

February 13, 2024

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City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**Project Name:** Criterion Outdoor Storage Pompano/ 33 NW 33<sup>rd</sup> St Industrial LLC  
**Application No.:** PZ23-12000019

Dear Diego,

We have received your comment letter dated November 22, 2023 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

**PLANNING:**

1. *Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposal includes two new buildings (totaling 39,997 square feet) and a canopy (8,162 square feet in area) with the majority of the site dedicated to outdoor storage. These uses are permitted in the land use category, subject to conformance to the zoning regulations.*

**RESPONSE: Acknowledged.**

2. *The property was platted in 1981 (Pompano Industrial Park 3rd Addition - Tract G- Plat Book: 111 Pg: 33), and there are no plat notes restricting the property to any specific use(s).*

**RESPONSE: Acknowledged.**

3. *The city has sufficient capacity to accommodate the proposal.*

**RESPONSE: Acknowledged.**

4. *Applicant may submit to DRC for a formal review.*

**RESPONSE: Acknowledged.**

**ZONING:**

**GENERAL COMMENTS:**

1. *The outdoor storage (as a principal use) requires the approval of a Special Exception. See Section 155.4228.A. Outdoor Storage (as a principal use) and Site Plan approval.*

**RESPONSE: The previous Special exception will continue over to this application. No special exception submitted is needed. A special exception application has been submitted for the outdoor storage (as a principal use).**

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2. *Review Sec. 155.3402 Special Exception for additional standards and requirements.*

**RESPONSE:** The subject project complies with Sec 155.3402 as shown on the Overall Site Plan on the "Site Data Table", Sheet C-301

3. *The applicant provided a plan showing a "shaded area" corresponding to the proposed outdoor storage area. The legend says that the outdoor storage area is 2.0 acres (87,120 Sf.).*

**RESPONSE:** Acknowledged. Please refer to the Overall Site Plan for hatched area allocated for the outdoor storage use, Sheet C-301

4. *A general site Plan showing the general requirements on one page will be beneficial. Including the setbacks and the width dimensions; distance of the proposed buildings to all property lines.*

**RESPONSE:** A general Site Plan showing all general requirements, including the setbacks, width dimensions and distance to the proposed buildings to all property lines are shown on Sheet C-301.

5. *Provide a narrative explaining the status and future of the telecommunications facility at the west end of the property.*

**RESPONSE:** Enclosed is the project narrative stating that the proposed development will not affect the telecommunication facility and the facility will remain/operate as is.

PROVIDE A WRITTEN RESPONSE TO ALL COMMENTS ISSUED:

1. *Add dimensions to the site plan showing the building setbacks listed on the Site Data Table.*

**RESPONSE:** The Overall Site Plan depicts all general requirements, including the building setbacks listed on the Site Data Table are shown on Sheet C-301.

2. *Demonstrate compliance with the required standards included in 155.4228.A.3 Outdoor Storage (as a Principal Use) - Standards. Such standards include fence or masonry enclosure and Perimeter buffers.*

**RESPONSE:** A 10 FT high board on board fence is provided to screen the outdoor storage area from view from adjacent streets and properties, see Sheet C-301. A variance is being requested for the proposed buffer.

3. *Provide a Site Plan showing the required buffers and add labels describing the type of buffer.  
**Note:** The areas for outdoor storage shall be fully enclosed with a fence or masonry wall. Provide details and specifications about the required fence.*

**RESPONSE:** The Overall Site Plan (Sheet C-301) shows the required buffers and labels describing the type of buffer are shown on Sheet C-301. Please reference the construction details Sheet C-901 for the outdoor storage fence details and specifications.

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4. *Sec. 155.3402.C. Intensity and dimensional Standards, requires the building height information. Building height is measured from the average finish grade to the top of the roof.*

**RESPONSE: Top of Roof dimensions added to elevations.**

5. *Revise Sec. 155.5101.G.7. Driveway Layout and Design. Provide a vehicular circulation plan showing the proposed internal driveways, traffic direction, width dimension, curbing, etc., as needed. Provide dimensions to the proposed parking areas and driveways. This is a 10-acre site, an internal circulation system must be in place. There is a telecommunication facility at the west end of the property. The CPTED plan includes what appears to be a two-way roadway to that location. However, there is no turnaround proposed.*

**RESPONSE: A vehicular circulation plan is provided showing the proposed internal driveways, traffic direction, width dimensions and curbing. Please see Sheet C-302 and C-303.**

6. *Sec. 155.5101.G.8.a.i Required Number of Stacking Spaces. Clarify if the proposed vehicular access entrances are gated or not. If gated, provide a minimum of three stacking spaces before the gate. Otherwise, add the following note to the Site Plan: Gates must be open during hours of operation. Revise this provision of the Code and comply with all the requirements as needed.*

**RESPONSE: The two entrances along NW 33<sup>rd</sup> Street will be gated. However, the gates will remain completely open during business hours, see note number 11 on Sheet C-301.**

7. *Sec. 155.5101.G.9. Sight Triangles. This provision requires to show the sight triangles at the corner of the intersection. Revise and comply.*

**RESPONSE: The sight triangles are shown at the corner of the intersection along NW 33<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue, see Sheet C-301.**

8. *Sec. 155.5101.I.1.b.i Sidewalks Required makes it necessary to provide a continuous sidewalk along NW 27 Avenue. Coordinate with the City Arborist to protect and preserve the existing trees.*

**RESPONSE: The frontage of the site along NW 27<sup>th</sup> Avenue currently has an existing sidewalk, which has been hatched for better visibility.**

9. *All developments shall be served by an internal pedestrian circulation system as required by Sec.155.5101.I - Pedestrian and Access Circulation. Include signals and security elements as needed. It must be coordinated with the vehicular circulation plan to avoid conflicts or possible accidents. This comment concerns pedestrian movement within the property, not the CPTED requirements.*

**RESPONSE: A pedestrian circulation system is shown by blue arrows where pedestrian will have access in the site, see Sheet C-301.**

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10. *Add width dimension to the walkway along the front parking area. It must be 7 feet wide minimum to accommodate the required 2 feet overhang of the parking spaces.*

**RESPONSE:** A width dimension of 7 FT has been provided along the front parking area to accommodate the required 2 FT overhang of the parking spaces, see Sheet C-301.

11. *Show the dotted line of the parking overhang, add dimensions to show compliance with the parking space size requirements.*

**RESPONSE:** A dashed line is shown on the walkway along the front parking area to depict the 2 FT overhang of the parking spaces and dimensions have been added to the parking stalls to show parking spaces meet code requirements, see Sheet C-301.

12. *Add the required notes to the site plan, show compliance with Sec. 155.5102.C.2.a Surface Paving Material.*

**RESPONSE:** Please see note "I" under Paving and Grading notes on Sheet C-400, showing compliance with Sec. 155.5102.C.2.a Surface Paving Material.

13. *The civil plans provided include two shades of gray illustrating the heavy-duty and the regular (standard) asphalt to be used to pave the property. However, it appears to be encroaching into the buffer areas. Provide a site plan showing both the proposed asphalt area and the required buffer areas.*

**RESPONSE:** Please refer to the 'Legend' on the Site Plan, Sheet C-301, for clarification on the proposed asphalt and required buffer areas.

14. *Show compliance with Sec. 155.5102.C.8 Landscaping and Sec. 155.5203.D Vehicular Use Area Landscaping Requirements.*

**RESPONSE:** Refer to sheet C-705 for Section 155 Landscaping Data.

15. *Show compliance with Sec. 155.5102.C.9 Provide continuous curbing and overhang as required in parking areas. Abutting Sidewalks shall be seven feet wide, to include the required overhang area. Show a dotted line to illustrate the overhang area and provide dimensions as needed.*

**Note:** Revise the parking plan. The parking spaces depicted in the drawing all comply with the minimum size required (9'x18') When a 2-foot overhang is provided, the parking area from the curb to the end of the car can be reduced to 16' long. Use the two-foot overhang to increase the landscaping area. However, the additional landscaping cannot be included in the total landscaping calculation. The parking island shows a 6 feet wide sod area with five trees. The island width shall be 8 feet wide, keeping the added two-foot overhang unobstructed for parking use. This change may also be applied to the north, west, and south parking around the subject island. In front of the building, the sidewalk must be 7 feet wide (add dimensions to the landscaping plan), including the overhang, and the parking spaces would also be reduced to 16'. This change is suggested to increase the project's total landscaping/pervious area and reduced the proposed paved areas.

**RESPONSE:** A 7 FT sidewalk along the front parking area is provided to include the 2 FT overhang area shown by a dashed line, see Sheet C-301.

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16. *The Code requires the provision of at least four (4) bicycle parking for each ten (10) car parking space. Max. 20 in each parking area. Show compliance with Sec. 155.5102.I.1.L. **Bicycle Parking Facilities**. Show the location in the Site Plan, add a label describing it, and provide the capacity of the rack as needed.*

**RESPONSE:** A total of 20 bicycle parking spaces is provided per Sec. 155.5102.I.1.L., shown on the Site Data Table, see Sheet C-301.

17. *Table 155.5203.C **Minimum Development Site Landscaping** lists the trees and shrubs necessary for the General Industrial Districts. Provide calculation of trees and shrubs. Show both (calculation and trees/shrubs) on the landscaping plan as required.*

**RESPONSE:** Refer to sheet C-705 for Section 155 Landscaping Data.

18. *Comply with Sec. 155.5203.D.4 **Interior Landscaping Standards**. Provide the calculations of the Vehicular Use Area (VUA).*

**RESPONSE:** Refer to sheet C-705 for Section 155 Landscaping Data.

19. *Comply with Sec. 155.5203.D.5 **Landscaping between Vehicular Use Area and Buildings**. Provide calculations and show them on the landscaping plan.*

**RESPONSE:** Refer to sheet C-705 for Section 155 Landscaping Data.

20. *Show the perimeter buffers, and label each of them according to the type and location, as Sec. 155.5203.F **Perimeter Buffers**, requires.*

**RESPONSE:** A call out has been added to the Site Plan showing which perimeter buffer is provided along each side of the property, see Sheet C-301.

21. *Any Mechanical equipment mounted on the roof or the ground shall be screened as required per Section 155.5301.1.a. **Mechanical Equipment - New Development Screening Standards**. Add the equipment, screening, labels, and notes as needed to the roof plan and elevations to demonstrate compliance with this provision.*

**RESPONSE:** Screening notes provided on elevations, mechanical equipment added to elevations, height of parapet shall provide the required screening as depicted on elevations, screening notes and equipment provided on roof plan

22. *Exterior off-street loading and service areas shall be screened from view from the street as required by Sec. 155.5301.B. **Screening of Off-street Loading and Service Areas**. Revise to comply.*

**RESPONSE:** A 10 FT high board on board fence is provided to screen the outdoor storage area from view from adjacent streets and properties, see Sheet C-301. Landscaping has been provided along the buffers to provide additional screening.

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23. *Commercial containers, garbage dumpsters, etc., shall be screened on three sides, per Sec. 155.5301.C. Location and Screening of Commercial Containers. Provide a detail of the dumpster area, with dimensions and specifications as needed.*

**RESPONSE:** A 10 FT high board on board fence is provided to screen the outdoor storage area from view from adjacent streets and properties. A detail of the board-to-board fence and dumpster area is shown on Sheet C-901. Landscaping has been provided along the buffers to provide additional screening.

24. *Sec. 155.5301.D Screening-Outdoor Storage Areas, requires screening outdoor storage areas following the standards listed in Sec. 155.4228 A. Outdoor Storage (as a Principal Use).*

**RESPONSE:** A 10 FT high board on board fence is provided to screen the outdoor storage area from view from adjacent streets and properties in compliance with Sec 155.5301.D and Sec 155.4228.A, see Sheet C-301. Landscaping has been provided along the buffers to provide additional screening.

25. *Show compliance with Sec. 155.5302.E. Perimeter Fences and Walls abutting Street Right-of-way. Add labels or notes to the site plan as needed.*

**RESPONSE:** A 10 FT board to board fence is proposed to screen the outdoor storage from public view, see Sheet C-301. Landscaping has been provided along the buffers to provide additional screening.

26. *Demonstrate compliance with Sec. 155.5401.D Maximum Light Height. Provide the height of the proposed lighting devices.*

**RESPONSE:** All mounting heights noted on photometric plan. See attached schedule.

27. *Comply with Sec. 155.5401.E. Illumination Levels. See Table 155.5401.E*

**RESPONSE:** See attached schedule.

28. *Sec. 155.5401.I. Wall-pack Lights. Wall-pack lights at the exterior of a building shall be fully shielded to direct the light vertically downward and have a light output of 900 lumens or less.*

**RESPONSE:** There are no wall mounted luminaires commonly referred to as "WALL PACKS" on this project. See attached schedule.

29. *A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views as per Sec. 155.5603.D.2. Building Orientation and Configuration. Revise and comply. The South elevation has multiple rollup doors facing the street.*

**RESPONSE:** Acknowledged.



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30. Comply with Section **155.5603.E. Façade Articulation** (Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards) particularly the following requirements:
- Wall Plane Horizontal Articulation: Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., **projections or recesses in the facade plane**), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet.
  - Vertical Articulation: Each facade greater than 30 feet in height shall incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet.
  - Roof Line Variation: The facade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the facade.

*The Code allows the applicant to pick the feature to incorporate; however, the proposed warehouse's scale and length (300 feet long facade) make it necessary to provide additional architectural elements to the building. A change in the elevation depth and height at some sections of the parapet wall of the roof will improve the design of the building. These small changes will enhance the design of the proposed project.*

**RESPONSE: Horizontal Articulation at Warehouse Assembly Building—a masonry skirt provided around perimeter of building that projects 8"; masonry surround provided at all overhead door openings that projects 16", see elevations and horizontal project detail on sheet A-302.**

**Vertical Articulation at Warehouse Building—see wall section on sheet A-302 for vertical articulation compliance.**

31. *The warehouse building is almost 300 feet long. Add Horizontal and vertical articulation to the building to comply with the Façade Articulation requirement.*

**RESPONSE: Horizontal Articulation at Warehouse Assembly Building-- a masonry skirt provided around perimeter of building that projects 8"; masonry surround provided at all overhead door openings that projects 16", see elevations and horizontal project detail on sheet A-302.**

**Vertical Articulation at Warehouse Assembly Building—see wall section on sheet A-302 for vertical articulation compliance.**

**Vertical Articulation at Warehouse Assembly Building Parapets—parapet/roof line variation revised to comply, see elevations with parapet break dimensions.**

32. *Provide color elevations with proposed materials and call-outs describing them as required. Include dimensions and the total height of the facades.*

**RESPONSE: Color elevations provided with total height of facades and material designations.**

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**FIRE DEPARTMENT:**

1. *Previous comments have not been addressed.*

**RESPONSE: Acknowledged.**

2. *Provide a detailed outdoor storage plan with fire apparatus access and location of fire hydrants that provide complete coverage of site. as per NFPA 1 ch 18.*

**RESPONSE: A detailed outdoor storage plan with fire apparatus access and location of fire hydrants are shown on Sheet C-303.**

3. *Proposed fire hydrant and FDC for building. locate at corner of building. This is a safe area for access and use out of the collapse zones of the building.*

**RESPONSE: The proposed fire hydrant and FDC has been relocated at the corner of the building, see Sheet C-503 to C-504.**

**ENVIRONMENTAL SERVICES (WASTE MANAGEMENT):**

1. *If there will be a lot of waste (broken pallets for example) generated on this site, a roll-off container may be needed. This would change the dimensions of the enclosure, as well.*

**RESPONSE: Trash and waste requirements have been coordinated and confirmed with end user; the trash enclosure provided is adequate for their intended use.**

**ENGINEERING DEPARTMENT:**

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: Prior to submittal to the building division and permitting, Bohler will 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.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

4. *Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.*



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**RESPONSE: A permit will be submitted for after the site plan is approved.**

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

**RESPONSE: Prior to construction, Bohler will Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.**

6. *Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.*

**RESPONSE: A permit will be submitted for after the site plan is approved.**

7. *Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.*

**RESPONSE: A permit will be submitted for after the site plan is approved.**

8. *Submit / upload COPB Engineering standard details for the road restoration of NW 33 St. Which is city right-of- way. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.*

**RESPONSE: For the proposed watermain connection, a hatch has been added on sheet C-503 and C-504 which calls out the detail for the surface restoration (Detail 306-2) on sheet C-902.**

9. *NW 33 St. has COPB drainage utilities within the right of-way. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City- owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 [tracy.wynn@copbfl.com](mailto:tracy.wynn@copbfl.com) Engineering Standard street tree detail 316-1 and 315-1.*

**RESPONSE: Noted.**

#### **BUILDING DIVISION:**

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

**RESPONSE: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

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2. *FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.*

**RESPONSE: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

3. *FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.*

**RESPONSE: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

4. *FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire- resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.*

**RESPONSE: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

5. *FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.*

**RESPONSE: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

6. *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: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

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7. *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: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

8. *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: Acknowledged. Documents and drawings to be submitted via Building Permit review.**

9. *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: Acknowledged.**

10. *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: Acknowledged.**

11. *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: Acknowledged.**

12. *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: Acknowledged. This is not a threshold building.**

13. *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. 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: Acknowledged.**

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14. *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:** The proposed development is proposing a total of 93 parking spaces with four accessible parking spaces per the FBC section 208.2. shown on the Overall Site Plan (Sheet C-301) under the "Site Data" table.

15. *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:** The proposed development will comply with the parking requirements in accordance with Table 208.2

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

**RESPONSE:** Acknowledged. The Engineering Standard "Accessible Space Sign" detail 300-5 is provided on Sheet C-901.

17. *FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.*

**RESPONSE:** The site has been designed to slope and direct stormwater water flow away from buildings, see Sheet C-400 to C-405.

18. *1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.*

**RESPONSE:** Bohler has graded the site to slope away from the building using a maximum of 5% slope and minimum 1% slope as a method to divert the water away from the building.

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: The cost estimate for the subject project will be provided once Site Plan is approved.**

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

**RESPONSE: Acknowledged.**

#### **UTILITIES:**

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

**RESPONSE: Acknowledged.**

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: A permit will be submitted for after the site plan is approved.**

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

**RESPONSE: A permit will be submitted for after the site plan is approved.**

4. *Please exercise best management practices with regard to sedimentation and erosion control for on and off-site storm systems.*

**RESPONSE: Please refer to the Phase I and II Soil Erosion Control Plan, see Sheet C—601 and C-602.**

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## LANDSCAPE:

1. *Comment response sheet was vague and inaccurate.*

**RESPONSE:** Noted. C&R has been improved for thoroughness and accuracy.

2. *Tree appraisal is inaccurate; correct, recalculate and resubmit.*

**RESPONSE:** Tree appraisal has been provided from ECS Florida, LLC. Survey and values provided from ISA Certified Arborist Joseph Brinson (FL-6626A). Refer to sheet L-704 for Tree Disposition Table.

3. *Tree disposition table is vague and unclear.*

**RESPONSE:** Tree appraisal has been updated. Information has been provided from ECS Florida, LLC. Survey and values provided from ISA Certified Arborist Joseph Brinson (FL-6626A). Refer to sheet L-704 for Tree Disposition Table.

4. *Tree disposition plan does not match tree disposition list.*

**RESPONSE:** Tree Disposition Plan currently matches information provided from Arborist. Additional information may be required. Items that require further information shall be addressed upon following submittals. Refer to sheets L-701 through L-704.

5. *Plans, tree dispo, and appraisal do not match as to trees proposed for removal or to remain.*

**RESPONSE:** Refer to sheets L-701 through L-704 for update Tree Disposition Additional information may be required. Items that require further information shall be addressed upon following submittals.

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

**RESPONSE:** Refer to sheets L-704 for the updated Tree Disposition List.

7. *Coordinate all sheets to match the multiple match lined sheets. Landscape does not match Site Plan #'s, Civil sheet #'s, PGD Sheet #'s etc. Correct and update plans / sheets.*

**RESPONSE:** Noted. Match lines have been verified for accuracy.

8. *Sheets labeled in ePlan do not match the sheet names on the plans.*

**RESPONSE:** Noted. ePlan sheets will revised for accuracy.

9. *Why does the landscape sheets have a "C" in the title block? Make all; the plans match the site plan labeling then.*

**RESPONSE:** Noted. Plan labeling will match title blocks.

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10. *As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.*

**RESPONSE: Noted. Refer to Landscape Plans for proposed planting.**

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

**RESPONSE: Refer to sheet L-705 for C Minimum Site Development Landscaping.**

12. *Street trees do not count towards the site tree number requirement.*

**RESPONSE: Street Trees have been counted separate from site tree requirements. Refer to sheet L-705 street tree data.**

13. *Tree plantings arrangement on the East side wide islands is not cohesive, staff discussion.*

**RESPONSE: Noted. Tree variation and repetition has been revised. Provide comments as needed.**

14. *Remove ranges in sizes.*

**RESPONSE: Refer to sheet L-712 for full Plant Schedule. Ranges have been removed.**

15. *EF's and MF's are required to be a minimum of 10' tall.*

**RESPONSE: EF's and MF's have been specified to be a minimum of 10' tall. Refer to sheet L-712 for Plant Schedule.**

16. *CS's and CE's have two different callouts and line items on the plant list, clarify and correct.*

**RESPONSE: Trees have been revised, one callout for Silver Buttonwood. Refer to sheet L-712 for Plant Schedule.**

17. *Provide canopy spread on the plan of tree proposed to remain.*

**RESPONSE: Canopy provided. Refer to sheets L-705 through L-709.**

18. *Clarify the purpose of the all-encompassing sidewalk that goes around the site.*

**RESPONSE: Sidewalk is provided for pedestrian circulation.**

19. *Clarify are that appears to be proposed sod that is now asphalt, Provide notes road rock excavation and soil remediation in these areas.*

**RESPONSE: Notes that pertain road rock, excavation, and soil remediation have been provided. Refer to sheets L-705 and L-712.**



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20. *Provide the approved plans and permit #'s for the cell tower facility located at the west end of the parcel. Provide a means of access for this site.*

**RESPONSE:** Please enclosed approved plans for the cell tower facility.

21. *Provide written and signed approvals for the proposed changes in this area.*

**RESPONSE:** Acknowledged. Coordination is pending and will be provided once received.

22. *Provide pervious area calculations and provide a pervious are sheet.*

**RESPONSE:** The pervious area calculations are shown on the site Plan C-301.

23. *Remove any reference to removal of trees outside the property line, i.e. Trees #'d 87, 88, 89, & 102.*

**RESPONSE:** Pervious information provided on sheet L-705 & L-706.

24. *Provide VUA requirements as per 155.5203.D along all sides.*

**RESPONSE:** VUA requirements are provided. Refer to sheet L-705.

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

**RESPONSE:** Understory trees provided. Landscape data provided on sheet L-705. Refer to plans on sheet L-706 through L-710.

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

**RESPONSE:** Refer to architectural plans for elevations, Sheets A201 through A203.

27. *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:** Irrigation plans will be provided with future submittals.

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

**RESPONSE:** To be provided on the next resubmittal.

29. *As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust.*

**RESPONSE:** Palm and Tree specifications have been adjusted to meet height requirements. Refer to sheet L-712.

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30. *As per 155.5203.B.2.g No more than 50 percent of the total number of required trees shall be palm trees.*

**RESPONSE: Less than 10 percent of the trees proposed are palms. Refer to sheet L-705.**

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

**RESPONSE: VUA requirements are described on Landscape Data Table, sheet L-705. Additionally, sheets L-708 and L-709 have VUA Superior Landscape Requirements.**

32. *As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:*
- i. Palms must be provided in multiples (doubles or triples);*
  - ii. If palms and trees are combined, one row of shrubs can be provided;*
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;*
  - iv. If trees are provided, design must include a minimum of 2 species;*
  - v. Trees or palms must be a minimum of 14 feet in height;*
  - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;*
  - vii. Suspended pavements systems are provided for the adjacent vehicular use area.*

**RESPONSE: Sheets L-708 and L-709 have VUA provide Superior Landscape Requirements.**

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

**RESPONSE: Sheets L-708 and L-709 have VUA provide Superior Landscape Requirements.**

34. *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: Refer to sheet L-705 for data and L-706 for Exhibit B: Interior Landscape.**

35. *As per 155.4228.3.a. i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.*

**RESPONSE: Noted.**

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36. *As per 155.4228.3.a.ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a Type C buffer provided between an outdoor storage area and the front lot line, a Type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a Type A buffer provided between an outdoor storage area and any other side or rear lot line.*

**RESPONSE: Noted. Refer to L-705 for notation for each buffer section designation.**

37. *Provide Street Trees at 1:40' as per 155.5203.G.2.c. on both sides.*

**RESPONSE: Street trees provided. Refer to L-705 through L-710.**

38. *Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.*

**RESPONSE: See sheet L-713 for Landscape sections.**

39. *As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.*

**RESPONSE: Light poles will be moved per recommendations on final submittal.**

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

**RESPONSE: Light poles will be moved per recommendations on final submittal.**

41. *As per 155.5203.D.3.b VUA Perimeter show Where more than ten canopy trees are required, large palm trees may be substituted for 50 percent of required canopy trees, and shall be spaced a maximum average of 20 feet on center where used along an entire side of the vehicular use area.*

**RESPONSE: Noted. Additional palms have been used en lieu of canopy trees.**

42. *Provide dimensions on the site plan.*

**RESPONSE: Dimensions have been provided.**

43. *Provide a plant list on every sheet.*

**RESPONSE: Plant list has been provided on each plan sheet.**

44. *Clarify areas newly proposed to be sod and provide soil remediation notes.*

**RESPONSE: Existing areas of Sod have been labeled.**

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45. *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 has been provided, refer to notes on sheet L-705.**

46. *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: Noted. See Sheet L-705.**

47. *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: Noted. See Sheet L-705.**

48. *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: Noted.**

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

**RESPONSE: Utilities, including overhead utilities will remain. There are no current plans to bury the existing infrastructure.**

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

**RESPONSE: See sheet L-705 for Landscape Data.**

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

**RESPONSE: Irrigation will be provided at next submittal.**

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

**RESPONSE: Irrigation will be provided at next submittal.**

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

**RESPONSE: See sheet L-705 for Pre-Construction note.**

54. *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: See sheet L-705 for Construction note.**

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

**RESPONSE: See sheet L-705 for Tree Trimming note.**

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

**RESPONSE: Noted.**

57. *Additional comments may be rendered a time of resubmittal.*

**RESPONSE: Noted.**

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,

**BOHLER ENGINEERING**



Merouane El Kaoussi, P.E.  
Branch Manager



Stephen Cooper  
Assistant Project Manager

cc: File