



July 30, 2025

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

**Re: Plan Review – Costco PZ25-12000023  
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.

**WM=Ware Malcomb**

**BUILDING DIVISION Todd Stricker**

**REF #1 - Advisory Comments**

1. 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.

**Response: Acknowledged.**

2. 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.

**Response: Acknowledged.**

3. 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.

**Response: Acknowledged. Best management practices will be maintained during and after instruction to prevent pollutants and sediment in stormwater runoff.**



4. 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.

**Response: Acknowledged. Pedestrians will be protected during all construction and demolition activities. Signs will be provided to direct pedestrian traffic, and if applicable, a temporary screened fence will be provided in compliance with City Ordinance 152.06(B).**

5. 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).

**Response: Acknowledged. Site plan and applicable construction documents are drawn to scale and will include as applicable all development section 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. non-residential buildings shall comply with City Ordinance 152.29(C)(1)(B).

**Response: Any required delineation of flood hazard areas, floodway boundaries, flood zones, base flood elevation(s), and ground elevations will comply with City Ordinance 152.29 (C)(1)(B).**

6. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

**Response: Acknowledged. The proposed project will comply with 2020 FBC Accessibility.**

7. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

**Response: Acknowledged. All proposed buildings, structures, and facilities governed by FBC A221.1.1 will comply with FBC A221.1.1.**

8. 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.

**Response: Acknowledged. Please refer to sheet C-05 (Overall Site Plan)**

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which provides at least one accessible route provided from accessible parking spaces, public streets, public sidewalks, and public transportation stops to the building or facility they respectively serve.

9. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

**Response: Acknowledged. The architect and/or engineer of record are responsible for the rational analysis and determination of all design requirements necessary for compliance with 2020 FBC.**

**REF # 2 - Comment – Building Division – Todd Stricker**

1. 1FBC\_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: Understood. 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.**

7. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

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

8. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

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

9. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings,(i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, 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.**

#### REF #4 ZONING - Saul Umana

1. How is this Costco changing/ impacting the traffic Study?

**Response: Kimley Horn will be revising the trip generation analysis for the parcel, from the previously approved 155,000 square feet of commercial / retail space, to the proposed 185,000 square feet Costco warehouse.**

**REF #5 ZONING – Saul Umana**

2. As part of this submittal, is the basin part of the scope of work? will this affect the existing surface parking? 1. How is this development impacting the overall parking calculations for the overall PCD? / Live Venue

**Response: Please refer to Sheet MP-101 (Master Plan Exhibit: Parking Calculations) which has been updated to include the Costco project. Per Sheet MP-101 the Cumulative Total Required Parking is 5,201 spaces and the Cumulative Total Provided Parking is 5,823 spaces.**

**REF #6 ENGINEERING - David Mc Girr**

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: The Boward County Environment Protection and Growth Management Division Surface Water Management Permit or exemption will be submitted as applicable and required during the project's permit review process.**

**REF #7 ENGINEERING - David Mc Girr**

2. 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 for proposed stormwater discharge from proposed site construction activities will be submitted as required during the project's permit review process.**

**REF #8 ENGINEERING - David Mc Girr**

3. 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) Notice of Intent for the proposed stormwater discharge from construction activities will be submitted as required during the project's permit review process.**

**REF #9 ENGINEERING - David Mc Girr**

4. On plan sheet 024 C-10: Remove the 90-degree bends and bring the meter straight into the property.

**Response: Please see updated Sheet 024 C-10 included with this submittal. As previously coordinated with David Mc Girr, the proposed water connections will consist of a single 90° bend to accommodate the water meter and D.D.C.V. within the green space available at the proposed connection locations.**

**REF #10 ENGINEERING - David Mc Girr**

5. On plan sheet 024 C-10: Why do you have a second meter next to the one with all the bends.

**Response: Please see updated Sheet 024 C-10 included with this submittal. Three (3) meters are proposed near the site's southern property line.**

- **The eastern master meter & DDCV is for a 4-in. water service connection that will provide water to the warehouse and gas facility kiosk.**
- **The middle fire meter & DDCV is for a proposed 8-in. DIP fire main connection.**
- **The western fire Meter & DDCV is for the proposed 8-in. fire line that will serve the proposed 4-way FDC and warehouse sprinkler system.**

**REF #11 ENGINEERING - David Mc Girr**

6. On plan sheet 024 C-10: On the north side, move the meter and backflow to just inside the property line adjacent to Racetrack Road.

**Response: Please see updated Sheet 024 C-10 included with this submittal. The above-mentioned meter and backflow have been moved nearer to the property line adjacent to Racetrack Road.**

**REF #12 ENGINEERING - David Mc Girr**

7. Any construction on S. Powerline Road will need FDOT approval.

**Response: Understood. All required FDOT permitting requirements will be met for construction on S. Powerline Road.**

**REF #13 ENGINEERING - David Mc Girr**

8. Any construction on SW 3 St. will need Broward County approval.

**Response: Understood. Please note proposed improvements are not anticipated within SW 3<sup>rd</sup> Street.**

**REF #14 ENGINEERING - David Mc Girr**

9. 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 or exemption for proposed potable water main and service line connections will be submitted as required during the project's review process.**

**REF #15 ENGINEERING - David Mc Girr**

10. 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/permit or written exemption for the proposed construction of gravity wastewater collection systems will be submitted as required during the project's review process.**

**REF #16 ENGINEERING - David Mc Girr**

11. 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: The Florida Department of Environmental Protection permit or written exemption for the proposed construction of gravity wastewater collection systems will be submitted as required during the project's review process.**

**REF #17 ENGINEERING - David Mc Girr**

12. 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.

\*\*\*\* Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. \*\*\*\*

**Response: Understood. Narrative responses and plan updates are provided as necessary.**

**REF #18 BSO – David Cappellazo**

Development Review Committee Date Reviewed:  
Subject: CPTED and Security Strengthening Report: PZ#:  
Name:  
Address / Folio:  
Type:  
Reviewer: BSO Deputy D Cappellazo for the City of Pompano Beach

1. **\*\*\*ATTENTION\*\*\***

Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.

**Response: Please see “Trespass Affidavit (signed).pdf” included with this submittal.**

2. **\*\*CONFIDENTIALITY STATEMENT\*\***

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011.

Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

**Response: Please see the revised CPTED narrative and Sheets C-14.1, 14.2 and 14.3 with the above requested statement added to the upper left corner.**

3. **\*\*DISCLAIMER\*\***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

**Respond: Acknowledged. The applicant is committed to the mitigation of opportunities for crime and understands that safety and security reviews do not guarantee crime prevention.**

4. **\*\* PRELIMINARY APPLICATION REVIEWS (PAM) \*\***

All comments made by the Broward Sheriffs Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses.

**Response: Acknowledged. Additional requirements will be addressed as needed throughout the review process.**

5. \*\*\*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: Revisions required per pre-application comments have been incorporated into the CPTED narrative plan and drawing diagram.**

**REF #19 BSO – David Cappellazo –**

**A. Natural Surveillance (Landscaping)**

- Design in dense & defensive, low-profile and/ or harsh thorny-like nonobstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc.

**Response: Please see submitted Landscape Plans which have been designed to meet this requirement.**

- Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

**Response: Please see submitted Landscape Plans which have been designed to meet this requirement.**

**A1. Natural Surveillance (Lighting)**

- Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

- Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

3. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

4. Adequate soft lighting is preferable to high intensity "spotlights" so as not o 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

5. Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

6. Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to: sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

7. Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

**Response: Please see Sheet SE-1 (Photometrics Plan) regarding the project's proposed lighting.**

## **REF #20 BSO – David Cappellazo**

### **A2. Natural Surveillance – Security Strengthening**

1. For Commercial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

**Response: Understood. WM will provide annotations on sheet G101 of doors with planned ingress that will utilize an audio/video system. Several doors will be emergency egress only and will be labeled as such.**

2. The placement of a window within a door must not facilitate the easy each of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.

**Response: Understood. We do have any exterior man doors with glazing. We will utilize peep holes and security cameras for visibility to outside a door.**

3. Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.

**Response: Understood. This condition does not exist in our building and we are addressing visibility with cameras and peep holes.**

4. Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside a recessed alcove.

Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.

**Response: Understood. We will include convex mirrors or additional security cameras to provide visibility into all alcoves at the open canopy entrance.**

5. Design out existing or potential concealment & ambush points to deter /prevent violent criminal acts & criminal activity.

**Response: Acknowledged. The proposed plans do not include areas that are especially conducive to ambushes nor violent criminal activity.**

**REF #21 UTILITIES – Tabensky Johnson**

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process

**Response: Understood. Additional comments and requirements will be addressed as needed throughout the review process.**

**REF #22 UTILITIES – Tabensky Johnson**

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

**Response: The Overall Master Surface Water Management system will be permitted through Broward County EPD by Keith and Associates. This includes our Costco project and the off-site lake to the south of our project. The proposed on-site surface water management improvements will be a permit modification to the Master Permit by Thomas Engineering Group.**

**REF #23 UTILITIES – Tabensky Johnson**

3. Please procure a Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system. Required during official e-plan submittal.

**Response: The Broward County Wastewater Collection permit for the proposed wastewater sanitary sewer system will be submitted and obtained through the official e-plan submittal.**

**REF #24 UTILITIES – Tabensky Johnson**

4. Please procure an FDEP permit for the proposed domestic water system. Required during official e-plan submittal.

**Response: The FDEP permit for the proposed domestic water system will be submitted and obtained at a later date. Please note that due to the water main stub-outs provided at the property line for our potable and fire connections and the on-site water main being private, an FDEP permit for domestic water system may not be required. This will be coordinated with City staff.**

**REF #25 UTILITIES – Tabensky Johnson**

5. Please indicate on civil plan 024 C-10 Utility Plan the total site water consumption in (GPD) gallons per day.

**Response: The proposed site's calculated total average daily water consumption is 7,153 gpd. Please see the average daily water demand calculations shown on Utility Plan Sheets C-10, 10.1 & 10.2 that are included with this submittal.**

**REF #26 UTILITIES – Tabensky Johnson**

6. Please indicate on civil plan 004 C-11 Utility Plan the total wastewater discharge from the site in (GPD) gallons per day.

**Response: The proposed site's calculated total average daily wastewater discharge is 5,803 gpd. Please see the average daily wastewater discharge calculations shown on Utility Plan Sheets C-10, 10.1 & 10.2 that are included with this submittal.**

**REF #27 UTILITIES – Tabensky Johnson**

7. The attached City Engineering Standard Details are dated. Please replace all details with the 2025 details. Please correct.

**Response: Attached City Engineering Standard Details have been updated to the 2025 details. Please see Water & Sewer Detail Sheets C-11, 11.1, 11.2 and 11.3 included with this submittal.**

**REF #28 BSO David Cappellazo**

**A3. Electronic Surveillance Security Strengthening**

**\*\*\* ATTENTION \*\*\***

**PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.**

1. Required to meet 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: ... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes.

**Response: Understood. We will be providing video surveillance for the site.**

2. Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

**Response: Understood. This will be annotated on G101. There will be cameras at all four corners of the building. We will also have cameras at doors 1 at the main entry and door 17 at the receiving desk. Screens will be mounted so that the live feed will be visible.**

3. Electronic surveillance cameras must be strategically located for maximum Active and passive observation. Show sight cones indicating comprehensive coverage.

**Response: Understood. We will provide a site cone coverage plan prior to permit submittal.**

4. Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

**Response: Understood. We will have monitoring stations at all employee entrances.**

Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers office, etc.

5. All cameras will be strategically placed so they will not be obstructed by the growth of existing installation of future landscaping.

**Response: Understood. Camera locations and landscaping as designed do not interfere with each other.**

6. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

**Response: Understood. There will be security cameras attached to the light poles throughout the parking field for coverage.**

7. Any potentially vulnerable areas that cannot be observed through Natural surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to meeting rooms, employee breakrooms etc.

**Response: Understood.**

8. Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones & ensuring there will be no gaps in coverage.

**Response: Understood. There will be security cameras attached to the light poles throughout the parking field for coverage.**

Goal: Violent Crimes against People as well as Vehicle Burglaries, Thefts & other types of crimes frequently occur in parking areas. Having full & thorough video surveillance coverage is an important deterrent & is valuable investigative resource that law enforcement often uses to quickly identify suspects & solve crimes more rapidly.

**REF #29 UTILITIES – Tabensky Johnson**

8. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

**Response:** Please see submitted sheet C-03 (Erosion Control Plan). Best management practices for sedimentation and erosion control of the on-site system will be carried out during active construction.

**REF #30 - ZONING – Saul Umana**

Zoning Designation is PCD (within the Entertainment District of the PCD)

**Response:** Please see sheet C-05 (Overall Site Plan) for updated zoning designation indicated as PCD.

**REF #31 - ZONING – Saul Umana**

The Deviation from the 125% parking requirements calls for the coordination as part of the overall district solution, provide a parking table similar to the Live! Site Plan with updated parking calculations for overall development.

**Response:** Please see sheet MP-101 (Master Plan Exhibit: Parking Calculations) which has been updated to include the Costco project. Per Sheet MP-101 the Cumulative Total Required Parking is 5,201 spaces and the Cumulative Total Provided Parking is 5,823 spaces. Therefore, the provided parking exceeds the required parking by 112% and does not exceed the maximum 125%.

**REF #32 - ZONING – Saul Umana**

Lot coverage on zoning data is being shown as 82.% - this should only include the building area and canopy of gas station area.

**Response:** Please see sheet C-05 (Overall Site Plan). The above-mentioned lot coverage value has been updated to include the warehouse building, warehouse canopy, kiosk and fuel facility canopy area as a percentage of the overall site. The updated lot coverage is 22.03%.

**REF #33 BSO – David Cappellazo**

**B. Access Control – Security Strengthening**

1. Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies.

**Response: Understood. There will be a monitored security alarm at this location.**

2. Areas designated for employee & customer transactions such as a reception desk, counter tops, pharmacy counter, must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

**Response: Understood. This location utilizes physical barriers and lighting projections to delineate private spaces.**

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

#### B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms

1. To deter loitering by trespassers, illegal dumping and a concealment /ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

**Response: Understood.**

2. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

**Response: Understood. If a gate and screen wall are required for the compactor, it will have a padlock.**

3. Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

**Response: Understood. WM will include this dimension in the drawings.**

4. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

**Response: Understood. This condition does not exist on our plans.**

5. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

**Response: Understood. Will be provided.**

6. Dumpster areas must be secured with Access Control and video surveillance.

**Response: Understood. Will be provided.**

7. Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

**Response: Understood. There will be no fully enclosed trash rooms in this project.**

**REF #34 BSO – David Capellazo**

**B2. Access Control – Security Strengthening for Key Control & Management Offices**

1. Any keys, key fobs, key card devices &/or similar devices that are stored on site must be with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

**Response: Understood. WM will include this wording on the door schedule.**

3. Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

**Response: Understood. WM will update the door schedule to include a peephole in the office door.**

**C. Territorial Reinforcements – Security Strengthening**

\*\*\* ATTENTION \*\*\*

BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER \*\*\* PRIOR \*\*\* TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

1. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

**Response: Please see "Trespass Affidavit (signed).pdf" included with this submittal.**

2. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.

**Response: Plans have been updated to include No Trespassing Signs at each driveway entrance on the north, east, and south sides of the site. Three (3) additional "No Trespassing Signs" are proposed along the sidewalk entrances along the west side of**

the site. Please see updated Pavement Marking and Signage Sheets C-12, C-12.1 and C-12.2 and CPTED Sheets C-14, C-14.1 and C-14.2.

3. Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.

**Response: Understood. All screen walls and privacy boundaries will be either cast in place concrete with a sloped top or CMU walls will have a sloped cap.**

**REF #35 UTILITIES – Tabensky Johnson**

Civil Plan 024 C -10 proposes a 2" curb stop with a tapping saddle. This design does not comply with city standards details 107-2 Typical 2" Water Service connections. 2" connections are required to have a 2" resilient seated gate valve. Please correct.

**Response: The above-mentioned connection has been updated to a proposed 2-in. resilient seated gate valve and tap saddle. Please see updated sheet C-10 (Utility Plan) included with this submittal.**

**REF #36 BSO – David Cappellazo**

**C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking**

1. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

**Response: Please see sheet C-12 (Overall Pavement Marking & Signage Plan), C-12.1 (Pavement Marking & Signage Plan), C-12.2 (Pavement Marking & Signage Plan) for proposed signage.**

2. Incorporate traffic calming devices, including bollards and rumble strips ,to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

**Response: Bollards and traffic calming devices will be provided to protect pedestrians and prevent excessive vehicle speed.**

3. Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/incidents.

**Response: Concrete columns and bollards are proposed adjacent to the front entrance canopy to prevent vehicle intrusion accidents.**

4. Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

**Response: Blind corners are not proposed and pedestrian pathways are provided in locations with clear viewing.**

5. Vehicle parking lots that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

**Response: The proposed site's exits include the above-mentioned traffic control indicators such as stop signs and stop bar pavement markings. Please see Pavement Marking & Signage Plan Sheets C-12, 12.1 and 12.2 and CPTED Sheets C-14, C-14.1 and C-14.2.**

**REF #37 BSO - David Cappellazo**

**D. Maintenance & Management – Security Strengthening**

1. Install a fixed concealed silent panic duress alarm at main entrance and provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.

**Response: Understood.**

2. Commercial, exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability. to the public right of way, blind corners, elevators, retail shopping isles, etc.

**Response: Understood. WM will include this in our spec book and make a note on our elevations.**

3. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

**Response: Understood**

E. Activity Support – Security Strengthening

1. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

**Response: Bike storage racks are not proposed due to PCD Deviation 155.5102.L.1.**

2. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

**Response: Exterior bench seating is not anticipated at this juncture.**

3. Conduct / Provide routine training opportunities for all employees regarding lifesaving skills (A.E.D., First Aid Kit, Stop the Bleed Kit, Fire Extinguisher Operation) & procedures for emergency events & de-escalation techniques.

**Response: Understood**

4. Public, or Common Use Restrooms, Storage Rooms, Locker Rooms, must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

**Response: Understood**

**REF #38 BSO David Cappellazo –**

\*\*\*Note\*\*\*

1. For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as “Will Comply” or “Will Be Done”. Comment Responses such as “Acknowledged”, “Understood” or “Noted” are ambiguous & do not clarify compliance.

**Response: Affirmative, unambiguous responses are provided.**

2. Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.

**Response: Please note that the CPTED Narrative includes the engineer of record’s name and contact information.**

**Matthew J. Cigale**



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\*\*\*Important Please Read\*\*\*

The CPTED Narrative in the DRC or PAM Documents folder & the CPTED Diagram in the DRC or PAM Drawing folder should be synonymous. Please include the above stated CPTED & Security Strengthening measures onto both the Drawing Document and Narrative Document when re-submitting into the Pompano ePlan.

**Response: Both the CPTED Narrative and CPTED Diagram have been updated per the above-mentioned comments and measures. Please see CPTED Sheets C-14, 14.1 and 14.2 included with this submittal.**

**REF #39 UTILITIES – Tabettha Johnson –**

Civil Plan 024 C -10 WS Utility proposes a water service shown with 90 degree fitting bends. Please show the proposed water service connection as in-line or perpendicular to the water main tap. Please correct.

**Response: The above referenced water service has been corrected to now connect perpendicularly to the water main tap. Please see updated Utility Plans C-10, 10.1 and 10.2 included with this submittal.**

**REF #40- ZONING – Saul Umana**

Provide more walkway connections into the Costco from Isle of Capri Drive and Racetrack wherever possible/ feasible to increase pedestrian access.

**Response: Please see sheet C-05 (Overall Site Plan) for added pedestrian connection to Isle of Capri Drive. Also please note the pedestrian connection to Race Track Road.**

**REF #41 – ZONING – Saul Umana**

Provide bicycle parking spaces - 20 maximum.

**Response: Please note that bicycle parking spaces have not been provided. Costco would prefer not to provide bicycle parking spaces as bicycle traffic is not significant at Costco locations. Please see Exhibit P PCD deviations 155.5102.L.1 listed on sheet C-05 (Overall Site Plan).**

**REF #42 – ZONING – Saul Umana**

On all site plans, provide note that all parking spaces will be doubled striped.

**Response: The following note has been added to Site Plan Sheets C-05, 5.1 and 5.2. “All proposed parking spaces will be double striped.”**



**REF #43 – ZONING – Saul Umana**

What are the offsite road improvements, if any, that this development will /can trigger?

**Response: Offsite improvements as part of the overall master LIVE development have been in progress. Separate permits have been issued for Powerline Road and Racetrack Road.**

**REF #44 – ZONING – Saul Umana**

Provide an updated Overall District Site Plan demonstrating the required perimeter buffers in Development Area A, B, C, and D. It may also be necessary to demonstrate the elements of the buffer on a detail or cross section.

**Response: Please see attached approved PCD Exhibit (EX-M3) for Perimeter Buffer locations. Specific Buffer details for the portions of the Costco site along Development Area ‘A’ are included within submitted Landscape Plans.**

**REF #45 – ZONING – Saul Umana**

What are the widths of the sidewalks?

**Response: Minimum onsite sidewalks widths are 5-ft. Maximum onsite widths are 12-ft. Please see Site Plan Sheets C-05.1 and C-05.2 for specific dimensions on each onsite sidewalk.**

**REF #46 – ZONING – Saul Umana**

Are there any proposed bus stops along powerline road being proposed? Show on site plan

**Response: Bus stops are not proposed as part of this project along Powerline Road. There is an existing bus stop currently located along Powerline Road north of Palm Aire Drive near the southwest corner of the Costco project. See sheet C-05 (Overall Site Plan) and C-05.2 (Site Plan).**

**REF #47 – ZONING – Saul Umana**

5. The PCD permits a total of 300,000 of Commercial Uses. This application is for 185,000 square feet. The Live! Venue is 62,000 square feet. Will there be an updated traffic Study?

**Response: Kimley Horn will be revising the trip generation analysis for the parcel, from the previously approved 155,000 square feet of commercial / retail space, to the proposed 185,000 square feet Costco warehouse.**

**REF #48 – ZONING – Saul Umana**

6. Powerline ROW is to vary between 144 and 164 feet wide. Existing ROW is 122' with a 28' easement located on the subject property. Confirm with Engineering if any dedication is necessary.

**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, additional right of way dedication should not be required on the Costco property. Also please note, the twenty-eight (28') foot roadway easement is not used to meet the ultimate 144-ft right of way requirement.

**REF #49 – ZONING – Saul Umana**

Provide driveway widths at the property line of each driveway.

**Response:** Please see Site Plan Sheets C-5.1 and 5.2 included with this submittal. All driveways now show dimensions at the property line.

	Entrance	Exit
North Driveway (Race Track Road):	39.34'	26.83'
East Driveway (Lucky Lane):	75.74'	
South Driveway (Palm Aire Drive):	39.09'	42.17'

**REF #50 – ZONING – Saul Umana**

Provide the measurement of the stacking lane distance into the parking lot from all entrances.

**Response:** Please see Site Plan Sheets C-05, 5.1 and 5.2 included with this submittal. Dimensions are now provided to indicate stacking lane distance from the property line to the parking lot.

North Entrance (Race Track Road):	154.41'
East Entrance (Lucky Lane):	287.43'
South Entrance (Palm Aire Drive):	119.93'

**REF #51 – ZONING – Saul Umana**

The code deviation allows for alternative pedestrian /landscaping walkways. Are there any additional pedestrian connections proposed?

**Response:** Alternative pedestrian connections are not proposed at this moment but may be incorporated at a later date.

**REF #52 – ZONING – Saul Umana**

Show Mechanical Equipment subject to the following standards:

1. Applicability

a. New Development Screening Standards

- i. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened, unless exempted by Section 2 (155.5301.A.2. Exemptions).

**Response: Understood. WM will include screening in the details.**

- ii. 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.

**Response: Mechanical equipment is mainly located along the south side of the warehouse. An eight (8') foot high wall is proposed along the south boundary to screen the mechanical equipment.**

**REF #53 – ZONING – Saul Umana**

Screening of Off-Street Loading and Service Areas

1. All off-street loading areas and services areas (e.g., refuse or recyclables collection area, equipment cleaning area) shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties.

**Response: Please see sheet C-05 (Overall Site Plan) and C-05.2 (Site Plan) for proposed eight (8') foot high wall to screen the loading and service area located at the south side of the warehouse.**

2. 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.

**Response: Please see sheet C-05 (Overall Site Plan) and C-05.2 (Site Plan) for proposed eight (8') foot high wall to screen the loading and service area located at the south side of the warehouse.**

3. 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. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping.

**Response: Please see sheet C-05 (Overall Site Plan) and C-05.2 (Site Plan) for proposed eight (8') foot high wall to screen the loading and service area located at the south side of the warehouse.**

**REF #54 – ZONING – Saul Umana**

Show Trash Dumpsters on site plan

- a. New Multifamily and Nonresidential Development Except as otherwise provided in subsection c. below, on any multifamily and nonresidential properties, all exterior commercial containers including, but not limited to, garbage dumpsters and compactors, cardboard receptacles and compactors, large recyclable containers, grease/oil tanks and garbage cans and carts shall be screened from view from adjacent streets and properties in accordance with the standards in this subsection.

**Response: Compactors are shown on the south side of the warehouse. Please see sheet C-05 (Overall Site Plan) and C-05.2 (Site Plan) for proposed eight (8') foot high wall used to screen the compactors from the adjacent streets and properties.**

- i. Commercial containers shall be screened on three sides by a durable, sight obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate.

**Response: Storage of exterior commercial containers is not proposed.**

- ii. No commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

**Response: Commercial container enclosure is not proposed.**

- iii. The height of the screening walls and gate shall be at least six inches higher than the height of the container.

**Response: Storage of exterior commercial containers is not proposed.**

- iv. Where the container is located next to a building wall, the building wall may serve as a screening wall, and the other screening walls or fences shall incorporate at least one of the primary materials or colors of the adjacent building wall.

**Response: Storage of exterior commercial containers is not proposed.**

- v. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.

**Response: Storage of exterior commercial containers is not proposed.**

**REF #55 – ZONING – Saul Umana**

2. Lighting Plan Required

1. Applications for approval of a Major or Minor Site Plan (Section 155.2407) shall include lighting plan (including a photometric plan) that addresses the standards in this section.

**Response: Please see submitted sheet SE-1 (Photometrics Plan) included with this submittal.**

**REF #56 – ZONING – Saul Umana**

155.5802. SUSTAINABLE DEVELOPMENT POINT REQUIREMENT

a. Applicability

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.

Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

**Response: Please see sheet C-05 (Overall Site Plan) indicating that eighteen (18) Sustainable Development points are provided.**

**REF #57 – ZONING – Saul Umana**

Design Standards Applicable:

Fronting Streets

- i. 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. In the case of corner lots, the primary entrance shall face the street from which the building derives its street address. Nothing shall prohibit secondary entrance from facing a surface parking area.

**Response: Understood. We provide a covered plaza entrance at the corner of the building as indicated on sheet SD101.**

**REF #58 – ZONING – Saul Umana**

a. Offsets Required

Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.

**Response: Understood. We have adjusted our parapet steps and our material selection to simulate wall offsets.**



b. Offset Alternatives

The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements;

**Response: Understood.**



- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide, and have a height equal to at least 80 percent of the facade's height;

**Response: Understood.**

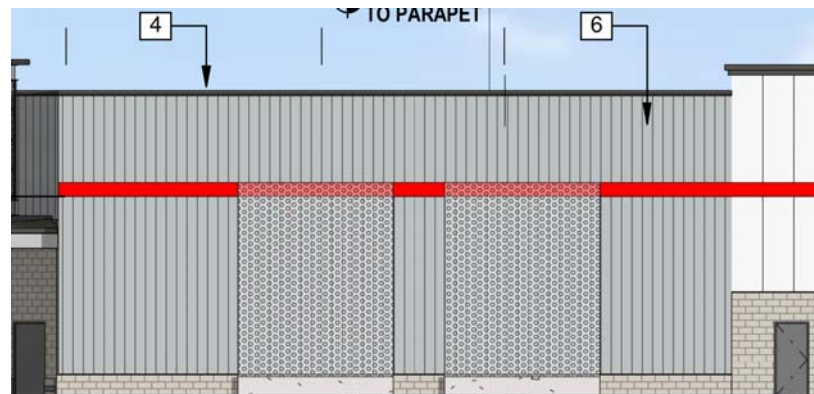


iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or

**Response: Understood**

iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

**Response: Understood. See the perforated metal panels below.**



- c. Street Side Facades  
The street-facing side facades of buildings shall be articulated with the same facade details as provided on the building's front facade, or be screened from off-site views through fences, walls, or landscaping at least eight feet high.

**Response: Understood. These walls will be screened with landscaping (West) or screening walls (South).**

**REF #59 – ZONING – Saul Umana**

## 7. Fenestration/Transparency

- a. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave , top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways. This figure may be reduced to 20 percent of the first-floor front facade of a structure housing a large retail sales establishment.

**Response: Understood. We cannot add additional glazing due to the operational requirements of the program. We upgraded several materials to be premium; perforated screening, fully glazed tire center doors, and a mixture of split face and smooth face precision block.**

- b. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades. This provision does not apply to a building facade enclosing a sexually oriented business use.

**Response: Understood. All ground level windows into the tire center will be clear glazing.**

- b. Street-facing facades of the ground level floor for uses involving repair, servicing and/or maintenance shall not include service bay entrances, overhead doors, sliding glass doors, removable panels, or similar type of doors.

**Response: Understood. Landscaping along Race Track Road will be used to screen our doors from the public right of way.**

- c. Street-facing facades of the ground level floor for all commercial, institutional, industrial uses in commercial zoning districts and mixed use developments shall not include roll up doors.

**Response: Understood. The roll-up doors used at the entry of Costco will be open during business hours while also being screen from Race Track Road with landscaping.**

**REF #60 – ZONING – Saul Umana**

## 8. Roofs

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level. (Show flat roof line)

**Response: Understood. Roof line shown on elevations, A301.**

**REF #61 – ZONING – Saul Umana**

In addition to the general commercial and mixed-use design standards in Section single-tenant buildings that have a gross floor area of 60,000 square feet or more and devote 60 percent or more of the total floor area to retail sales activities ("large retail buildings") shall also comply with the following standards. If there is a conflict between these standards and those in 155.5602.C, General Commercial and Mixed-Use Design Standards, these standards control. (See Figure 155.5602.D: Examples of large retail establishments.)

**Response: Understood.****Building Entrances**

Buildings shall have clearly defined, highly visible customer entrances featuring no less than three of the following:

- a. Canopies or porticos above the entrance;
- b. Roof overhangs above the entrance;
- c. Entry recesses or projections;
- d. Arcades that are physically integrated with the entrance;
- e. Raised corniced parapets above the entrance;
- f. Gabled roof forms or arches above the entrance;
- g. Outdoor patios or plazas adjacent to the entrance;
- h. Display windows that are directly adjacent to the entrance;
- i. Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above or directly adjacent to the entrance; or
- j. Integral planters or wing walls that incorporate landscaped areas or seating areas.

**Response: Please refer to submitted architectural plans where a, b, c, e, and g listed above will be used.**

**Facades and Massing**

- a. To reduce their perceived mass and scale, buildings shall incorporate two or more of the following design elements on each facade facing a street:
  - i. Variations in roof form and parapet heights;
  - ii. Pronounced wall offsets that are at least two feet deep;
  - iii. Distinct changes in texture and color of wall surfaces;
  - iv. Ground level arcades and second floor galleries or balconies;
  - v. Protected and recessed entries; and

vi. Vertical accents or focal points.

- b. Side building walls that do not face a street and exceed 30 feet in length shall have faade-articulating elements such as columns and/or changes in plane, texture, or masonry pattern. (See Figure 155.5602.D.3: Large retail building entrances and massing.)

**Response: Understood. – we have this with changes in texture and material and masonry pattern.**

**REF #62 – ZONING – Saul Umana**

Provide elevations of the gas station. Is this proposed gas station more than 750 feet from the gas station across powerline?

**Response: Please refer to submitted sheet AG-2 (Canopy Elevations) for elevations of the fuel facility. The proposed fuel facility is located over 1,000 feet from the gas station across Powerline.**

**REF #63 – ZONING – Saul Umana**

Provide a narrative and describe site plan features that the proposed Costco fits the "live-work-play concept" of the PCD.

**Response: Please refer to project narrative.**

**REF #64 FIRE DEPARTMENT – Jim Galloway**

( ) Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**Response: Per Table 18.4.4.2.1 of NFPA 1 Chapter 18, the required flow for a 163,000-sf. type II(111) structure with sprinkler system is 1,438 gpm for four (4) hours. Hydrant flow tests are currently being coordinated. Test results will be provided on completion.**

**REF #65 FIRE DEPARTMENT – Jim Galloway**

( ) 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)

**Response: Understood**

**REF #66 FIRE DEPARTMENT – Jim Galloway**

Locate fire hydrants and FDC at corner islands of building. Depending on spacing from corners additional fire hydrants in middle.

**Response: Please see updated Utility Sheets C-10 and C-10.2 included with this submittal. Fire Hydrants are located near the proposed warehouse's NW, NE, and SE corners. The proposed FDC is located near the warehouse's SE corner.**

**REF #67 FIRE DEPARTMENT – Jim Galloway**

( ) 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.

**Response: Please see C-13.1 Circulation Plan (Fire) included with this submittal. Road widths and turning radii are shown. Minimum turning radius is 30-ft inside and 50-ft. outside. Arc center points are shown.**

**REF #68 FIRE DEPARTMENT – Jim Galloway**

On Civil Plan 024 C-10.2 UTILITY PLAN. Please show the proposed Manhole within city right of way, as per city standard details 211-1 Traffic Related Sewer Frame & Cover, 213-1 Type A Drop Manhole, 214-1 Type B Drop Manhole.

**Response: Proposed sanitary connects to existing sanitary plug provided within property.**

**Landscaping**

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: TBD. However, the Overhead lines along Powerline Road are transmission lines that are not designated for burial.**

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203. Plan not signed and sealed.

**RESPONSE: Please refer to submitted Landscape Plans.**

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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 as Tree Survey.

**RESPONSE: Please see submitted arborist report.**

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.

**RESPONSE: Tree Disposition Plan shall be provided. Arborist Report prepared by Mark C. Williams (FL-5221 AM), ISA Certified Urban Forest Professional, shall be provided. This chart is referenced with the Tree Disposition Plans.**

5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

**RESPONSE: Shall be provided – See response #4.**

6. Provide a graphic scale on all landscape and irrigation plans.

**RESPONSE: Acknowledged and provided.**

7. Provide an overall landscape plan.

**RESPONSE: Please see sheet L-200 (Overall Landscape Plan).**

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

**RESPONSE: Provided on Landscape Plans.**

9. Provide measurements on elevations sheet identifying height of building as the height of required trees and palms are contingent on the height of the building.

**RESPONSE: Shall be provided.**

10. 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.

**RESPONSE: Acknowledged. Shall be provided.**

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11. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas between a vehicular use area and an abutting building.

**RESPONSE: Please see sheet C-05 (Overall Site Plan) for PCD deviation 155.5203.D.5.a. which states provide 5 foot minimum for residential/mixed use district, and no requirement for corporate or entertainment district. Please note per PCD Exhibit E-District Plan shows this project located within the entertainment district.**

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

**RESPONSE: Shall be provided.**

13. 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: Shall be provided.**

14. Provide buffers along west and north perimeters to match other Live projects. Outside perimeter buffer shall meet PCD requirements.

**RESPONSE: Please see sheet C-05 (Overall Site Plan) which shows a 10' landscape buffer along the west perimeter and the north buffer which exceeds 10'.**

15. Submit a photometric plan for staff to review.

**RESPONSE: Please see submitted sheet SE-1 (Photometric Plan).**

16. 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.

**RESPONSE: Shall be provided.**

17. Provide parking stall lines on the landscape plans to match site plans.

**RESPONSE: Shall be provided.**

18. 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: Shall be provided.**

19. 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: Acknowledged.**

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

**RESPONSE: Shall be provided.**

21. Orient all plans to be in the same direction as all other plans for ease of review. All plans must match.

**RESPONSE: Shall be provided.**

22. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**RESPONSE: Shall be provided.**

23. Provide a cross section detail of the proposed building footers / slab for staff verification that it will not encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

**RESPONSE: Shall be provided.**

24. Dilute overall quantities of Live Oak and Green Buttonwood by adding in another tree species such as Black Olive Shady Lady.

**RESPONSE: Shall be provided.**

25. 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.

**RESPONSE: Acknowledged.**

26. 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.

**RESPONSE: Acknowledged.**

27. Label by number all existing trees to remain on the landscape plan to match tree disposition and tree survey.

**RESPONSE: Acknowledged.**

28. Show all overhead and underground utilities on landscape plan.

**RESPONSE: Overhead lines are shown on the plans.**

29. Provide soil specifications on the Landscape Plan or the Landscape Notes/Details Plan.

**RESPONSE: Soil specifications are shown on sheet L-2.70 (General Notes).**

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30. 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.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Dumpster is not proposed. Costco utilizes compactors which are located on the south side of the warehouse. Please note an eight (8') foot high CBS wall is proposed along the south property line to screen the compactors.**

32. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

**RESPONSE: Acknowledged.**

33. Clarify if irrigation system is well fed. If so provide a rust inhibiting system and a note supporting this.

**RESPONSE: Irrigation shall be from a meter connected to a potable water source.**

34. 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 to be added.**

35. Provide a large palm tree staking, large tree staking, small tree guying, mechanical equipment screening, etc. details

**RESPONSE: Shall be provided.**

36. 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: Shall be provided.**

37. 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: Note shall be added. Please note Race Track Road is Broward County right of way and Powerline is FDOT right of way. Isle of Capri and Lucky Lane are private roadways.**

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

**RESPONSE: Acknowledged.**

39. 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: Please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60 for requested note.**

40. 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.

**RESPONSE: Please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60 for requested note.**

41. 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 shall be added.**

42. 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.

**RESPONSE: Please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60 for requested note.**

43. 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: Please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60 for requested note.**

44. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all area bordering hardscapes or utilities.

**RESPONSE: Please see sheet L-2.20 (Landscape Details).**

45. 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.**

46. Provide approved master plan to accompany all submittals for this parcel.

**RESPONSE: Please see submitted sheet MP-101 (Master Parking Calculations).**

47. Show landscape (greyed out for reference) for adjacent Lucky Ln and Isle of Capri Blvd ROW swale areas.

**RESPONSE: Shall be provided.**

48. 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.

**RESPONSE: Shall be provided.**

49. 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: Shall be provided.**

50. Provide complete landscape notes.

**RESPONSE: Please see sheet L-2.70 (General Notes).**

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

**RESPONSE: Acknowledged.**

52. A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section 155.2411 and 155.5204.

**RESPONSE: Acknowledged.**

53. All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail per code section 155.5301.A.1.a & 2.b.

**RESPONSE: Acknowledged.**

54. Provide a Tree Protection barricade detail.

**RESPONSE: Please see Tree Disposition Plan sheets L-1.20, L-1.30, L-1.40, and L-1.50.**

55. Identify sod in all open areas including ROW swales.

**RESPONSE: Off-site improvements within right of way or private roadways are not proposed. All off-site work is performed by the current property owner Cordish.**

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

**RESPONSE: Note shall be added.**

57. 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.

**RESPONSE: Shall be provided.**

58. If trees are to be containerized, specify that the root ball will be shaved at the periphery, and radial slices to correct all circling roots and rootball deficiencies.

**RESPONSE: Acknowledged.**

59. 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: Acknowledged.**

60. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap. Additionally, identify if reuse water is going to be used.

**RESPONSE: Please see Irrigation Plan Sheets L-3.20, L-3.30, L-3.40, L-3.50, and L-3.60 for requested note. Also please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60 for requested note. Re-use water is not anticipated.**

61. Provide a note on the Landscape Plan and or Notes/Details Plan stating the following: plant spacing shall supersede plant quantity to fill the landscape bed.

**RESPONSE: Note shall be added.**

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

**RESPONSE: Note shall be added.**

63. Show all fire hydrants and FDC connections on landscape plan.

**RESPONSE: Please see Landscape Plan Sheets L-2.20, L-2.30, L-2.40, L-2.50, and L-2.60.**

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

**RESPONSE: Shall be provided.**

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

**RESPONSE: Please see responses to comments above.**

66. Review completed by (Mark Brumet) in the absence of Wade Collum. Additional comments or revisions to these comments may be rendered upon Mr. Collum's return.

**Response: Acknowledged.**

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

**DRC**

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12/03/2025

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

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