



City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Costco Pompano Beach (Relo) DRC Comments
P&Z# 25-12000023
Project Location: S Powerline Road
Folio Number: 494203410050
Comment-Response Letter

To Whom It May Concern:

This letter addresses the comments for the above-mentioned project. Below are your comments with our responses in bold.

ENGINEERING – Jim Galloway

1. The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:
Response: Acknowledged
2. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
Response: The Broward County Environmental Protection and Growth Management Division Surface Water Management will be completed as required.
3. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.
Response: The Florida Department of Environmental Protection NPDES General Permit will be completed as required.
4. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.
Response: The Florida Department of Environmental Protection NOI will be completed as required.
5. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.
Response: The Florida Department of Environmental Protection permit will be completed as required.



6. 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 systems shown on the civil engineering plans.

Response: The Broward County Environmental Protection and Growth Management Division wastewater collection system license will be completed as required.

7. 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.

Response: This FDEP Permit will be provided as required.

8. On plan sheet 024 C-10, you are metering the same Fireline twice.

Response: The meter serving the warehouse fire line has been removed and has been revised to be solely a DDCV. Please see updated plan sheet C-10. Please see Utility Plans (Sheets C-10, C-10.1, and C-10.2) where two (2) master meters are now provided to serve the fire and domestic as a combined source. An 8" DDCV is provided after the master meter to serve the warehouse fire line.

9. Please provide a narrative response to these review comments (if applicable) to demonstrate understanding and intent to address them, see markups (if referenced) and clearly show changes on plans using clouded details and delta revision marks as necessary.

Response: A narrative response to these comments has been provided.

URBAN FORESTRY – Mark Brumet

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

Response: Existing overhead utilities along Powerline Road are transmission mains and are not designated for burial. Please see provided e-mail from FPL stating "For this site, converting the small section of the transmission line to underground is highly impractical with exposure points at each riser and diminished visual appeal with the riser poles bookending the small site".

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203. Plan provided is incomplete and did not appear to address previous comments provided.

Response: Acknowledged and provided. Landscape plan has been updated and prepared by and under the supervision of a Florida Landscape Architect.

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. Label document file name as Tree Survey.

Response: Please see survey prepared by Control Point which provides surveyed tree locations.

4. Submit a Tree Appraisal for all specimen trees/palms (equal to or greater than 18" inch DBH and 60% condition) by an ISA Certified Arborist in accordance with Rule 14-10.057, Florida Administrative Code, as amended, and submitted as part of the application for a Tree Permit, that assigns each existing tree a number; that specifies the common and botanical name for each existing

tree; describes the overall size and diameter 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 within the scope of work in accordance with the referenced code sections. For all non- specimen trees (less than 18 inches DBH), provide the diameter in the tree list in accordance with Code Section 155.2411.C.3 & Article 9: Part 5. Provide worksheets for all the trees appraised. Remove dollar values for all non- specimen trees as they are mitigated inch for inch.

Response: Please refer to Tree Appraisals and Arborist Report prepared by Jeremy T. Chancey, JTC Management Group, Consulting Arborists, ISA Certified Arborist FL 0762-A.

5. Provide a mitigation summary table on tree disposition sheet L1.10. Table shall provide the total specimen trees to be removed dollar value, total specimen trees to remain dollar value, total non-specimen trees to be removed DBH inches, total non-specimen tree to remain DBH inches, total palm trees to be removed dollar value, and total palm trees to remain dollar value. Mitigation for trees removed is above and beyond minimum requirements for the site.

Response: Information has been provided on Sheet L-1.10, in coordination with the consulting arborist.

6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping and PCD.

Response: Provided. Please refer to Sheet L-2.10.

7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas or planters (per previous DRC discussion) between a vehicular use area and an abutting building.

Response: Per Exhibit P PCD Deviations 155.5203.D.5.a, this area is not a requirement. Please see Overall Site Plan (Sheet C-05) for this described deviation.

8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: Provided. Please refer to Sheet L-2.0.

9. Vehicular Use Area perimeter requirements are to be 10' wide and have large canopy trees at 1 per 30'. Provide these requirements for all perimeters.

Response: Provided, unless overhead powerlines are present. In those instances, FP&L Right Tree/Right Place principles have been followed.

10. Provide landscape buffers along west and north perimeters to match other Live projects. Outside perimeter buffer shall meet PCD requirements. The west side shall mirror buffer to the south as to species, layout, and quantities; the north buffer shall mirror Top Golf area east of this proposed project as to species, layout, and quantities as well.

Response: Perimeter buffers have been provided and appropriate landscaping provided, accordingly. Landscape buffers have been hatched on Overall Site Plan (Sheet C-05).

The buffer provided to the west (Powerline) is 10' wide per the plat (P.B. 137 /Page 33) and directly east of the 28' roadway easement.

The proposed northern buffer (Race Track Road) is 10' wide and has been developed by coming 10' to the south of the existing sidewalk.

11. The buffer location shall either be installed 10' east of the easement indicated on the survey or the easement shall be abandoned so as to accommodate the buffer and the proposed structure in the current location as presented in the latest plans provided.

Response: The buffer provided to the west (Powerline) is 10' wide per the plat (P.B. 137 /Page 33) and directly east of the 28' roadway easement. The proposed warehouse structure is located over four-feet (4') east of the 10' wide landscape buffer.

12. Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. There are conflicts, mis-placed poles, and no radii shown.

Response: Light fixtures are shown on the landscape plans with 15' radii shown. No trees are within 15' of a light fixture.

13. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking contain trees, sod and irrigation. Provide one tree for each landscape island terminating a parking row.

Response: Trees are provided in all required parking lot islands.

14. 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. There are parking lot islands that appear to be less than 8 feet wide, provide suspended pavement for all landscape areas that are reduced in size.

Response: Suspended pavement details have been added to the plans for islands less than 8' interior green. These islands are indicated on a separate plan sheet. Please see Sheet L-2.80.

15. 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: Please see landscape code chart on Sheet L-2.10 for this information.

16. Orient all plans to be in the same direction as all other plans for ease of review. All plans must match. Comment response of shall be provided is vague and does not properly address the comment. Staff also noticed inconsistencies in the various plans.

Response: Plans have been oriented to match.

17. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along west and north perimeters of the project.

Response: Street trees have been provided. However, the west side of the project (Powerline Road), has existing overhead lines and a previously submitted landscape plan (by others) for the roadway treatment. Landscape plans for this project are adjusted, accordingly.

18. Dilute overall quantities of Live Oak and Crape Myrtle by adding in another tree species such as Black Olive Shady Lady and Tabebuia bahamensis.

Response: Additional tree species, as suggested, have been added.

19. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non- living pervious materials. Clarify as plans do not show understory plantings or ground cover to be used.

Response: Sod, ground covers and shrubs have been added to the project.

20. Staff strongly suggests all proposed rock beds to be changed to sod and plants as the likelihood of vandalism, wind throw due to severe weather, and difficulty in containing rocks in the planting areas causing trip hazards. Clarify as plans do not show understory plantings or ground cover to be used.

Response: Rock beds have been eliminated or greatly reduced.

21. Label by number all existing trees to remain on the landscape plan to match tree disposition and tree survey, and remove all existing trees identified to be removed from the landscape plans.

Response: Plans have been updated to reflect this information.

22. Show all overhead and underground utilities on landscape plan and clearly label them.

Response: All utilities have been shown on the landscape plans

23. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive. In addition, provide a note stating that the contractor shall provide a soil certificate verifying soil composition and mix ratios for each soil delivery.

Response: Note has been added to the landscape plan sheets.

24. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

Response: Details and hedge materials have been added to the landscape plans. Please note that a dumpster is not proposed. A trash compactor is proposed adjacent to the south side of the warehouse.

25. Bubblers shall be provided for all new and relocated trees and palms. Provide note on the irrigation and landscape plans. Staff recommends all bubblers be placed on a separate bubbler zones.

Response: Bubblers have been added on all proposed trees and are on separate zones.

26. Clarify if irrigation system is well fed. If so provide a rust inhibiting system and a note supporting this. Provide a note on the irrigation plan stating water source.

Response: Irrigation is fed from a proposed 3" water meter.

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

Response: Note added to landscape plans sheets.

28. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details. Correct details to show only bio-degradable material attached to the trunks and provide a large tree planting detail with wood supports.

Response: Additional planting details have been added.

29. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

Response: Appropriate plantings have been added where applicable.

30. 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.

Response: Note has been added to landscape sheets

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. Correct note to say ASCA and not ISA.

31. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).

Response: Note has been added to landscape sheets

32. 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. Correct soil remediation notes on sheet L2.70 to be in line with this comment.

Response: Note has been added to landscape sheets.

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

Response: Acknowledged. Proposed trees shall be placed, wherever possible, to avoid proposed and existing underground utilities.

34. Show landscape (greyed out for reference) for adjacent Lucky Ln and Isle of Capri Blvd ROW swale areas. In addition provide associated permit numbers on the overall plan for reference.

Response: Lucky Lane and Isle of Capri Blvd landscape is shown on the plans in a grey layer. Permit numbers will be shown.

35. Clarify square footage as identified on the landscape plan data table as BCPA shows it to be 883,573 sqft. The requirements for the 883,573 sqft shall be incorporated into this submittal. Data table shows 812,283 sqft; clarify discrepancy and provide required previous vs. provided previous calculations in data table.

Response: Site information has been confirmed and clarified.

36. Provide required VUA Perimeter landscaping along the entire perimeter abutting the “outparcel” including trees, shrubs, sod, irrigation, mulch, etc. In addition, provide evidence of approval to segregate out this 2.9 acres of the original approved area.

Response: VUA landscaping and irrigation has been provided on the interior perimeter of the out parcel. Right-of-way perimeters are not part of the subject property.

A five-foot (5') buffer has been provided within the Costco parcel adjacent to Parcel A/Outparcel (2.51 acres). When the Parcel A/Outparcel is developed, a five-foot (5') buffer should be provided on their parcel to provide a ten-foot (10') buffer.

37. Provide complete landscape notes. Correct file name to read Landscape General Notes.

Response; Complete landscape notes provided and sheet title has been changed.

38. All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

Response: Acknowledged.

39. Provide a Tree Protection barricade detail. Detail provided is outdated; remove from TD plans and replace with updated and approved COPB Tree Protection Barricade Detail.

Response: New COPB Tree Protection Detail has been added and previous detail removed.

40. Identify/label sod in all open areas including ROW swales. In addition correct note on sheet L2.70, section O note #4 to reflect St Augustine not Bahia sod. St Augustine shall be used in all areas and shall be added to the plant list with approximate sqft proposed.

Response: Sod notes have been revised. Sod square footage has been added.

41. Provide a note on the site and landscape plans stating there will be no outdoor storage.

Response: Note has been added.

42. Provide a planting detail and note to reflect the following current industry standard and BMP's: tree and palm planting holes are to be 2.5 to 3 times the size of the root ball. Correct sheet L2.20.

Response: Detail on sheet L-2.20 has been updated.

43. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. In addition, provide a note in the notes section stating this.

Response: Details have been amended.

44. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.

Response: Note has been added to landscape plan sheets.

45. Provide an Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life.

Response: Please see submitted Endangered Species Act Compliance letter.

Info Only: New Comments: 8/19/25 below.

46. Remove all planting notes from the Tree Disposition sheets.

Response: All planting notes have been removed.

47. Correct root barrier detail on sheet L2.20 to show the top of the root barrier closer to the surface. It shall be installed no more than 2 inches below grade.

Response: Root barrier detail has been amended.

48. Provide callouts/labels for all proposed plant material on the landscape plans.

Response: All callouts and labels have been added.

49. Provide trees shrubs, ground covers and irrigation in median island at north entrance.

Response: Tree, shrubs and ground covers and irrigation plans have been added.

50. "As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a

Response: An additional sheet has been added to the landscape plan set depicting the locations of the modular suspended pavement system and the accompanying details. See Sheet L-2.80.

<[http://library.amlegal.com/nxt/gateway.dll?f=jumpink\\$jumpink_x=Advanced\\$jumpink_vpc=first\\$jumpink_xsl=querylink.xsl\\$jumpink_sel=title;path;content-](http://library.amlegal.com/nxt/gateway.dll?f=jumpink$jumpink_x=Advanced$jumpink_vpc=first$jumpink_xsl=querylink.xsl$jumpink_sel=title;path;content-)

Required Tree to Soil Volume Ratio Graph below. Provide a separate sheet showing locations of suspended pavement systems with all notes, details and specifications, including soil volume requirements."

51. Staff does not recommend the use of large canopy, self-cleaning palms in and around high target areas such as pedestrian access, and vehicular use areas; propose an alternate large canopy palm such as Phoenix species. Alternatively, provide a detail indicating the securing of the fronds to the trunk, and provide maintenance notes.

Response: Acknowledged. No such palms are specified in or around high target areas.

52. Specify Live Oak to be regular seed grown Live Oak (*Quercus virginiana*) - no cultivars in plant list.

Response: Oaks shall be specified as *Quercus virginiana*. No sub-species are called for.

53. Provide required Type B Perimeter Buffer on north side as per 155.5203.F.3. due to proposed tire center use per 155.4219.A.1.b.

Response: Type B Buffer added as required.

54. Provide a detail on the Landscape Plan or Landscape Notes/Details Plan for the type B buffer on the north side property line, and label whether it's option one or option two.

Response: Acknowledged. Additional notation has been provided.

55. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met. Remove/relocate all non-landscape features in conflict with required tree locations.

Response: Acknowledged. All non-landscape feature have been removed from all required landscape islands.

56. Relocate proposed walkway out of required landscape parking row end islands as they are in conflict with required tree locations. Walkway to be a minimum of 8' feet outside of island.

Response: Walkway has been relocated.

57. Provide VUA and perimeter landscape requirements throughout the side.

Response: Acknowledged and provided.

58. Remove tree symbols placed in drive aisle on sheet L2.40.

Response: Erroneous symbols have been removed.

59. There are a large amount of big trees in good condition throughout the property. It is staffs position that these trees should be retained as part of this project and incorporated into the proposed plans.

Response: Unfortunately, given the nature of the development and its requirements, interior trees are not able to be retained. Mitigation will be provided by monetary contribution to the city tree fund for specimen trees, and through upsized trees and additional trees throughout the site to the greatest extent possible while maintaining sound horticultural practices. Any deficit in mitigation shall be noted and negotiated with city staff.

60. Revise Arborist report and TD's to reflect Ficus microcarpa as not invasive.

Response: See revied arborist report by others.

61. Label all Tree Disposition sheets as Tree Disposition for ease of review and to reduce confusion. This is to be done similarly for all Landscape sheets.

Response: Acknowledged.

62. Clarify existing curb cuts at south and west side perimeters as it appears no vehicular entrances are proposed. Remove from all plans if they are being abandoned.

Response: Acknowledged. They are to be abandoned. See Site Plan.

63. Clarify diagonal slash line shown on plans along SW part of the property.

Response: This was an errant line and had been removed.

64. Clarify proposed wall around compactor area in conflict with the south parking row.

Response: Please refer to site and architectural plans for screening wall details.

65. Push all landscape island trees to be 2/3 into the end of the island to provide the most benefit for shading VUA areas.

Response: Trees have been repositioned.

66. Correct Exterior Elevations sheet as the façade directions are mislabeled.

Response: Please refer to architects drawings.

67. Provide alternate species to the proposed Wax Myrtle shrub as they do not perform well due to pest issues.

Response: Wax Myrtles have been changed to Myrsine.

68. Simplify soil and excavation notes provided in section N. Planting Procedures on sheet L2.70 General Notes. Site soil shall be in line with code requirements and good horticultural practices to provide long term sustainability for all plant material.

Response: Note has been amended.

Based on information provided by the applicant and Corey Long at DRC meeting on 8/3/25: per Planning and Zoning comments pertaining to additional proposed drainage and retention areas to be added to the scope of work, provide required landscape and irrigation per code section 155.5203 and include plans as part of this submittal for the added areas for staff to review. Landscape requirements based on additional square feet of required areas, littoral plantings, and the opportunity for mitigation plantings based on additional space such as providing groupings of Bald Cypress and Red Maples. In addition, provide approvals from BCSWM.

Response: Provided.

69. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal so an accurate review can be performed at the next submittal.

Response: Acknowledged.

70. Additional comments or revisions to these comments may be rendered upon resubmittal.

Response: Acknowledged.

ZONING Saul Umana

1. Please provide an updated traffic study that reflects the changes from previous approvals to the current proposal.

Response: Please see submitted Trip Generation Analysis prepared by Kimley Horn.

2. Clarify how parking will be managed. Specifically, confirm whether the parking areas are intended to serve only Costco or if they will also serve the Live Venue. The intent of this comment is to address the already approved Live Venue project which requires 763 parking spaces, which are not provided on-site but rather cumulatively across the development. Please demonstrate how this parking requirement will realistically be met, considering that multi-family

parking cannot be used for the Live Venue, surface parking will eventually be removed, and Costco parking may be limited to Costco customers.

Response: The intent of the NW Retail Parking Area was to contribute to the overall master parking plan. A deviation from the maximum parking requirement for commercial development was implemented within the PCD.

3. Per Ordinance 2025-02, there was an updated Zoning Uses table that prohibited most Motor Vehicles Sales and Services uses including “Automotive parts sales with installation” and “Tire Sales and Mounting” Please provide a narrative explaining in greater detail the operations of the business and how it fits with the approved PCD uses.

Response: Pursuant to supplemental discussions with City staff and the formal interpretation received by the City and dated October 16, 2025 (Zoning Letter Number: 25-02000191), the tire center use is permitted as an accessory use to “Retail Sales Establishment, Large” in the LIVE! PCD.

4. The introduction of a car service uses require the landscaping buffer to be Type “B” per the landscaping code.

Response: Please see submitted Landscape Plans for Type “B” landscape buffer plantings.

5. In Unisom with the Planning Comments, please provide a finalized buffer easement location. Abandon the right of way easement or if its going to be kept, ensure that no landscaping buffers and required site features are located in the right of way easement.

Response: Landscape buffers have been hatched on Overall Site Plan (Sheet C-05). The buffers provided to the east (Lucky Lane) and west (Powerline) are 10’ wide per the plat (P.B. 137 /Page 33).

The proposed northern buffer (Race Track Road) is 10’ wide. The limits of the northern buffer extend from the back of the existing sidewalk to 10’ south into the property.

The proposed southern buffer (Palm Aire Drive) is 10’ wide. The limits of the southern buffer extend from the back of the existing sidewalk to 10’ north into the property.

The 28’ Roadway Easement adjacent to Powerline will remain. Site features are not located within right of way easements. Again, landscape buffers to the east, west, and south are per the plat (P.B. 137 /Page 33).

6. Provide an updated Master Site Area map and calculations. All previous and current approvals included site area details; similar updates prepared previously by the Keith Team can be used here.

Response: Please see Master Plan Site Area Calculations (Sheet MP-102).

7. The site is being shown as two separate parcels even though it exists under one folio. Please clarify how the parcel will be legally separated, or revise the plan to show it as one parcel.

Response: There is an existing unity of control for the 220-acre master planned development. At time of Costco closing the two new parcels will be created.

8. In connection to #6, For the area identified as a “separate parcel,” please show it sodded and demonstrate compliance with VUA landscaping requirements around driveways, entrances, and parking areas.

Response: Please see Overall Site Plan (Sheet C-05). Outparcel (2.51 acre) has been labeled to be sodded. A five-foot (5') buffer has been provided within the Costco parcel adjacent to Outparcel (2.51 acres). When the Outparcel is developed, a five-foot (5') buffer should be provided on their parcel to provide a ten-foot (10') buffer. Please see Overall Site Plan (Sheet C-05) which shows the ten-foot (10') landscape buffer.

9. In Connection to #6, #7 - Revise the zoning/site data table: current calculations reflect only the Costco site. Lot coverage and pervious area must be shown as overall calculations unless legal separation of parcels is established.

Response: Submitted Zoning/Site Data Table has been updated to include the Costco parcel and the off-site lake.

There is an existing unity of control for the 220-acre master planned development. Legal separation of parcels will be established at time of Costco closing.

10. In connection to Planning comments, and as shown on the on the zoning data calculation, add the off-site lake area to the site plan, including landscaping and layout.

Response: Please see Overall Site Plan (Sheet C-05) where Land Use Area Breakdown has been revised to include the off-site lake area. Please see Overall Site Plan with Off-site Lake (Sheet C-05.3) for location of off-site lake.

11. Provide a narrative addressing future concerns regarding the gas station stacking, provide on the site plan how many cars can be accommodated onsite without backing out into traffic. What plans does Live and Costco have to address future problems?

Response: Narrative addressing such future concerns is as follows:

The proposed fueling facility will include 16 pumps arranged in a 4-by-4 configuration, providing 32 fueling positions for concurrent service to Costco members. Studies of Costco fuel facilities nationwide indicate an average fueling service rate of approximately 3.5 minutes per vehicle, meaning each fueling position can accommodate about 17 vehicles per hour during peak periods. At this rate, a facility with 32 fueling positions can achieve a service capacity of roughly 548 vehicles per hour. Costco fuel facilities of similar sizes (32 fueling positions) generally serve between 400-450 vehicles during the weekday PM and Saturday peak hours.

In addition to the 32 vehicles actively fueling, the site design accommodates queuing for approximately 56 additional vehicles within the fueling area. This configuration allows the facility to serve and store up to 88 vehicles at one time without interfering with Costco's internal site circulation. Given the high service capacity and the additional on-site queue storage, the fueling facility is expected to operate efficiently and without negatively impacting circulation in other areas of the site or traffic operations on external, public roadways.

12. The narrative states: "Bike parking facilities will be strategically located in public and private spaces throughout the project." Please provide a plan or other evidence to substantiate this statement.

Response: Bike racks serving twenty-one (21) bicycles have been provided on the Overall Site Plan (Sheet C-05). Please note that maximum twenty (20) bike parking facilities are required per City code.

13. Show details for parking adjacent to landscaping buffers to ensure vehicle overhang does not encroach into landscaped areas - shift continuous curbing to 18 feet to provide a 2-foot overhang.
Response: Please see Site Plan sheets (C-05, C-05.1, and C-05.2) detailing the proposed 20-ft parking stalls with a 2-foot overhang adjacent to buffers. Site Plan sheets show that the proposed parking stalls do not encroach into landscape buffers.

14. Provide a landscaping island after every ten parking spaces.
Response: Site Plan sheets (C-05, C-05.1, and C-05.2) have been revised to provide an island for every ten parking spaces.

15. Provide dimensions and details for all loading berths. Per code, minimum dimensions are 12' wide by 55' long. Explain how pedestrian safety will be protected given that loading requires maneuvering through pedestrian parking areas, which is an unusual development pattern.
Response: Dimensions provided for the loading area and the minimum requirement has been exceeded. Please see Overall Site Plan (Sheet C-05) for loading area dimensions (61.5' x 74.48'). We acknowledge the city's concerns regarding pedestrian safety near the loading area. Bollards have been added adjacent to the pedestrian walkway to enhance pedestrian safety. We also anticipate low pedestrian traffic in this area and have carefully designed the truck circulation plan to ensure safety. Truck maneuvering routes have been planned to avoid conflicts with pedestrian sidewalks leading to the building, and a clearly defined pedestrian pathway has been established away from the loading bay. Additionally, pavement markings and signage have been placed with pedestrian safety in mind, and the entire area will be effectively illuminated by proposed light poles to ensure visibility during all hours of operation.

16. Clarify whether the trash enclosure/dumpster area on the south elevation is fully enclosed, and ensure the driveway width from the dumpster to the parking area is at least 23 feet.
Response: The trash compactor on the south elevation is not enclosed but will be screened by an eight-foot (8') high wall adjacent to the southern buffer.

The driveway width has been revised to twenty-four feet (24') in width.

17. Consider whether the tire center (if permitted) and loading zones can be consolidated on the same façade to reduce design conflicts with code requirements regarding service/loading facing streets.
Response: Operationally this changes the interior layout dramatically. Landscaping is provided along the north property line and within the parking field to screen the overhead doors on the north. Also, an eight-foot (8') high wall is provided along the south property line to screen the loading zone and compactors.

18. Revise elevation labels - for example the north wall is currently mislabeled as the south wall.
Response: Elevations labels have been updated.

Street-facing ground floor facades must comply with the following standards:

- At least 30% transparency (windows/doors) on street-facing ground floor facades (20% permitted for large- format retail).
 - Windows must be transparent; mirrored or heavily tinted glass is prohibited.
 - Service bays, overhead doors, roll-up doors, or similar elements are not permitted on street-facing facades
- It appears that the design is headed for a superior design alternative. What will be the superior design? "

19. How is the front façade of the buildings satisfying the “ front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza , not an off-street surface parking area. “ It appears to only show an entrance area.

Response: We have expanded the plaza at the front entry of the building to meet this criteria. This area now provides benches and landscape that blends with the architecture of the building. Additionally, we have added similar benches and shade structure at the east elevation of the building to create additional plaza space.

Clarify how the design will address and screen loading and overhead doors. Please note: acceptable screening must be superior in design and reviewed by the AAC; simply adding a wall will not satisfy this requirement.

Response: On the north elevation the entire building is heavily screened from the road as shown on the landscape plan. Elevation renderings demonstrate this solution.

20. "Additional Design Standards for Large Retail Spaces -:

4. Off-Street Parking Location Standards

b. Off-street surface parking lots with 300 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping, or accessways designed to appear as streets."

Response: The parking lot has been organized into a series of bays with landscaping on both ends and within the bays. Outside of the individual bays are the accessways to easily access each bay.

21. “4) Gasoline Filling Stations shall with the following design standards:

A canopy is allowed as accessory to a gasoline filling station or other nonresidential use or structure, subject to the following standards:

- a. The form, pitch, materials, and architectural details used for the roof of a canopy covering a drive-through service facility shall be designed to appear as an extension of the roof covering the principal structure.

Response: THE EXTERIOR FASCIA AND TRIM MATERIALS MATCH THE WH IN TYPE AND COLOR AND THE MASONRY WRAP AT THE COLUMNS WILL MATCH THE WH MASONRY AS WELL.

- b. The canopy shall have a maximum clearance height of 16 feet, as measured from the finished grade to the underside of the canopy.

Response: CANOPY CLEARANCE IS UNDER 16'.

- c. The design of the canopy, including any columns, shall match the design and exterior building materials of the principal building.

Response: THE MASONRY COLUMN WRAPS MATCH THE PRIMARY BUILDING MASONRY.

- d. In addition to meeting the standards of Part 4 (Exterior Lighting) of Article 5: Development Standards, a canopy shall not be internally illuminated and any lighting on the canopy shall be fully recessed into the canopy and shall not extend downward beyond the ceiling of the canopy.

Response: THE LIGHTING WILL BE RECESSED INTO THE CANOPY VOLUME. THE UNDERSIDE OF THE CANOPY IS OPEN TO STRUCTURE.

- e. A canopy may be located in front of the principal structure.

Response: Acknowledged.

- f. Compliance with the following additional design standards for a canopy accessory to a gasoline filling station:"

Response: WE HAVE IDENTIFIED THE SIGNAGE AND CANOPY LENGTH RESTRICTIONS

23. Prior to PZB submission, provide a narrative on how the project intends to meet the sustainability points.

Response: Please refer to Overall Site Plan (Sheet C-05) which details how sustainability points will be achieved.

UTILITIES – NATHANIAL WATSON

1. Unresolved (Ref #16): 4. Civil plan 022 C-10 Overall Utility Plan and 023 C-10.1 Utility plan proposes a master meter with DDCV adjacent to Palm Aire Drive but fails to state the size of the meter. The service line following is shown as 4". Please clarify if this pertains to the meter and DDCV. Please correct.

Response: Please see Utility Plans (Sheets C-10, C-10.1, and C-10.2) which have been updated to specify the meter sizes. Please note that plans have been revised to provide two (2) master meters to serve the fire and domestic as a combined source.

2. Unresolved (Ref #17): 5. Civil plan 022 C-10 Overall Utility Plan and 024 C-10.2 Utility plan proposes two dedicated fire meters adjacent to Palm Aire Drive from the same service joined by a tee. One fire service is connected to the main. Please clarify this connection. Please correct.

Response: Please see Utility Plans (Sheets C-10, C-10.1, and C-10.2) where two (2) master meters are utilized to serve the fire and domestic as a combined source. An 8" DDCV is provided after the master meter to serve the warehouse fire line.

3. Unresolved (Ref #18): 6. The dedicated fire meters and DDCV does not specify the size of the meters and backflow devices. Please correct.
Response: Please see Utility Plans (Sheets C-10, C-10.1, and C-10.2) where sizes of meters and backflow devices have been specified as requested.
4. Unresolved (Ref #19): 7. Civil plan 022 C-10 Overall Utility Plan and 023 C-10.1 Utility plan proposes a dedicated fire meter adjacent to Racetrack Road connected to a city water main. This connection will be public and not private. Please correct.
Response: Clarification for public versus private has been provided.
5. Unresolved (Ref #20): 8. Please note on civil plan 022 C-10 Overall Utility Plan and 023 C-10.1 Utility Plan that any existing water or sewer connection unutilized must be cut and capped at the main by the property owner. The subject plan details two water service connections adjacent to Race Track Road along the north side of the property that must be designated or abandoned as aforementioned. Please correct.
Response: Please see Utility Plans (Sheets C-10 and C-10.2) where the existing 10" water main along the north side of the property has been designated for removal.
6. Unresolved (Ref #21): 9. Please note that sewer manhole #7 will be SEWPER coated and shall be the City's point of service for the wastewater collection system. The manhole shall be public. However, the proceeding infrastructure shall be private. Please make note on civil plan 022 C-10 Overall Utility Plan and 023 C-10.1 Utility plan.
Response: Notes on the civil plan have been added to provide clarification.
7. Unresolved (Ref #22): 10. Please attach City Engineering Standard detail 215-1 Standard Manhole.
Response: Standard Detail 215-1 has been added to detail sheet.

BSO – Deputy David Cappellazo

1. PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" in red or use a water mark across the page.
Response: "CONFIDENTIAL" has been added in red to the CPTED narrative and plan sheets. Please see the CPTED Narrative and CPTED Plan sheets C-14.0 , C-14.1, and C-14.2 included with this submittal.
2. ***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE- APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO 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. ***
Response: The CPTED & Security Strengthening Conditions in have been added to plan sheets C-14.1 and C-14.2 and as an appendix to the CPTED Narrative. Please see the CPTED Narrative and CPTED Plan sheets C-14.0 , C-14.1, and C-14.2 included with this submittal.

3. Please refer to prior review comments.

PLANNING – Max Wemyss

5. **Unresolved (Ref#99):** - According to the Broward County Trafficways Plan Powerline ROW is to vary between 144 and 164 feet wide. Existing ROW is 122' (72 feet to the Center Line) with a 28' easement located on the subject property. I believe sufficient dedications exist for compliance with Chapter 100 and Broward Trafficways Plan (Engineering to confirm). If it is necessary to maintain any of the easements along the perimeter of the site, do not include required elements including site landscaping within an easement that may be dedicated. Any easement that is not necessary to be maintained should be abandoned.

Response: The Broward County Trafficways Plan and City of Pompano Beach code provides for a 144-ft ultimate right of way along Powerline Road. Seventy-two (72') feet is provided from our property line to Powerline Roadway centerline. Therefore, sufficient dedications exist.

Required elements including landscaping are not located within a dedicated easement(s).

6. **Unresolved (Ref#100):** - Provide clarification of any additional proposed drainage areas associated with this site plan. Add those areas to this site plan, including landscaping/layout.

Response: An off-site lake is proposed within the property to the south of Palm Aire Drive. Please see Overall Site Plan with Off-site Lake (C-05.3). The off-site drainage/lake area and its data has been included within the Overall Site Plan (C-05) land use area breakdown.

7. **Unresolved (Ref #101):** - Provide appropriate clearance and perimeter buffers between the site and the portion of Parcel A to remain unaffected by this application. Is cross-access proposed or any other shared site elements?

Response: A five-foot (5') buffer has been provided within the Costco parcel adjacent to Parcel A/Outparcel (2.51 acres). When the Parcel A/Outparcel is developed, a five-foot (5') buffer should be provided on their parcel to provide a ten-foot (10') buffer.

A cross-access easement is proposed at the proposed entrance connected to Lucky Lane and has been shown and hatched on Overall Site Plan (Sheet C-05).

BUILDING – Todd Stricker

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: Acknowledged. The above-mentioned applications will be submitted as required during the permit review process.

2. **FBC_BCA 105.9 Asbestos.** The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response: Understood. Costco @ The Pomp does not currently propose demolition or renovation of existing building structures. The above-described asbestos notification statements will be provided if required

3. 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.

Response: Understood. The Fire Alarm and Sprinkler drawings will be submitted as a deferred submittal.

4. 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.

Response: WM will provide details in the drawings for the fire separated wall between the warehouse and the Fire Department Room.

5. 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.

Response: Understood. Data will be submitted to the city upon submission of the Fire Alarm and Sprinkler drawings.

6. 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.

Response: Understood. WM provides egress calculations on sheet G101. These calculations are reviewed and stamped by a Licensed Architect.

5. 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.

Response: Understood. WM provides egress calculations on sheet G101. These calculations are reviewed and stamped by a Licensed Architect.

6. 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.

Response: Understood. WM will submit the specifications book for review and approval.

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

Response: Understood. WM will submit Architect and Engineer-reviewed shop drawings as a deferred submittal as soon as they are available.

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).

Response: Understood. WM will confirm that each submitted document is digitally signed and stamped on each sheet.

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.

Response: Understood. WM will confirm that all plans and the spec book is digitally hand signed, dated, and sealed.

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.

Response: Understood. WM will confirm that the special inspector form is completed.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: Understood. WM will work with the GC to confirm they are aware of this requirement.

14. 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.

Response: Understood. WM will work with the GC to confirm they are aware of this requirement.

15. 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.

Response: Understood. WM will work with the GC to confirm they are aware of this requirement of a roofing permit.

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.

Response: Understood. WM will work with the GC to confirm they are aware of this requirement of including calculations.

16. 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: Please see Parking Calculations on sheet C-05 (Overall Site Plan) which indicates the total required ADA spaces of sixteen (16) stalls (per FBC 502 and Table 208.2) and seventeen (17) ADA spaces provided.

17. 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: Acknowledged. The proposed plans do not include separate parking for guests, employees, or other nonresidents.

18. 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: Acknowledged. The project's proposed A.D.A. signs comply with FBC A703.7.2.1. Please see Detail 08_08 on Sheet C-06.1 Site Detail.

19. 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.

Response: Acknowledged. The proposed project's grading and drainage is designed to prevent the accumulation of water or damage to any foundations on either the premises or the adjoining property.

20. 804.4 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.

Response: Understood. Proposed grading will ensure that water is diverted away from the foundation.

21. 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: Acknowledged. Both the owner and contractor will be responsible for maintaining all road rights-of-way free of construction related waste and trash. All waste and trash resulting from construction will be contained on the property.

22. 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: Understood. WM will provide a PDF as a separate document for the total value of work.

23. 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.

Response: Understood. WM will include this verbiage on the cover.

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regard to this matter.

Thomas Engineering Group