

13 June 2023

City of Pompano Beach
Building Department
100 W Atlantic Blvd
Pompano Beach, FL 33060

**Re: Permit PZ23-12000018- Plan Review – Response to Comments
BLP - Pompano Beach Site
Location: 290 SW 14th Ave
Broward County
Langan Project No.: 330119501**

To whom it may concern:

This letter will serve as the response to the information requested for the above-mentioned project.

Landscape 4.25.23

Wade Collum wade.collum@copbfl.com

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

Response 1. Landscape Plans have been provided in this submittal.

Comment 2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response 2. The survey now includes tree locations and sizes, and a tree appraisal is beeing prepared.

Comment 3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

Response 3. A Tree Appraisal is beeing prepared and will be included in a separate submittal

Comment 4. Please provide the approved landscape plan of record for the existing site.

Response 4. All existing plans for the subject site have been requested and received April 26th, 2023. No Landscape Plan of Record is available from the City of Pompano Beach records.

Comment 5. Provide a data table showing how the site is meeting the requirements of 155.5203.C Minimum Site Development Landscaping.

Response 5. Please refer to Landscape Notes and Details, Sheet L-200, for the City of Pompano Beach Zoning Table showing how landscape requirements are being met for the subject site.

Comment 6. Provide VUA requirements as per 155.5203.D along.

Response 6. See Sheet L-200 for Zoning Table Section D regarding VUA requirements.

Comment 7. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.

Response 7. See Sheet L-100 for understory trees linearly spaced at 20' on center around the site perimeter.

Comment 8. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

Response 8. See Sheet L-200 for Detail 7 showing typical elevation of trees/palms in reference to the height of the building.

Comment 9. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Response 9. See Sheet L-100 showing the required 10' perimeter landscaping strip along SW 13th Avenue and SW 3rd Street.

Comment 10. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response 10. See Sheet L-200 for Zoning Table Section D regarding VUA requirements.

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.

Response 11. Landscaping requirements above are reflected on Landscape Plans.

DRC
LANGAN

Comment 12. Provide a photometric plan and show light pole locations on the landscape plan.

Response 12. A photometric plan has been provided by Puga.

Comment 13. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response 13. No lighting fixtures will be proposed to be in Landscape Planting Areas around VUA areas.

Comment 14. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.

Response 14. Sheet C-300 now includes landscape islands at the ends of the proposed passenger car parking spaces, with a minimum of 8' width maintained.

Comment 15. 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.

Response 15. The minimum area of 120 SF is maintained at all proposed tree locations.

Comment 16. Provide islands and trees at terminating ends of the parallel parking rows.

Response 16. See Sheet L-100 for islands the end of the parallel parking spaces, including proposed trees within the islands.

Comment 17. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response 17. See Sheet C-300 for proposed curbing around the entire VUA.

Comment 18. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response 18. See Sheet L-200 for Zoning Table Section D regarding VUA requirements.

Comment 19. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along SW 3rd and SW 13th.

Response 19. Due to the presence of overhead utility lines near the ROW, ornamental trees are being proposed to avoid conflicts.

Comment 20. Propose an alternate tree species to Senna's as they are suffering from Rust disease throughout the industry, perhaps Yellow Tabs is an option.

Response 20. No Senna's are proposed on the Landscaping Plans.

Comment 21. Show overhead and underground utilities on landscape plan

DRC
LANGAN

Response 21. Overhead and underground utilities are shown on sheet L-100.

Comment 22. Provide soil specifications.

Response 22. See sheet L-200 Detail 5 for soil specifications.

Comment 23. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

Response 23. Irrigation Plans will be submitted along with the Tree Appraisal in a separate submittal.

Comment 24. Bubblers will be provided for all new and relocated trees and palm

Response 24. No trees will be relocated, but proposed trees will have bubblers installed as will be shown on the irrigation plans.

Comment 25. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response 25. See Sheet L-200 for all landscaping notes.

Comment 26. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co- dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response 26. See Sheet L-200 for all landscaping notes.

Comment 27. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite.

Response 27. See Sheet L-200 for all landscaping notes.

Comment 28. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response 28. See Sheet L-200 for all landscaping notes.

Comment 29. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response 29. Acknowledged.

Comment 30. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response 30. This letter serves as a comment response sheet to all review disciplines.

DRC
LANGAN

CRA 5-1-23 Ryan.Skolte@copbfl.com Assigned

Engineering Department 4-18-23

david.mcgirr@copbfl.com 954-786-5514

Comment 1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response 1. BCEPMGD Surface Water Management License is pending approval.

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

Response 2. Acknowledged.

Comment 3. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response 3. See Sheet L-200 for all landscaping notes.

Comment 4. Site plan needs to show driveway entrance dimensions and details.

Response 4. See Sheet C-300 for driveway dimensions and C-801 for Driveway detail.

Comment 5. Submit / upload the 2022 City Engineering standard details for the proposed road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response 5. See Sheets C-801 and C-802 for 2022 City Engineering Details.

Comment 6. Submit / upload a sediment and erosion control plan for the subject project .

Response 6. See Sheet C-700 for the Soil Erosion & Sediment Control Plan.

Comment 7. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response 7. FDEP NOI will be uploaded in a separate submittal.

Comment 8. Please note on civil plan sheet that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut

DRC
LANGAN

out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response 8. No water or sewer improvements will be required on the subject site.

Waste Management - Environmental Services

Beth Dubow beth.dubow@copbfl.com

Comment 1. Although this property has an existing concrete slab, bollards and wall, the site plan needs to show the trash enclosure and container.

Response 1. See Sheet C-300 including the footprint for the trash enclosure and container on the west side of the existing building.

Comment 2. Demonstrate garbage truck access to and from the trash enclosure on the site plan. Backing out onto the right-of-way is not permitted.

Response 2. See Sheet C-502 for the garbage truck access movements.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling, Inc., the City's approved garbage franchise.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

DRC
LANGAN

Building Division

Todd Stricker todd.stricker@copbfl.com

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable

and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1.

Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the

DRC
LANGAN

building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

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

Response 1. Acknowledged.

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

Response 2. Acknowledged.

Comment 3. 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.

Response 3. Acknowledged.

Comment 4. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response 4. Acknowledged.

Comment 5. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Response 5. Acknowledged.

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

Response 6. Acknowledged.

Comment 7. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response 7. Acknowledged.

DRC
LANGAN

Comment 8. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response 8. Acknowledged.

Comment 9. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response 9. Acknowledged.

BSO

Patrick Noble Patrick_Noble@sheriff.org

Zoning

Hellena Lahens Hellena.Lahens@copbfl.com

Comment 1. This project is being reviewed as a Minor Site Plan.

Response 1. Acknowledged.

Comment 2. Note: The existing structure is nonconforming and does not meet the minimum setbacks. Enlargement, expansion, or alteration of the structure in a way that does not comply with applicable dimensional standards is not permitted (155.7302).

Response 2. Acknowledged.

Comment 3. The site is subject to Section 155.3402 General Industrial dimensional standards. Provide a Zoning legend in accordance with dimensional standards provided.

Response 3. See Sheet C-300 for the Zoning Table.

Comment 4. Pursuant to Section 155.2401.C, the proposed development requires a Unity of Title for the subject properties prior to Zoning Compliance Permit approval.

Response 4. Understood a Unity of Title is being processed under Application UOT-2023-1.

Comment 5. Demonstrate how the loading areas are screened viewing from the adjacent properties and streets, pursuant to Section 155.5301.B, Screening of Off-Street Loading and Service Areas. 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. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

DRC
LANGAN

Response 5. Refer to Landscaping sheet L-100 for the screening of the loading areas with perimeter landscaping.

Comment 6. The CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

Response 6. Acknowledged – sheet C-600 FOR CPTED Plan to be reviewed by BSO.

Comment 7. Provide a diagram demonstrating the impervious and pervious area.

Response 7. See Sheets C-401 and C-402 for Drainage Area Maps quantifying the impervious and pervious areas.

Comment 8. All new parking spaces shall not include wheel stops. Each off-street parking space shall include a continuous curb (155.5102.C.9). 90 degree parking space is 9 x 18 inclusive of the vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas.

Response 8. See Sheet C-300.

Comment 9. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Dimensions of the sight triangles have not been provided. Include dimensions on the site plan. (Section 155.5101.G.9.b).

Response 9. See Sheet C-300 for Sight Triangles with dimensions.

Comment 10. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Provide a 20ft wide landscape strip along SW Street and 10ft along SW 13 Avenue in accordance with the Code. (155.5203.D.3)

Response 10. See landscaping Sheet L-100 for the Landscape strips.

Comment 11. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

Response 11. See Sheet L-200 for Zoning Table Section D regarding VUA requirements.

Comment 12. 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).

Response 12. See Sheet C-300 for the additional Landscape islands on the ends of the parallel parking stalls.

DRC
LANGAN

Comment 13. 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).

Response 13. Proposed improvements are for a truck court so trucks can pull directly up to building – abutting landscape area shall not be included in the design.

Comment 14. Provide details of the proposed bike racks. 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 (Section 155.5102.L).

Response 14. See Sheet C-803 for the Bike Detail for the proposed u-racks. See Sheet C-300 for the 3 bike racks serving 6 bicycle spaces.

Comment 15. Provide double striping for the off- street parking area and space, and the loading areas and berth, pursuant to Section 155. 155.5102. C. 4.

Response 15. See Sheet C-300 for double striping of the proposed parking spaces.

Comment 16. A photometric plan must be submitted in compliance with the Code. For the minimum requirements refer to zoning code section 155.5401.

Response 16. See Sheet ESP-1 for the Photometric Plan.

Comment 17. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles.

Response 17. Proposed light poles on ESP-1 will be relocated if within 15' radius of proposed trees.

Comment 18. Pursuant to Section 155.5401. I, Wall Pack Lights. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.

Response 18.

Comment 19. Provide a maneuverability diagram showing the circulation plan for the property.

Response 19. See Sheet C-501 for the maneuverability around the subject site.

Planning

Daniel Keester daniel.keester@copbfl.com

Comment 1. Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). Warehouses & offices (as noted on the site plan) are listed as permitted uses in this zoning district.

DRC
LANGAN

Response 1. Acknowledged.

Comment 2. The property appears to be unplatted; however, platting would not appear to be required for the proposed development (expansion of the asphalt truck parking/loading area.

Response 2. Acknowledged – agreed.

Comment 3. -Broward County Trafficways Plan requires a minimum of 106 feet on Racetrack Road (SW 3 Street); the survey indicates that there is approximately 40 feet to the center line of the road & thus 13 feet along SW 3 Street are required.

Response 3. As discussed via email correspondence with Daniel Keester on 5/9/2023, a future 13' Future ROW Dedication Line has been added to the Civil Plans. Per discussion with the County, SW 3rd Street dedications are not required at this time, because we are not replatting or platting for this particular proposed improvement. See attached ROW correspondence with the City for confirmation.

Comment 4. The property abuts SW 13 Avenue & SW 14 Avenue. The survey indicates that there is an existing 25 feet of right-of-way measured to the centerline of the road on SW 14 Avenue and 35 feet of right-of-way measured to the centerline of the road on SW 13 Avenue. Staff recommends that the Applicant provide the total width of the dedicated right-of-way for these roads. The requirement in Chapter 100 indicates that these streets must provide a minimum width of 60 feet in nonresidential zoning district. It appears as though there may be an existing total right-of-way dedicated for these streets, but the measurement to the centerline of SW 14 Avenue would (25 feet) would not comply.

Response 4. See Sheet C-300 and the revised survey for the full ROW widths. Both streets have the minimum ROW widths.

Comment 5. The city has sufficient capacity to accommodate the proposal Applicant may submit to DRC for a formal review.

Response 5. Acknowledged.

Utilities

Ryan.Skolte@copbfl.com

Fire Department

Jim Galloway jim.galloway@copbfl.com

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

Response. Acknowledged.

DRC
LANGAN

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael Carr, P.E., LEED AP
Associate



Noah Martin, E.I.T.
Senior Staff Engineer

FBPE Registry No. 6601

DRC
LANGAN