

DRC

PZ25-12000043
01/21/2026

Applicant's Responses to Pre-Application Comments

Project Name: **PZ25-12000043**
Date: **December 12, 2025**

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PZ25-12000043
03/04/2026

| REVIEW COMMENTS | | | | |
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| REF # | CYCLE | REVIEWED BY | TYPE | STATUS |
| 1 | 1 | BSO Anthony Russo 11/12/25 8:52 AM | <p>Comment</p> <p>Development Review Committee Date Reviewed: 11-12-2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000043</p> <p>Name: FESTIVAL SOUTH / CH REALTY X-FC I MIAMI FESTIVAL II LLC and FOUNDRY COMMERCIAL LLC</p> <p>Address / Folio: NW Corner 3rd St. & NW 27th Avenue, Pompano Beach, FL</p> <p>Type: PAM Major Site Plan)</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach</p> <p>Reviewer: BSO Deputy D. Cappellazo for the City of Pompano Beach</p> <p>anthony_russo@sheriff.org</p> <p>M-(561) 917-4556 (Send Text & Email, No Voicemail)</p> <p>Tuesday Friday; 8 AM 3 PM</p> <p>david_cappellazo@sheriff.org</p> <p>M-(954) 275-7479 (Send Text & Email, No Voicemail)</p> <p>Monday Thursday; 8 AM 3 PM</p> | Info Only |
| 2 | 1 | BSO Anthony Russo 11/12/25 8:52 AM | <p>Comment</p> <p>***ATTENTION***</p> <p>Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.</p> | Condition |
| | | | <p>Applicant's Response: Understood, the CPTED Compliance Affidavit was completed during the online application form submittal of the site plan application, and a copy has been uploaded to the DRC Documents folder as "CPTED BSO COMPLIANCE AFFIDAVIT".</p> | |
| 3 | 1 | BSO Anthony Russo 11/12/25 8:54 AM | <p>Comment</p> <p>***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. ***</p> <p>A1. Natural Surveillance (Lighting)</p> <p>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."</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) 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.</p> <p>Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | Unresolved |
| 4 | 1 | BSO Anthony Russo 11/12/25 8:56 AM | <p>Comment</p> <p>A2. Natural Surveillance – Security Strengthening</p> <p>1.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance.</p> | Unresolved |

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| | | | <p>Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | |
| 5 | 1 | BSO Anthony Russo 11/12/25 8:58 AM | <p>Comment A3. Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>1.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.</p> <p>Applicant's Response: Note has been added to the CPTED plan, and camera coverage has been added to the southwest parking area. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) (For Commercial, Industrial & Retail) Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage. Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>4.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | Unresolved |
| 6 | 1 | BSO Anthony Russo 11/12/25 9:03 AM | <p>Comment B. Access Control – Security Strengthening 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> | Unresolved |

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| | | | <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3) For Commercial and Industrial: Install hard-wired burglar security alarms or at a minimum, pre-wire structures for future installation of a hard-wired burglar / intruder alarm system.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>4.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | |
| 7 | 1 | BSO Anthony Russo 11/12/25 9:05 AM | <p>Comment</p> <p>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>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:</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>4.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>5.) Dumpster areas must be secured with Access Control and video surveillance.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>6.) 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | Unresolved |
| 8 | 1 | BSO Anthony Russo 11/12/25 9:06 AM | <p>Comment</p> <p>B2. Access Control – Security Strengthening for Key Control & Management Offices</p> <p>1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | Unresolved |



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| | | | <p>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | |
| 9 | 1 | BSO Anthony Russo 11/12/25 9:09 AM | <p>Comment</p> <p>C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | Unresolved |
| 10 | 1 | BSO Anthony Russo 11/12/25 9:12 AM | <p>Comment</p> <p>D. Maintenance & Management – Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) 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.</p> | Unresolved |

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| | | | <p>Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>2.) 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.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>3.) Single use public restrooms must have access door locking hardware that will display to a potential user if the restroom is Vacant or In Use.</p> <p>Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> | |
| 11 | 1 | BSO Anthony Russo 11/12/25 9:13 AM | <p>Comment ***NOTE*** For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.</p> <p>Applicant's Response: The responses provided indicate how the comments have been addressed or will be complied with, where applicable.</p> <p>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.</p> <p>Applicant's Response: CMBE's contact information has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED.</p> <p>**** NOTE**** The submitted CPTED Plan security measures provided by the developer, along with the CPTED & Security Strengthening attributes stated is this review, are expected to be incorporated into this project at the time of tenant build out.</p> <p>Applicant's Response: Understood, the developer will comply.</p> | Info Only |
| 12 | 1 | BUILDING DIVISION Todd Stricker 11/13/25 9:26 AM | <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> | Info Only |



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| | | | <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 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> | |
| 13 | 1 | BUILDING DIVISION Todd Stricker 11/13/25 9:26 AM | <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> | Info Only |

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| | | <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 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.</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>5.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.</p> <p>Applicant's Response: Egress doors have been added to BUILDING 1 on the South side to comply with 125' max travel distance, please see drawing A-1.</p> <p>6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.</p> <p>Applicant's Response: Not applicable to this project, as this is not a residential development.</p> <p>7.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel 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.</p> <p>Applicant's Response: Acknowledged. Will be provided as part of the permit documents.</p> <p>8.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>9.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, 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.</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>10.F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>11.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.</p> <p>Applicant's Response: Acknowledged and will comply.</p> | |
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| | | <p>12.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>13.FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan 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.</p> <p>Applicant's Response: Acknowledged and will comply.</p> <p>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> | |
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| | | | <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> <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> | |
| 14 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:48 AM | <p>Comment</p> <p>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.</p> | Info Only |
| | | | <p>Applicant's Response: A Broward County EPGMD Surface Water Management Permit will be provided once obtained.</p> | |
| 15 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:49 AM | <p>Comment</p> <p>Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.</p> | Info Only |
| | | | <p>Applicant's Response: An FDEP NPDES General Permit will be provided once obtained.</p> | |
| 16 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:50 AM | <p>Comment</p> <p>Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.</p> | Info Only |
| | | | <p>Applicant's Response: An FDEP NOI will be provided once obtained.</p> | |
| 17 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:52 AM | <p>Comment</p> <p>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.</p> | Info Only |
| | | | <p>Applicant's Response: A BCOES Water and Wastewater Service Utility Permit will be provided once obtained.</p> | |
| 18 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:53 AM | <p>Comment</p> <p>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.</p> | Info Only |
| | | | <p>Applicant's Response: A Broward County EPGMD wastewater collection system permit or written exemption will be provided once obtained.</p> | |
| 19 | 1 | ENGINEERING DEPARTMENT David McGirr 11/17/25 10:53 AM | <p>Comment</p> <p>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.</p> | Info Only |
| | | | <p>Applicant's Response: An FDEP Protection Permit or written exemption will be provided once obtained.</p> | |
| 20 | 1 | FIRE DEPARTMENT Jim Galloway | <p>Comment</p> <p>() 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</p> | Unresolved |

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| | | 11/17/25 11:07 AM | 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. | |
| | | | Applicant's Response: Acknowledged and will be provided. Fire Flow testing is currently underway for the property and results will be shared with the city as soon as the flow test report is made available. | |
| 21 | 1 | FIRE DEPARTMENT Jim Galloway 11/17/25 11:07 AM | 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. | Unresolved |
| | | | Applicant's Response: Acknowledged and will be provided. Fire Flow testing is currently underway for the property and results will be shared with the city as soon as the flow test report is made available. | |
| 22 | 1 | FIRE DEPARTMENT Jim Galloway 11/17/25 11:07 AM | Comment () Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7) () Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36-inch clear space shall be maintained around the circumference of fire hydrant/appliance. Large diameter fire hydrant port must face fire apparatus access lane with a minimum 60-inch clear space maintained. (NFPA 1 (2018ed) Ch. 18 Sec. 18.5.7) | Unresolved |
| | | | Applicant's Response: A note stating the above has been added to the Landscape Plan sheets. Regarding the fire hydrant space portion of the comment, please see Fire Circulation Plans SP-4.0 to SP-4.2 for locations of all fire hydrants, FDC's, and other fire appliances on site. Please refer to landscaping plans for 36-inch clear space provisions. | |
| 23 | 1 | FIRE DEPARTMENT Jim Galloway 11/17/25 11:07 AM | Comment () Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118) | Unresolved |
| | | | Applicant's Response: Acknowledged. | |
| 24 | 1 | FIRE DEPARTMENT Jim Galloway 11/17/25 11:11 AM | Comment Egress/access to interior of proposed buildings required along long South side of both buildings. Exit discharge must meet all requirements of NFPA 101 Life Safety Chapter 7 egress. Lighting and surface from exit discharge to right of way. | Unresolved |
| | | | Applicant's Response: This note has been added to the CPTED plan. Please see drawing A-1-12 BUILDING 1-2 – CPTED. | |
| 25 | 1 | ENGINEERING DEPARTMENT David McGirr 11/18/25 8:46 AM | Comment Any work on NW 33 St. will require a City of Pompano Beach Engineering permit. | Info Only |
| | | | Applicant's Response: Understood, a City of Pompano Beach Engineering Permit will be obtained for any offsite improvements. | |
| 26 | 1 | ENGINEERING DEPARTMENT David McGirr | Comment 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 | Condition |

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| | | 11/18/25 9:05 AM | | |
| | | | Applicant's Response: Please refer to Site Plan Details sheet SP-8.0 for the applicable off-site details from the 2025 City Engineering standard details. | |
| 27 | 1 | ZONING Pamela Stanton 11/18/25 10:32 AM | Comment Provide written responses to all comments. | Unresolved |
| | | | Applicant's Response: This document includes responses to all comments provided during the pre-application review. | |
| 28 | 1 | ZONING Pamela Stanton 11/18/25 10:32 AM | Comment Provide the status of all existing easements. | Unresolved |
| | | | Applicant's Response: Based on plans, all existing easements are to remain. | |
| 29 | 1 | ZONING Pamela Stanton 11/18/25 10:32 AM | Comment Provide a copy of the Plat. | Unresolved |
| | | | Applicant's Response: A copy of the Pompano Industrial Park Third Addition Plat has been uploaded to the DRC Drawings folder with this submittal. Please see 000 P-1 PLAT POMPANO INDUSTRIAL PARK THIRD ADDITION, 000A P-2 PLAT POMPANO INDUSTRIAL PARK THIRD ADDITION, and 000B P-3 PLAT POMPANO INDUSTRIAL PARK THIRD ADDITION. Broward County's Housing and Urban Planning Division staff have confirmed that a note amendment will not be required for the proposed development, as there are no restrictions associated with tract G. | |
| 30 | 1 | ZONING Pamela Stanton 11/18/25 10:33 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: Applicant is reviewing the bridge area and will provide an update once a determination has been made. | |
| 31 | 1 | ZONING Pamela Stanton 11/18/25 10:33 AM | Comment The plans do not depict parking spaces to the north of Building 1. Consider expanding the landscape area along this location to reduce the expanse of pavement. | Unresolved |
| | | | Applicant's Response: The layout has been reviewed and will remain as proposed. Industry standard truck courts must maintain a minimum width of 120-ft from the truck dock wall to the edge of pavement to accommodate large truck movements. The truck court area north of building 1 will remain as-is to maintain this 120-ft dimension. | |
| 32 | 1 | ZONING Pamela Stanton 11/18/25 10:34 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: Applicant is coordinating with FPL to determine what is feasible in this area. We have engaged with FPL to confirm the separation distance from the overhead lines is adequate. This approval will be forwarded to the city once obtained. | |
| 33 | 1 | ZONING Pamela Stanton 11/18/25 10:34 AM | Comment Staff recommends providing traffic calming measures, other than speed bumps, along the internal drive aisle straightaways. | Unresolved |
| | | | Applicant's Response: Large strips of pavers are now proposed in lieu of the speed bumps. Please see site plan sheets SP-1.1 and SP-1.2 for their locations. | |
| 34 | 1 | ZONING Pamela Stanton 11/18/25 10:34 AM | Comment The required landscape area between the vehicular use areas and the buildings impacts the layout of the site. Pursuant to Section 155.5203.D.5, the minimum width of the landscaped area must be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area must be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Revise the plans to ensure the minimum required landscape area is provided. | Unresolved |

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| | | | Applicant's Response: The site plan provides 12-ft of landscaped area between the building walls and vehicular use areas. This design aims to provide the 50% reduction in required foundation planting width in conjunction with superior landscaping along the building facades. Please refer to pervious plan sheets SP-3.0 to SP-3.3 for a breakdown of the required foundation planting width, the 50% reduction requirement (which includes superior landscaping elements as shown on the landscaping plans), and the provided width. | |
| 35 | 1 | ZONING Pamela Stanton 11/18/25 10:35 AM | Comment Section 155.5301.B states exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Provide the required screening. | Unresolved |
| | | | Applicant's Response: Please refer to site plan sheet SP-1.3 for the location of the proposed 6-ft tall masonry screening wall. The wall runs along the eastern edge of the proposed dry retention pond and east of the easternmost ADA parking stall. | |
| 36 | 1 | ZONING Pamela Stanton 11/18/25 10:35 AM | Comment Provide labels and dimensions for all site elements on the site plan. | Unresolved |
| | | | Applicant's Response: Please refer to site plan sheets SP-1.1 to SP-1.3 for labels and dimensions added to the site plan. | |
| 37 | 1 | ZONING Pamela Stanton 11/18/25 10:35 AM | Comment Provide landscaping on three sides of the trash enclosures, in accordance with Section 155.5301.C and Section 155.5302.F.3. Provide a detail for the trash enclosures. | Unresolved |
| | | | Applicant's Response: Landscape areas are being provided on all three sides of both proposed trash enclosure areas. Please refer to pervious plans on sheets SP-3.0 to SP-3.3. | |
| 38 | 1 | ZONING Pamela Stanton 11/18/25 10:35 AM | Comment In accordance with Section 155.5603.D.2, industrial development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views. As depicted on the plans, the loading areas are visible from the north. Address this issue. | Unresolved |
| | | | Applicant's Response: Fishtail palms 12' OA. HT. fishtail palms have been proposed to shield the view from the north. The site layout and building configuration are designed to maximize the concealment of operational and loading areas from public rights-of-way. As illustrated on the plans, no loading area directly abuts a street. Views from NW 33rd Street are fully screened by the proposed buildings, while views from NW 27th Avenue are obscured by a combination of proposed landscaping, masonry screening walls, and Building 2. Furthermore, Building 2 is strategically designed with office spaces positioned at its northern ends, introducing visually appealing architectural elements that enhance the streetscape while effectively blocking offsite views into the loading area. The property abutting the northern property line contains a large stormwater management lake. Further north is an industrial site. The lake coupled with the heavy landscaping along the northern property line work together to effectively screen the loading area from the industrial development further north. Therefore, this site is adequately configured and designed to maximize the concealment of the proposed loading areas from offsite views. | |
| 39 | 1 | ZONING Pamela Stanton 11/18/25 10:36 AM | Comment Section 155.5603.E requires exterior building façade 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 façade. However, the significant length of the repetitive façade articulation outweighs and overshadows the color variation. | Unresolved |
| | | | Applicant's Response: 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. | |
| 40 | 1 | ZONING Pamela Stanton 11/18/25 10:36 AM | Comment Industrial development is required to provide 12 sustainable development points from Table 155.5802: Sustainable Development Options and Points. Provide a narrative or description of the proposed options and associated points in compliance with the requirements for industrial development. | Unresolved |
| | | | Applicant's Response: Please see the "CMBE Architecture - Sustainability Checklist and Narrative" provided with the submittal in the DRC Documents folder. | |
| 41 | 1 | ZONING Pamela Stanton 11/18/25 10:36 AM | Comment Section 155.9401.G: Building Height is measured from average finish grade in front of the buildings to the top of the roof. Verify that the height of the buildings is measured in accordance with this Section and provide a dimension for building height on each elevation drawing. | Unresolved |
| | | | Applicant's Response: Please see A-2-10 - BUILDING 1 – ELEVATIONS and A-2-20 - BUILDING 2 – ELEVATIONS. | |

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| 42 | 1 | ZONING Pamela Stanton 11/18/25 10:37 AM | Comment A two-foot right-of-way dedication is required for NW 27 Avenue, for an overall required width of 84 feet, or 42 feet to the centerline, in accordance with Chapter 100, Table I00.01(B), Arterial Thoroughfares with Required ROW Width, and the Broward County Trafficways Plan. | Unresolved |
| | | | Applicant's Response: Please see sheet SP-1.3 for the 2-ft R/W dedication along NW 27th Ave. | |
| 43 | 1 | ZONING Pamela Stanton 11/18/25 10:37 AM | Comment 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. | Unresolved |
| | | | Applicant's Response: Discussions with FPL are forthcoming. This will determine whether or not existing overhead electrical lines will be buried. | |
| 44 | 1 | ZONING Pamela Stanton 11/18/25 10:37 AM | Comment The comments provided at the pre-application conference are intended to offer guidance for submittals to the Site Plan review by the Development Review Committee. The pre-application comments are preliminary, and additional comments may be generated upon review of future submittals. | Info Only |
| | | | Applicant's Response: Understood. | |
| 45 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 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 forthcoming. This will determine whether or not existing overhead electrical lines will be buried. Confirmation from FPL will be provided once obtained. | |
| 46 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 PM | Comment 2. Provide a signed and sealed landscape plan prepared by a Florida Registered Landscape Architect in accordance with Code Section 155.5203. | Unresolved |
| | | | Applicant's Response: Landscape Plans prepared and signed and sealed by a Registered Landscape Architect have been provided. | |
| 47 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 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. | Unresolved |
| | | | Applicant's Response: The provided survey is signed and sealed and includes the locations of all existing trees. Please see drawings S-1 through S-5. The tree inventory is included on S-5. | |
| 48 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 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: A tree appraisal will be included with the next submittal. | |
| 49 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 PM | Comment 5. Provide methodology for tree values as some numbers appear low. | Unresolved |
| | | | Applicant's Response: Methodology for tree values will be included with the next submittal. | |
| 50 | 1 | LANDSCAPE | Comment | Unresolved |

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| | | REVIEW Wade Collum 11/18/25 1:49 PM | 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. | |
| | | | Applicant's Response: Dollar value for specimen trees will be included with the next submittal. | |
| 51 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:49 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 will be included with the next submittal. | |
| 52 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 PM | Comment 8. Provide plant callouts on the landscape plan. | Unresolved |
| | | | Applicant's Response: Plant callouts have been provided on all landscape plans. | |
| 53 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 PM | Comment 9. Provide a complete data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. | Unresolved |
| | | | Applicant's Response: A complete table is provided on all landscape plans. | |
| 54 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 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. | Unresolved |
| | | | Applicant's Response: The site plan provides 12-ft of landscaped area between the building walls and vehicular use areas. This design aims to provide the 50% reduction in required foundation planting width in conjunction with superior landscaping along the building facades. Please refer to pervious plan sheets SP-3.0 to SP-3.3 for a breakdown of the required foundation planting width, the 50% reduction requirement (which includes superior landscaping elements as shown on the landscaping plans), and the provided width. | |
| 55 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 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: Landscaping has been provided according to the requirements. | |
| 56 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 PM | Comment 12. Show all suspended pavement on the Civil / PGD Plans. | Unresolved |
| | | | Applicant's Response: No suspended pavement is proposed at this time. | |

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| 57 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:50 PM | Comment 13. Show how requirements as per 155.5203.E., Building Base Plantings are being met. | Unresolved |
| | | | Applicant's Response: Please see landscape plans and legend on sheet L-1. | |
| 58 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 14. 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. | Unresolved |
| | | | Applicant's Response: Please refer to Site Plan Details sheet SP-8.0 for a cross section of a typical footing. | |
| 59 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 14. 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. | Unresolved |
| | | | Applicant's Response: Please refer to Site Plan Details sheet SP-8.0 for a cross section of a typical footing. | |
| 60 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 15. 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. | Unresolved |
| | | | Applicant's Response: Trees have been provided in landscape islands. | |
| 61 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 16. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. | Unresolved |
| | | | Applicant's Response: All tree planting areas provide a minimum dimension of 8-ft and a minimum area of 120 square feet. | |
| 62 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 17. Provide a photometric plan. | Unresolved |
| | | | Applicant's Response: Photometric plans are provided with this submittal. Please see ESP-1 and ESP-2. | |
| 63 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 18. 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). | Unresolved |
| | | | Applicant's Response: Acknowledged. No exterior lighting fixtures are located in landscaped planting areas. Please see the photometric plans provided with this submittal. | |
| 64 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:51 PM | Comment 19. 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. | Unresolved |
| | | | Applicant's Response: Understory trees have been provided in lieu of canopy trees beneath overhead utility lines. | |
| 65 | 1 | LANDSCAPE REVIEW | Comment 20. 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 | Unresolved |

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| | | Wade Collum 11/18/25 1:52 PM | 155.5203.D.4., provide this information in a data table format on the landscape plans. | |
| | | | Applicant's Response: Interior landscape in data table on Landscape Plan has been provided. Please see sheet L-1. | |
| 66 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:52 PM | Comment 21. Provide Street Trees at 1:40' as per 155.5203.G.2.c. | Unresolved |
| | | | Applicant's Response: Street Trees have been provided. | |
| 67 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:52 PM | Comment 22. Provide a copy of the approved landscape plan of record for the Bell South site toe the West. | Unresolved |
| | | | Applicant's Response: The approved plans were received from the city's public records department and are included with this submittal. Please see Cell Tower - Approved Landscape Plan L-1 and Cell Tower - Approved Plan C-1 uploaded to the DRC Documents folder. | |
| 68 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:52 PM | Comment 23. 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. | Unresolved |
| | | | Applicant's Response: Royal Palms specifications have been updated. | |
| 69 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:52 PM | Comment 24. There appears to be utilities proposed in required landscape islands, please relocate and FDC's , light poles etc. out of these areas. | Unresolved |
| | | | Applicant's Response: Three fire hydrants are located within the required interior parking landscape islands. These locations are necessary to meet Pompano Beach Fire Department minimum distances between fire hydrants. To ensure compliance and maintain visual appeal, these islands have been widened to provide an 8-foot planting area for the required tree, with any remaining space allocated for the hydrant. In the truck courts, fire hydrants and other essential life-safety utilities are positioned at the front of the loading dock islands. This placement maximizes uninterrupted landscaping space behind the utilities. Because these islands exceed the minimum planting dimensions, the proposed utility placement meets safety requirements while optimizing landscaping opportunities. This approach achieves a balanced solution by prioritizing fire and life safety without compromising the quality and intent of the landscape design. | |
| 70 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:52 PM | Comment 25. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. | Unresolved |
| | | | Applicant's Response: No development, work, or demo activity shall occur within the dripline of a tree or tree protection area. Note stating the above has been added to sheet L-1. | |
| 71 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:53 PM | Comment 26. 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: Note stating the above has been added to sheet L-1. | |
| 72 | 1 | LANDSCAPE REVIEW | Comment 27. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment | Unresolved |

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| | | Wade Collum 11/18/25 1:53 PM | 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. | |
| | | | Applicant's Response: Understood, thank you. | |
| 73 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:53 PM | Comment 28. 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: The Arborist is working on this, and it will be provided upon receipt. | |
| 74 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:53 PM | Comment 29. 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) | Unresolved |
| | | | Applicant's Response: Note stating the above has been added to L-1. | |
| 75 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:53 PM | Comment 30. 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. | Unresolved |
| | | | Applicant's Response: Note stating the above has been added to L-1. | |
| 76 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:53 PM | Comment 31. 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, circling and/or plunging roots will be rejected. | Unresolved |
| | | | Applicant's Response: Note stating the above has been added to L-1. | |
| 77 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:54 PM | Comment 32. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. | Unresolved |
| | | | Applicant's Response: Note stating the above has been added to L-1. | |
| 78 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:54 PM | Comment 33. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation and be replaced with planting soil prior to landscape installation. | Unresolved |
| | | | Applicant's Response: The note has been added to sheet L-1. | |
| 79 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:54 PM | Comment 34. Provide soil specifications in percentage form, i.e. 70/30. | Unresolved |
| | | | Applicant's Response: Soil mixtures are specified on the details sheet. Please see sheet L-7. | |
| 80 | 1 | LANDSCAPE REVIEW | Comment 35. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal. | Unresolved |

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| | | Wade Collum 11/18/25 1:54 PM | | |
| | | | Applicant's Response: This document includes responses to all comments provided during the pre-application review. | |
| 81 | 1 | LANDSCAPE REVIEW Wade Collum 11/18/25 1:54 PM | Comment 36. Additional comments may be rendered a time of resubmittal | Unresolved |
| | | | Applicant's Response: Understood. | |
| 82 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:47 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. | |
| 83 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:47 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 and will comply. An EDP permit will be provided at permitting. | |
| 84 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:47 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: Understood. | |
| 85 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:47 PM | Comment 4. Please note on the Landscape Plan that as per City Ordinance(s) 50.02(A) (4) and 100.35(G), street trees shall not be placed on top of or 5" of either side of any City-owned utility infrastructure. No street trees, shrubbery, or obstruction shall be placed within a 3" radius of a City-owned sewer lateral cleanout or water &/or reuse meter. | Unresolved |
| | | | Applicant's Response: Note stating the above has been added to L-1. | |
| 86 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:48 PM | Comment 5. Please attach the following 2025 City Engineering Standard detail as it applies: 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations. | Unresolved |
| | | | Applicant's Response: Please refer to Site Plan Details sheet SP-8.0 for the required details. | |
| 87 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:48 PM | Comment 6. Please submit a sedimentation and erosion control plan. | Unresolved |
| | | | Applicant's Response: Please see sheet C-4.0 for the project's soil erosion and sediment control plan. | |
| 88 | 1 | UTILITIES Nathaniel Watson 11/21/25 3:48 PM | Comment 7. Please procure an approved Broward County Water & Wastewater permit for the subject water and sewer connections as this is a County Water and Wastewater service area. | Condition |
| | | | Applicant's Response: Understood. | |