stanton 1/8/26 8:13 AM	<div>Comment</div> <div>Remove one set of duplicate pervious area plans from the drawings folder.</div>	Unresolved

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			Applicant’s Response: Applicant has coordinated with F. Manusky at the City and the duplicate plans have been removed from ePlan.	
65	1	ZONING Pamela Stanton 1/8/26 8:13 AM	Comment The Zoning Table on sheet SP-1.0 indicates a proposed 16-foot free-standing sign. Indicate on which sheet the details for the proposed free-standing sign can be found.	Unresolved
			Applicant’s Response: A free-standing sign is no longer being proposed for this project. Instead, a smaller monument sign is proposed. Please refer to site plan sheet SP-1.3 for the location of the proposed monument sign (ePlan DRC Drawings Reference: 011 SP-1.3 PARTIAL SITE PLAN).	
66	1	ZONING Pamela Stanton 1/8/26 10:49 AM	Comment Please ensure that all drawings have valid digital signatures.	Unresolved
			Applicant’s Response: All drawings provided have valid digital signatures.	
67	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.	Info Only
			Applicant’s Response: Understood.	
68	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.	Condition
			Applicant’s Response: Understood, an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work will be provided during official building submittals.	
69	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.	Condition
			Applicant’s Response: Best management practices for sedimentation and erosion control of on-site and off-site storm systems will be followed.	
70	1	UTILITIES Nathaniel Watson 1/13/26 3:45 PM	Comment 4. Broward County Water and Wastewater Service area. The county must approve any proposed or amended off-site water or sewer utility connections.	Condition
			Applicant’s Response: Understood, Broward County will be engaged with for approvals of all off-site connections.	