



June 1, 2022

St Joseph Manor Phase II
1210 NW 6th Ave
Pompano Beach, FL 33060

Preapplication Conference Comment Response Narrative
PZ22-12000016

DRC Team,

Thank you for your very thorough review of our pre-application submittal. Please find attached the DRC comment narratives for each reviewed discipline.

FIRE COMMENTS - Jim Galloway jim.galloway@copbfl.com

1 - What is the proposed occupancy classification as per NFPA 101?
(Assisted Living or Independent Living)

Applicants Response: Independent Living – Please refer to Cover listing

2 - Provide location of FDC for proposed building. Should be located within 10 to 15 ft of fire hydrant on same side of fire apparatus access road.

Applicants Response: Refer to Sheet C-602 for FDC location.

2 - () 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 (i.e., 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.

Applicants Response: See attached results from hydrant flow test.

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

Applicants Response: Agreed the NFFi = 2,517 GPM – this is noted on the Site Plan SP -1 – Building is proposed to be fully sprinklered

4 - Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

Applicants Response: Refer to Sheet C-800 Fire Access Plan for fire truck circulation.

1311 W. NEWPORT CENTER DRIVE, SUITE A, DEERFIELD BEACH, FLORIDA 33442
P: 954.794.0300 F: 954.794.0301
GALLOHERBERT.COM
AA26001731

DRC

PZ22-12000016
7/6/2022



5 - 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

Applicants Response: Agreed and understood the building is intended to be equipped with a BDA system heat map analysis will be provided prior to finalization of DRC review.

ZONING - Hellena Lahens Hellena.Lahens@copbfl.com

1. Upon DRC submission, provide in narrative form an Applicant Comment Response demonstrating how the comments provided at the Preapplication meeting have been addressed.

Applicants Response: Agreed

2. The application will be reviewed by process of Major Site Plan with Major Building Design.

Applicants Response: Agreed

3. Amend the site data table so the density is reflected in units and not units/per acre. Previous approval should reflect the exact number of units built and what is to be proposed.

Applicants Response: Agreed

4. The land use for this parcel is Irregular Residential (Dashed Line - Maximum 251 Units), not Res. High. Revise the site data table on the site plan to reflect the land use mentioned.

Applicants Response: Agreed

5. Revise #10 on the site data table of the site plan. The property is permitted to have a maximum Lot Coverage of 60% (not site coverage). Lot Coverage includes all roofed structures.

Applicants Response: Agreed and revised on SP-101

6. Pursuant to MSP #12-12000025, 63 units were approved. The outlined units in the grey building on the site plan total 53 units. Clarify the remaining 10 units.

Applicants Response: Agreed and revised on SP-101

7. Provide a fourth column on the site data with the total (i.e., previous approval Phase I + proposed Phase II) of the site calculations.



Applicants Response: Agreed and revised on SP-101

8. Pursuant to MSP #12-12000025 the total parking spaces provided is 148 spaces (Church: regular spaces = 108 and accessible= 3) (Apartments: regular spaces = 34 and accessible= 3). Amend the parking data in the previous approval column to reflect the information provided as shown on the approved site plan.

Applicants Response: Agreed and revised on SP-101

9. Amend the proposed Phase II parking calculation. The parking count should demonstrate the proposed number of bedroom units by 0.5 parking space per unit (e.g 150 units * 0.5 parking space =75 parking spaces). Remove all details regarding parking deductions because no parking is being reduced. The total parking space number should be the previous approval MSP #12-12000025 (Phase I) and the required parking for (Phase II).

Applicants Response: Agreed and revised on SP-101

10. Amend #9 of the required column in Zoning Legend table to reflect the minimum required square footage for a two-bedroom to 750 sq ft instead of 900 sq ft (155.3211).

Applicants Response: Agreed and revised on SP-101

11. Label and dimension all the setbacks on the site plan.

Applicants Response: Agreed and revised on SP-101

12. Clearly delineate and call out all lines on plans (e.g property line and easements).

Applicants Response: Agreed and revised on SP-101

13. The property lines are not clearly shown on the site plan. Clearly label and identify the accurate property lines. The dimensions shall match the survey. The setbacks on the east side of the plan appear to go off page. All setbacks shall be measured from the property line.

Applicants Response: Agreed and revised on SP-101

14. Label and dimension all site plan and landscape elements. Include legend with call out of elements demarcated on the plans.

Applicants Response: Agreed and revised on SP-101 added dimensions

15. Ensure all plans are consistent and reflect the same site layout on each plan sheet. The site plan SP-101 and landscape plan L-200 do not match.

Applicants Response: Acknowledged, all plans have consistent layout.

16. Put all floor plans, elevations, and sections rendering in context with the property lines, setbacks, and dimension all encroachments. The plans must demonstrate compliance with the setback requirements showing those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.

Applicants Response: Agreed and notes as such



17. Provide a diagram demonstrating the impervious and pervious area with the associated area calculations.

Applicants Response: Refer to Sheet EX-1 for exhibit of post development areas.

18. Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. The elevations are shown measured from the finished floor; revise the height measurements to be from average finished grade. (155.9401 G. Height).

Applicants Response: Agreed and revised on Elevation Drawings

19. The survey shows a large retention easement in the area of the proposed development. This easement shall be abandoned prior to building permit approval.

Applicants Response: Yes this will be abandoned and relocated consistent with the drainage plans attached

20. The two-way driveway shall be at least 24 feet wide, as measured between the edges of paving (155.5101.G.4.7). Revise dimensions accordingly for compliance with Code.

Applicants Response: Agreed and revised on SP-101 for all proposed driveways

21. Dimension and label the walkway along the front of the building. The required pedestrian walkway shall be at least five feet wide in residential zoning districts (155.5101.I.3).

Applicants Response: Agreed and revised on SP-101

22. All off-street parking shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level. Show compliance with standard on drawing sheet 155.5102.C.5.

Applicants Response: Agreed and revised on SP-101 parking details

23. Each off-street parking space shall include a continuous curb 155.5102.C.9. Remove all wheel stops and include a continuous curb. Curbing should also include a vehicular overhang area of no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas. Clearly delineate the overhang from the overall length of the parking stalls.

Applicants Response: Agreed and revised on SP-101

24. Standard parking spaces shall be at least 9'x18' (155.5102.I.1). Provide these dimensions on the site plan.

Applicants Response: Agreed and revised on SP-101 see parking detail

25. Provide the current City Engineering Details for 300-3 Standard Parking Space and 300-4 Accessible Parking Space on the site details drawing sheet.

Applicants Response: Refer to Sheet C-700 for City Engineering details for 300-3 Standard Parking Space and 300-4 Accessible Parking Space.



26. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L.1). Provide the total number of bike spaces provided on the site data table of the site plan.

Applicants Response: Agreed and revised on SP-101 to show no more than 10 spaces in a row

27. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot (155.5102.C.3.a). Address the location and arrangement of the proposed loading berths to comply with code. Provide the dimensions of the proposed loading berths.

Applicants Response: Agreed and revised on SP-101

28. Call out the height and type of fence that is shown on the site plan. Clarify if it is existing or proposed.

Applicants Response: Fence is existing chain link 6'-0"

29. No screening has been proposed for the mechanical equipment to the east of the property. Mechanical equipment mounted on ground level, or mounted within 3 feet from ground level, shall be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or semi-opaque fences or solid walls. The height of the vegetation, wall or fence, shall be maintained at least six inches above the height of the mechanical equipment being screened (155.5301.A).

Applicants Response: Applicants Response: Screening has been provided for ground level mechanical equipment. See Sheet L-200

30. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b). Dimension all of the required islands on the site plan and landscape plan.

Applicants Response: Agreed and Provided as such Please refer to AS101

31. A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall 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 shall 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 (155.5203.D.5). Dimension these areas on the site plan and landscape plan.

Applicants Response: Agreed and Provided as such Please refer to AS101 – We are applying the enhanced landscaping at a the base of the building for the 50% reduction request

32. The property is subject to the Type A buffer along the perimeter. Label and dimension the buffer on the site plan and landscape plan.

Applicants Response: Agreed and labeled as such on the landscape plan



33. No photometric plan has been submitted with the application. A photometric plan must be submitted in compliance with the Code. For the minimum requirements refer to zoning code section 155.5401.

Applicants Response: Photometric plan submitted herein

34. Provide the width of the building on each elevation.

Applicants Response: Agreed

35. Individual structure footprints shall not exceed a maximum of 20,000 square feet, per 155.5601.C.2. Reduce the size of the building.

Applicants Response: Agreed – Variance being applied for

36. The length of the building exceeds the 180 feet maximum length for multifamily residential structures. Revise the building size or seek relief through Variance.

Applicants Response: Agreed – Variance being applied for

37. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

Provide a minimum of 3 of the above features on the north and east elevation.

Applicants Response: Agreed and additional details added – Recessed Entry, Multiple windows with 4”, Porte cochere Overhang, overhanging volumes

38. Provide a callout legend of the building materials on the elevations.

Applicants Response: Agreed and added to elevations

39. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. The Multifamily residential development shall achieve at least ten points (155.5802).

Applicants Response: Agreed please see attached sustainability list on project cover sheet

40. Additional comments may be rendered at time of submittal.



Applicants Response: Agreed

ENGINEERING - David McGirr david.mcgirr@copbfl.com

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

Applicants Response: Acknowledged, BCEPMGD will be provided once received.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

Applicants Response: Acknowledged, FDEP will be pulled and provided once received by site contractor.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

Applicants Response: Acknowledged, FDEP will be pulled and provided once received by site contractor.

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Applicants Response: Comment Acknowledged.

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

Applicants Response: Comment Acknowledged.

6. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics. Submit separate water and sewer plan pages and PGD plans.

Applicants Response: Refer to updated civil plans included in submittal. PGD and Utility plan sheets separated.

8. Submit / upload a sediment and erosion control plan for the subject project.

Applicants Response: Refer to sheet C-300 for Erosion Control Plan.

LANDSCAPE Wade Cullum - wade.collum@copbfl.com

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Applicants Response: Agreed There are no overhead utilities within the work area. All existing overhead utilities have been labeled on the Landscape Plan. There are no plans to underground existing overhead utilities at this time.

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

Applicants Response: A signed Landscape Plan has been provided, see Sheet L-200.



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

Applicants Response: Agreed see revised survey A tree survey prepared by Schwebke-Shiskin & Associates has been provided.

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 non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.

Applicants Response: Tree Appraisals have been included in this submittal.

5. Plans do not match – Site plan and landscape plan are conflicting.

Applicants Response: Landscape plan has been updated to reflect the site plan changes. See Sheet L-200.

6. Provide the original approved landscape plan and not that permit # on this submittal.

Applicants Response: Agreed and added to set as exhibit

7. Provide a note that the site must meet the minimum conditions of the approved plan prior to final inspection for this project.

Applicants Response: Agreed and note added

8. Provide approvals from Broward County Surface Water Management for filling in the retention easement area.

Applicants Response: Agreed approvals forthcoming

9. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

Applicants Response: No specimen trees are to be removed as part of the project improvements, DBH for non specimen trees to be removed have been included on Sheet L-101 and mitigation calculations on Sheet L-201.

10. Provide a graphic scale on landscape plan.

Applicants Response: Scale has been added to plans. See Sheet L-100 and L-200.

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

Applicants Response: Agreed and shown on site plan Data table is shown on the site plan. See Sheet SP-101 for calculations.



12. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

Applicants Response: Tree and Palm height specs have been updated accordingly. See Sheet L-201.

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

Applicants Response: Landscape calculations for 155.5203.D.5 have been added to the plans. See Sheet L-201 for calculations. Landscape area between vehicle use areas and abutting buildings has been dimensioned, see Sheet L-200.

14. 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.

Applicants Response: Proposed plantings between the building and vehicular use area have been modified to include elements of a superior landscape design, see Sheet L-200.

15. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use 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)

Applicants Response: Agreed Please refer to site photometric plan and landscape plan

16. Site Plan and landscape plan do not match, please correct.

Applicants Response: Plans have been updated to match

17. 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.

Applicants Response: Landscape islands have been updated to meet the minimum width and contain trees. Dimensions have been added to the Landscape Plan. See Sheet L-200.

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

Applicants Response: Agreed and revised Parking Island dimensions have been added to the Landscape Plan to provide clarity on the square in each island. See Sheet L-200.

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

Applicants Response: Agreed and provided as such see site plan and civil plan

20. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Applicants Response: Agreed please see conceptual Irrigation plans

21. Bubblers will be provided for all new and relocated trees and palms.

Applicants Response: Acknowledged

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

Applicants Response: Note has been added to plan. See Sheet L-201.

23. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

Applicants Response: There are no Landscape Driveway Medians proposed with this project.

24. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Applicants Response: Acknowledged.

25. Provide notes and details sheet.

Applicants Response: Landscape Notes and Details sheets have been provided. See Sheets L-210 and L-211.

26. Provide a plant list.

Applicants Response: Plant List has been provided. See Sheet L-201 for full Plant List



27. 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.

Applicants Response: Note provided below has been added to plans. See Sheet L-100.

28. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Applicants Response: Note has been added to plans. See Sheet L-100.

29. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any.

Applicants Response: Relocation notes and details have been added to plans, see Sheet L-101.

30. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Applicants Response: Note has been added to plans, see Sheet L-201.

31. 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.

Applicants Response: Note has been added to plans, see Sheet L-201.

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

Applicants Response: Acknowledged.

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

Applicants Response: Acknowledged.

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

Applicants Response: Acknowledged.



PLANNING

1. Land use for this parcel is Irregular Residential (Dashed Line - Maximum 251 Units). The size of this property is 362,917 square feet / 8.3 acres. The zoning for the property is RM-30 (Multi-family Residential). The plans submitted propose an additional 150 multi-family units on the property.

Applicants Response: Agreed and revised

2. The property has been platted (St. Joseph Haitian Catholic Mission Plat - PB 142 Pg 5). Provide a copy of the recorded plat note amendment allowing the residential use on the property. The City issued a letter of no objection in 2012, but Staff did not find the Instrument number/ plat book and page of the recorded amended plat note.

Applicants Response: Agreed note added – see attached for submittals

3. Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval. Based on the age restricted nature of the project, staff believes this would be exempt - provide a copy of the exemption.

Applicants Response: Agreed shall be provided

4. The property is abutting NW 6 Avenue. The survey indicates on NW 6 Avenue that there is an existing 30 feet to the centerline of the right-of-way, and a total of 55 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property.

Applicants Response: Agreed

5. The property does NOT front on a road identified on the Broward County Trafficways Plan.

Applicants Response: Agreed

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

Applicants Response: Agreed

Should you have any Questions or Comments please contact me at (954) 4g1-6625 or BHerbert@GalloHerbert.com

Kind Regards,

Brian P. Herbert, AIA
President
Gallo Herbert Architects