

May 28, 2025

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Project Name: PZ25-12000014
LT 20, LLC - Warehouse Addition
Project Location: 115 NW 16th Street
Pompano Beach, FL 33060
Parcel ID # 484226000371
Broward County
DECPC: 5758-25-01613**

To Whom It May Concern,

On behalf of our client, LT20, LLC., please find our responses to your comment letter dated May 13, 2025. The responses have been provided in bold for your reference.

Palm Review Comments Report

Review Comments

**Ref #1 - Building Division – Todd Stricker – 5/5/25 – 1:50 p.m.
Cycle 1 – Status - Info Only**

Comment
Advisory Comments

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

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

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

www.dynamicec.com

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

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

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

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.

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

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

Response: Acknowledged. Design will comply with all local, state and federal codes.

Ref #2 - Building Division – Todd Stricker – 5/5/25 – 1:51 p.m.
Cycle 1 – Status - Info Only

Comment

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

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.

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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.

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*.

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.

6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

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.

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.

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, 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.

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).

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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.

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.

13.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.

14.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.

15.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.

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.

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.

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.

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.

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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.

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 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: Acknowledged. All listed required items will be provided to the enforcing agency in conformance with Florida Building Code at the time of Building Permit submittal.

Ref #3 - Fire Department - Jim Galloway - 5/6/25 9:24 AM
Cycle 1 – Status - Unresolved

Comment

Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: See Fire Flow Test results included with this submittal package.

Ref # 4 - Fire Department - Jim Galloway - 5/6/25 9:24 AM
Cycle 1 – Status - Unresolved

Comment

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: See Hydraulic Analysis provided as part of this submittal package.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Response: See Sheet C4.01 - Fire Hydrant Location Plan for the location of all nearby fire hydrants and their distance to the existing and proposed structures.

Ref # 5 - Fire Department - Jim Galloway - 5/6/25 9:24 AM

DRC

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Cyle 1 – Status - Unresolved

Comment

Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: See Fire Flow Test results included with this submittal package.

Ref #6 - Fire Department - Jim Galloway - 5/6/25 9:25 AM

Cyle 1 – Status - Unresolved

Comment

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

Response: See sheet C1.01 – Fire Truck Circulation Plan. No portion of the building is located less than 150 ft from the fire truck access route.

Ref #7 - Fire Department - Jim Galloway - 5/6/25 9:30 AM

Cyle 1 – Unresolved

Comment

Provide detailed construction information for proposed building.
Construction type and occupancy classification.
Proposed life safety and fire protection system.
Proposed fire separation and rating of fire walls.

Refer to NFPA 1 Fire Code chapter 13 for minimum requirements for storage, mini storage, high pile storage and industrial occupancies requiring supervised fire sprinkler protection.

Response: Construction type 3 un-protected, sprinkled. See life safety plan on sheet A-1 for additional information.

Ref #8 - Engineering Department – David McGirr - 5/6/25 2:39 PM

Cyle 1 – Status - Condition

Comment

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: Acknowledged. Surface Water Management permit will be submitted to BCEPMGD and shared with the City once the license has been issued.

DRC

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Ref #9 - Engineering Department – David McGirr - 5/6/25 2:39 PM
Cyle 1 – Status - Unresolved

Comment

How is the proposed building being fed for water and sewer?

Response: The proposed building will receive water and sewer service through internal plumbing connection to the existing building. The existing building receives domestic water service from a meter on the north along NE 1st Avenue and discharges wastewater through a sanitary lateral to the south along NW 16th Street. See sheet C4.00 – Utility Plan.

Ref #10 - Engineering Department – David McGirr - 5/6/25 2:40 PM
Cyle 1 – Status - Unresolved

Comment

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

Response: Acknowledged. NPDES General permit will be submitted to FDEP and shared with the City once the permit has been issued.

Ref #11 - Engineering Department – David McGirr - 5/6/25 2:40 PM
Cyle 1 – Status - Unresolved

Comment

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: Acknowledged. NPDES NOI will be submitted to FDEP and shared with the City once the permit has been issued.

Ref #12 - Engineering Department – David McGirr - 5/6/25 2:40 PM
Cyle 1 – Status - Unresolved

Comment

On the irrigation plan sheet LP-4, it shows a 1" meter connection. Is this proposed or existing? Submit civil plans.

Response: The irrigation meter shown on sheet LI-1 is proposed. See civil sheet C4.00 – Utility Plan for reference.

Ref #13 - Engineering Department – David McGirr - 5/6/25 2:40 PM
Cyle 1 – Status - Unresolved

Comment

The proposed concrete driveway apron needs to show a 3" swale and be 6" thick, with no steel or rebar. Details uploaded for your use.

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Response: See sheet C3.00 – Paving, Grading and Drainage Plan. A 3” swale had been added as per City Detail 305.2. See details on sheet C3.01 for pavement thickness and city driveway detail.

**Ref #14 - Engineering Department – David McGirr - 5/6/25 2:41 PM
Cyle 1 – Status - Unresolved**

Comment

Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.

<https://www.pompanobeachfl.gov/government/engineering/standarddetails>

Response: See sheet C1.02 – Site Details, C3.01 - Paving, Grading and Drainage Details, and sheet C4.02 & C4.03 – Utility Details.

**Ref #15 - Engineering Department – David McGirr - 5/6/25 2:41 PM
Cyle 1 – Status - Unresolved**

Comment

The City Utilities Division must approve these plans before the City's Engineering Division can.

Response: Acknowledged.

**Ref #16 - Engineering Department – David McGirr - 5/6/25 2:41 PM
Cyle 1 – Status - Unresolved**

Comment

The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

Response: Acknowledged.

**Ref #17 - Engineering Department – David McGirr - 5/6/25 2:42 PM
Cyle 1 – Status - Condition**

Comment

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: Acknowledged. Refer to this Comment Response Letter as a narrative addressing all comments and acknowledging our intent to resolve them.

DRC

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Ref #18 – BSO – Anthony Russo – 5/9/25 2:10 PM
Cyle 1 – Status – Info Only

Comment

Development Review Committee Date Reviewed: 05/09/2025
Subject: CPTED and Security Strengthening Report: PZ#: 25-12000014
Name: LT 20 LLC POMPANO BEACH WAREHOUSE ADDITION / LT 20 LLC
Address / Folio: 115 NW 16th St., Pompano Beach, FL
Type: PAM
Reviewer: BSO Deputy T. Russo for the City of Pompano Beach
anthony_russo@sheriff.org
M-(561) 917-4556 (Send Text & Email; No Voicemail)
Tuesday Friday; 8 AM 3 PM

Ref #19 – BSO – Anthony Russo – 5/9/25 2:14 PM
Cyle 1 – Status - Unresolved

Comment

***ATTENTION**

Please completed the Affidavit for CPTED Compliance & upload it to the Pompano e-Plan documents folder.

Response: Trespass Affidavit was delivered to BSO (100 SW 3rd Street) the week of 5/12.

A. Natural Surveillance (Landscaping)

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
Goal: Increase visibility & deter concealment.

Response: Note is on page 4 of the CPTED Narrative, as well as Notes sheet PS-2.

2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

(Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)

Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

Response: Note is on page 5 of the CPTED Narrative, as well as Notes sheet PS-2.

3.) 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.

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: Note is on page 5 of the CPTED Narrative, as well as Notes sheet PS-2.

DRC

Ref #20 – BSO – Anthony Russo – 5/9/25 2:17 PM
Cyle 1 – Status - Unresolved

Comment

A1. Natural Surveillance (Lighting)

1.) 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: Note is on page 4 of the CPTED Narrative, as well as Notes sheet PS-2.

2.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Response: Note is on page 4 of the CPTED Narrative, as well as Notes sheet PS-2.

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

Response: Note is on page 4 of the CPTED Narrative, as well as Notes sheet PS-2.

4.) 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: Note is on page 4 of the CPTED Narrative, as well as Notes sheet PS-2.

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: Refer to sheet PS-1 for lighting and camera locations.

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: As this is an industrial site with day operations, pedestrian level lighting is not proposed nor desired. Light poles and wall-mounted fixtures will light the site during night-time hours when the site is not in operation.

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

DRC

Response: Refer to sheet PS-1 for lighting and camera locations.

Ref #21 – BSO – Anthony Russo – 5/9/25 2:19 PM
Cyle 1 – Status - Unresolved

Comment

A2. Natural Surveillance – Security Strengthening 1.) For Commercial & Industrial, 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: Note is on page 5 of the CPTED Narrative, as well as Notes sheet PS-2.

2.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.

Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

Response: None are proposed.

3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design.

Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

Response: The proposed project is single-story.

Ref #22 – BSO – Anthony Russo – 5/9/25 2:22 PM
Cyle 1 – Status - Unresolved

Comment

A3. Electronic Surveillance – Security Strengthening

*** ATTENTION ***

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S 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 ENSURE OPTIMAL RESULTS.

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Response:

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: While this project is not proposing a Convenience Business or a Late-Hour Business as defined by section 115.26(D), security cameras are proposed and shown on sheet PS-1.

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

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

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

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.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

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

Response: Security cameras and view coverage are shown on sheet PS-1.

6.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries & storage.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

Ref #23 – BSO – Anthony Russo – 5/9/25 2:25 PM

Cyle 1 – Status - Unresolved

Comment

B. Access Control – Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 5.

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2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 5.

3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).

Response: None are proposed.

4.) For Commercial and Industrial: 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, firearms, etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 5.

5.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

Response: This was addressed in previous comment. Note is on sheet PS-2, as well as CPTED Narrative page 5.

6.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar 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.

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.

Response: There is no main office/front desk proposed with this project. Each warehouse will be leased to an individual tenant

Ref #24 – BSO – Anthony Russo – 5/9/25 2:26 PM
Cyle 1 – Status - Unresolved

Comment

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

DRC

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- 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:
- 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.
- 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.
- 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.
- 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- 6.) Dumpster areas must be secured with Access Control and video surveillance.
- 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: No dumpster is proposed. Roll out cans will be utilized for trash pickup, which will be kept within each warehouse space.

**Ref #25 – BSO – Anthony Russo – 5/9/25 2:28 PM
Cyle 1 – Status - Unresolved**

Comment

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 secured 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.
- 2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.
- 3.) A surveillance camera must monitor the office key storage area.
- 4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

Response: There is no main lobby/office/front desk proposed with this project. Each warehouse will be leased to an individual end-user. Exterior cameras are proposed and shown on sheet PS-1.

B3. Territorial Reinforcements – Security Strengthening

***** ATTENTION *****

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

Response: Note is on sheet PS-2, as well as CPTED Narrative page 5.

DRC

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- 1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- 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.
- 3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners to help prevent vandalism.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 6.

Ref #26 – BSO – Anthony Russo – 5/9/25 2:36 PM
Cyle 1 – Status - Unresolved

Comment

C. Security Strengthening – Parking Lots / Parking Garages / Covered Parking

- 1.) Install Access Control vehicular gates at entrance into the parking garage / development to deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Response: Gate is proposed at single entrance to the site. A second gate is off-property for emergency access where the access is shared with the adjacent property to the west. Entrances are covered with camera surveillance.

- 2.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Response: Note is on sheet PS-2, as well as CPTED Narrative page 6.

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

Response: Note is on sheet PS-2, as well as CPTED Narrative page 6.

- 4.) Incorporate traffic calming devices (as ex: bollards, rumble strips, etc.) 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: Due to site size and circulations, traffic calming measures are not necessary.

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

Response: Note is on sheet PS-2, as well as CPTED Narrative page 6.

DRC

6.) Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 5.

7.) Vehicle parking lots & garages 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: Site will be properly striped and signage will be provided.

Ref #27 – BSO – Anthony Russo – 5/9/25 2:40 PM
Cyle 1 – Status - Unresolved

Comment

D. Maintenance & Management – Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a 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. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

Response: There is no main lobby/office/front desk proposed with this project. Each warehouse will be leased to an individual end-user. Exterior cameras are proposed and shown on sheet PS-1.

2.) Commercial, Industrial and Multi-Family Residential 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.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7

3.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

DRC

4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports. Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

Response: No elevators are proposed.

7.) Any exterior storage tanks utilized for HVAC, 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: None are proposed.

8.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 7.

Ref #28 – BSO – Anthony Russo – 5/9/25 2:43 PM
Cyle 1 – Status - Unresolved

Comment

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: None are proposed.

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2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Response: Note is on sheet PS-2, as well as CPTED Narrative page 8.

3.) 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: No outdoor furniture is proposed.

4.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public.

Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

Response: No outdoor furniture is proposed.

5.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

Response: None are proposed.

Note

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: Understood, responses are provided herein with references.

Important Please Read

The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano e-Plan.

Response: Both reflect each other. Please refer to the CPTED Narrative and CPTED Plans sheets PS-1 and PS-2.

**Ref #29 – Utilities – Nathaniel Watson – 5/12/25 5:43 PM
Cycle 1 – Status - Info Only**

Comment

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1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged.

Ref #30 – Utilities – Nathaniel Watson – 5/12/25 5:43 PM
Cyle 1 – Status - Condition

Comment

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 Bldg. E-plan submittal.

Response: Acknowledged. Surface Water Management permit will be applied for and provided to the City once the license has been issued.

Ref #31 – Utilities – Nathaniel Watson – 5/12/25 5:43 PM
Cyle 1 – Status - Info Only

Comment

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

Response: Acknowledged. See sheets C2.00, C2.01 and C2.02 for erosion control plans and details.

Ref #32 – Utilities – Nathaniel Watson – 5/12/25 5:43 PM
Cyle 1 – Status - Unresolved

Comment

4. Please note on the 021 LP-1 Landscape Plan, as per City Ordinance(s) 50.02(A) (4) and 100.35(G), street trees shall not be placed on top of or 5" of either side of any City-owned utility infrastructure. No street trees, shrubbery, or obstruction shall be placed within a 3" radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

Response: Please note on the 021 LP-1 Landscape Plan, as per City Ordinance(s) 50.02(A) (4) and 100.35(G), street trees shall not be placed on top of or 5" of either side of any City-owned utility infrastructure. No street trees, shrubbery, or obstruction shall be placed within a 3" radius of a City-owned sewer lateral cleanout or water &/or reuse meter.

Ref #33 – Utilities – Nathaniel Watson – 5/12/25 5:44 PM
Cyle 1 – Status - Unresolved

Comment

5. Please note on site plan 005 C1 that any existing water and/or sewer connection to the subject lot not utilized for the final development must be terminated at the main per City specification. Please correct.

Response: Acknowledged. A note stating the above has been added to sheet C4.00 – Utility Site Plan.

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Ref #34 – Utilities – Nathaniel Watson – 5/12/25 5:44 PM
Cyle 1 – Status - Unresolved

Comment

6. Please indicate on site plan 005 C1 the total site water consumption in gallons per day (GPD).

Response: Acknowledged. A note describing total site water consumption has been added to sheet C4.00 – Utility Site Plan.

Ref #35 – Utilities – Nathaniel Watson – 5/12/25 5:44 PM
Cyle 1 – Status - Unresolved

Comment

7. Please indicate on site plan 005 C1 the total site wastewater discharge in gallons per day (GPD).

Response: Acknowledged. A note describing total site wastewater discharge has been added to sheet C4.00 – Utility Site Plan.

Ref #36 – Utilities – Nathaniel Watson – 5/12/25 5:45 PM
Cyle 1 – Status - Unresolved

Comment

8. Please attach City Engineering Standard details as they apply: 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations. Additional details are contingent upon submittal.

Response: See sheets C4.02 and C4.03 for Utility Details, included the applicable details mentioned above.

Ref #37 – Utilities – Nathaniel Watson – 5/12/25 5:45 PM
Cyle 1 – Status - Info Only

Comment

9. City Engineering Standard details can be obtained from the following link: Standard Details | City of Pompano Beach

Response: Acknowledged.

Ref #38 – Utilities – Nathaniel Watson – 5/12/25 5:45 PM
Cyle 1 – Status - Unresolved

Comment

10. Site plan 005 C1 fails to show any off-site water or sewer connections for the proposed development. Please clarify whether services will be new or whether existing service connections will be utilized. Please correct.

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Response: The proposed building will receive water and sewer service through internal plumbing connection to the existing building. The existing building receives domestic water service from a meter on the north along NE 1st Avenue and discharges wastewater through a sanitary lateral to the south along NW 16th Street. A proposed 1" irrigation meter is being proposed as part of this project. See sheet C4.00 – Utility Plan.

Ref #39 – Utilities – Nathaniel Watson – 5/12/25 5:45 PM
Cyle 1 – Status - Unresolved

Comment

11. Irrigation Plan 024 LI-1 proposes a 1" water metered service outside of the recorded property line. Metered water services are to be located just behind the recorded property line. Please correct.

Response: See sheet C4.00 – Utility Plan. The proposed meter has been relocated to just behind the property line on the private side.

Ref #40 – Planning – Frank Manusky - 5/13/25 11:04 AM
Cyle 1 – Status - Unresolved

Comment

See the provided zoning comments.

Response: Acknowledged. Zoning comments have been addressed.

Ref #41 – Zoning – Saul Umana - 5/13/25 11:10 AM
Cyle 1 – Status - Unresolved

Comment

See document attached for zoning comments

Response: Acknowledged. Zoning comments have been addressed.

Ref #42 – Landscape Review – Mark Burnett - 5/13/25 11:35 AM
Cyle 1 – Status - Unresolved

Comment

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

Response: See Survey and arborist report provided as part of this submittal package.

Ref #43 – Landscape Review – Mark Burnett - 5/13/25 11:35 AM
Cyle 1 – Status - Unresolved

Comment

2. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen

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

Response: See arborist report provided as part of this submittal package.

**Ref #44 – Landscape Review – Mark Burnett - 5/13/25 11:35 AM
Cyle 1 – Status - Unresolved**

Comment

3. Provide methodology for tree values as some numbers appear low.

Response: Landscape calculation chart updated.

**Ref #45 – Landscape Review – Mark Burnett - 5/13/25 11:35 AM
Cyle 1 – Status - Unresolved**

Comment

4. Provide a graphic scale on all plans including the landscape plan.

Response: Graphic scale was and still is provided on sheets LP-1, LI-1 and TD-1.

**Ref #46 – Landscape Review – Mark Burnett - 5/13/25 11:36 AM
Cyle 1 – Status - Unresolved**

Comment

5. Provide canopy tree VUA requirements as per 155.5203.D along the south side and along both sides of drive aisle.

Response: Canopy trees added along south side and both sides of drive aisles.

**Ref #47 – Landscape Review – Mark Burnett - 5/13/25 11:36 AM
Cyle 1 – Status - Unresolved**

Comment

6. All trees are to be large canopy unless OHW's exist.

Response: All required proposed trees are canopy trees.

**Ref #48 – Landscape Review – Mark Burnett - 5/13/25 11:36 AM
Cyle 1 – Status - Unresolved**

Comment

7. Remove 'mulch clear zone' note, there should be no 2' overhang due to the reduced landscape buffer.

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Response: Plans updated to remove mulch zone.

Ref #49 – Landscape Review – Mark Burnett - 5/13/25 11:36 AM
Cyle 1 – Status - Unresolved

Comment

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

Response: All canopy trees are updated to reflect 14' height minimum and palms to be 18' OA.

Ref #50 – Landscape Review – Mark Burnett - 5/13/25 11:37 AM
Cyle 1 – Status - Unresolved

Comment

9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 11.5 of landscape areas between a vehicular use area and an abutting building.

Response: VUA landscape areas have been provided is landscaped islands along both proposed and existing buildings, palm trees, shrubs and ground covers are proposed to soften the existing and proposed building facades.

Ref #51 – Landscape Review – Mark Burnett - 5/13/25 11:37 AM
Cyle 1 – Status - Unresolved

Comment

10. 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: Palm trees are provided along the building facades. The planting islands also feature a row of shrubs and ground covers providing to a layered appeal.

Ref #52 – Landscape Review – Mark Burnett - 5/13/25 11:37 AM
Cyle 1 – Status - Unresolved

Comment

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11. Staff recommend providing an alternate palm in foundation plantings to the Royal and use palms as required in the conditions noted above.

Response: Foundation planting palms have been swapped from Royal palms to double alexander palm with a height of 18' OA as per ordinance.

**Ref #53 – Landscape Review – Mark Burnett - 5/13/25 11:39 AM
Cyle 1 – Status - Unresolved**

Comment

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

Response: See sheet C1.00 – Site Plan. Landscape islands are provided at both terminal ends of the proposed row of parking, which width is greater than 8 ft.

**Ref #54 – Landscape Review – Mark Burnett - 5/13/25 11:39 AM
Cyle 1 – Status - Unresolved**

Comment

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

Response: Landscape plans updated to remove trees in areas less than 120 sq. ft.

**Ref #55 – Landscape Review – Mark Burnett - 5/13/25 11:39 AM
Cyle 1 – Status - Unresolved**

Comment

14. Show sod to be St. Augustine and note sod on the plan.

Response: All SOD areas to be called out on the plans and updated on the plant list.

**Ref #56 – Landscape Review – Mark Burnett - 5/13/25 11:39 AM
Cyle 1 – Status - Unresolved**

Comment

15. Provide a cross section detail of the proposed building footers / slab on new building section, 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: The existing foundation is a Monolithic footings along with a 36X36 pad footing at the vertical columns as shown on the landscape plan. The proposed addition will be the same.

**Ref #57 – Landscape Review – Mark Burnett - 5/13/25 11:40 AM
Cyle 1 – Status - Unresolved**

DRC

Comment

16. 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: See sheet LP-1 – Landscape Plan. All light poles have been proposed 15 ft or further from all proposed and existing trees.

**Ref #58 – Landscape Review – Mark Burnett - 5/13/25 11:40 AM
Cyle 1 – Status - Unresolved**

Comment

17. Provide a pervious calculations plan sheet.

Response: Pervious area calculations updated on the plans.

**Ref #59 – Landscape Review – Mark Burnett - 5/13/25 11:40 AM
Cyle 1 – Status - Unresolved**

Comment

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

Response: No dumpster is proposed. Roll out cans will be utilized for trash pickup, which will be kept within each warehouse space.

**Ref #60 – Landscape Review – Mark Burnett - 5/13/25 11:40 AM
Cyle 1 – Status - Unresolved**

Comment

19. 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: Noted. Irrigation Plan provided that meets requirements as noted.

**Ref #61 – Landscape Review – Mark Burnett - 5/13/25 11:41 AM
Cyle 1 – Status - Unresolved**

Comment

20. Staff does not recommend the use of drip irrigation as a use of dependable long term method for providing the 100% coverage and 50% overlap and long term sustainability for the landscape.

Response: Noted. Drip irrigation only provided for plan material not, open sod areas.

**Ref #62 – Landscape Review – Mark Burnett - 5/13/25 11:41 AM
Cyle 1 – Status - Unresolved**

DRC

Comment

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

Response: Noted. Tree bubbler provided for all trees.

**Ref #63 – Landscape Review – Mark Burnett - 5/13/25 11:41 AM
Cyle 1 – Status - Unresolved**

Comment

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree and remove any reference to wire or nylon ties.

Response: Noted. Planting details are updated on LP-2.

**Ref #64 – Landscape Review – Mark Burnett - 5/13/25 11:41 AM
Cyle 1 – Status - Unresolved**

Comment

23. Please provide updated city planting detail that reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices and adjust note D. Tree Planting

Response: Planting details are updated on LP-2.

**Ref #65 – Landscape Review – Mark Burnett - 5/13/25 11:42 AM
Cyle 1 – Status - Unresolved**

Comment

24. Provide a mechanical equipment screening detail.

Response: Mechanical equipment for this project will all be wall-mounted. See architectural Plans.

**Ref #66 – Landscape Review – Mark Burnett - 5/13/25 11:42 AM
Cyle 1 – Status - Unresolved**

Comment

25. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.

Response: Noted. Landscape plans updated.

**Ref #67 – Landscape Review – Mark Burnett - 5/13/25 11:42 AM
Cyle 1 – Status - Unresolved**

Comment

26. Note existing tree numbers on the landscape plan for trees proposed to remain/

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Response: Note added on plans.

Ref #68 – Landscape Review – Mark Burnett - 5/13/25 11:42 AM
Cyle 1 – Status - Unresolved

Comment

27. 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: Note added on TD-1.

Ref #69 – Landscape Review – Mark Burnett - 5/13/25 11:42 AM
Cyle 1 – Status - Unresolved

Comment

28. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Response: Note added on TD-1.

Ref #70 – Landscape Review – Mark Burnett - 5/13/25 11:43 AM
Cyle 1 – Status - Unresolved

Comment

29. 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: Note added on TD-1.

Ref #71 – Landscape Review – Mark Burnett - 5/13/25 11:43 AM
Cyle 1 – Status - Unresolved

Comment

30. 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 added on TD-1.

Ref #72 – Landscape Review – Mark Burnett - 5/13/25 11:44 AM
Cyle 1 – Status - Unresolved

DRC

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Comment

31. 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 codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Note added on LP-1

Ref #73 – Landscape Review – Mark Burnett - 5/13/25 11:44 AM
Cyle 1 – Status - Unresolved

Comment

32. 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: Noted added on LP-1 and TD-1

Ref #74 – Landscape Review – Mark Burnett - 5/13/25 11:44 AM
Cyle 1 – Status - Unresolved

Comment

33.As per 155.5203.B.2.b; 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 and be replaced with planting soil prior to landscape installation.

Response: Note added on LP-1

Ref #75 – Landscape Review – Mark Burnett - 5/13/25 11:44 AM
Cyle 1 – Status - Unresolved

Comment

34. Provide soil specifications in percentage form, i.e. 70/30.

Response: Soil specifications provided on sheet LP-3 under planting specifications.

Ref #76 – Landscape Review – Mark Burnett - 5/13/25 11:45 AM
Cyle 1 – Status - Unresolved

Comment

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

Response: Note added on LP-1.

Ref #77 – Landscape Review – Mark Burnett - 5/13/25 11:45 AM
Cyle 1 – Status - Unresolved

DRC

Comment

36. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Changes included in the landscape plans involve updating the building foundation landscaping by swapping Royals for Alexander palms and incorporating layered planting. Landscape calculations have been elaborated to reflect impervious and pervious areas, with updates made per the VUA code, including buffer perimeter landscaping and overall required landscaping. Planting specifications have been adjusted to meet the City of Pompano Beach requirements, and the overall landscape plans have been revised based on comments. Trees have been shifted to avoid conflicts, and additional notes have been added regarding trees, tree protection, soil management specifications, and pre-construction meeting notes. Detail notes have also been updated. On the tree disposition plans, tree protection fencing has been added, along with notes on pruning, restrictions on development within the tree protection area, and penalties related to the pre-construction meeting. Overall, landscaping has been adjusted to comply with the city's standards.

**Ref #78 – Landscape Review – Mark Burnett - 5/13/25 11:45 AM
Cyle 1 – Status - Unresolved**

Comment

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

Response: Noted.

**Ref #79 - Zoning - Saul Umana - 5/13/25 3:59 PM
Cyle 1 – Status - Unresolved**

Comment

1. Provide a response letter to all disciplines upon submittal.

Response: Refer to this Comment Response letter as a narrative addressing comments from all disciplines.

**Ref #80 - Zoning - Saul Umana - 5/13/25 3:59 PM
Cyle 1 – Status - Unresolved**

Comment

A 5 ft dedication will be required. ROW to centerline should be 30 ft.

Response: See sheet C1.00 – Site Plan. A 5ft ROW dedication has been shown on the plans.

**Ref #81 - Zoning - Saul Umana - 5/13/25 4:00 PM
Cyle 1 – Status - Unresolved**

Comment

Provide zoning data table and site plan showing post-dedication line.

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Response: See sheet C1.00 – Site Plan. A Site Data Table has been provided including post-dedication area breakdowns.

Ref #82 - Zoning - Saul Umana - 5/13/25 4:01 PM
Cyle 1 – Status - Unresolved

Comment
On Site Plan Zoning Data:
Add the height proposed.

Response: See sheet C1.00 – Site Plan. Proposed height has been added to the Site Data Table.

Verify the pervious area (more than 20% appears proposed).

Response: See sheet C1.00 – Site Plan. 21.24% of the proposed site will consist of pervious (green) area.

Front yard setback is not applicable (interior and rear side yard only).

Response: See sheet C1.00 – Site Plan. Site Data Table has been revised to reflect interior and rear yards only.

Ref #83 - Zoning - Saul Umana - 5/13/25 4:01 PM
Cyle 1 – Status - Unresolved

Comment
As part of the variance request, it should be noted that the approval of the building at zero setback will also subsequently get rid of the requirement for the Type C Buffer. Please make sure to include this in the request for variance. Type C comment buffer below.

Response: Acknowledged. The removal of a Type C buffer requirement will be noted as part of the variance request once this is submitted.

Ref #84 - Zoning - Saul Umana - 5/13/25 4:01 PM
Cyle 1 – Status - Unresolved

Comment
An access easement on the property to the south is being proposed, that will require for the property owner to understand that that area will be used as a driveway. No outdoor storage can be present in this property.
Figure 155.5101.G.4.b: Cross-access between parking areas of adjoining developments

Response: Noted. Please be advised that the Access Easement Agreement has already been executed and granted in favor of the permittee (LT 20, LLC). The owner of the southern property is to clear the emergency access.

DRC

ii. Cross-accessways shall provide for two-way vehicular traffic between the vehicular use areas on the adjoining lots through the use of a single driveway or drive aisle that is at least 24 feet wide or through two one-way driveways or aisles that are each at least 14 feet wide.

Response: See sheet C1.00 – Site Plan. The existing driveway is to be widened to 24ft wide for two-way cross access.

iii. The Development Services Director may waive or modify the requirement for vehicular cross-access on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or vehicular safety factors.

Response: Acknowledged.

iv. Easements allowing cross-access to and from properties served by a vehicular cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development.

Response: Acknowledged. Access easement agreement with the southern property has been recorded with the Broward County Records Division.

Ref #85 - Zoning - Saul Umana - 5/13/25 4:02 PM
Cyle 1 – Status - Unresolved

Comment

The continuous curbing is being measured to 18' ideally it should be measured to 16 ft with 2 ft of overhang.

Response: See sheet C1.00 – Site Plan. The proposed parking stalls have been revised to consist of 16ft of depth with 2ft overhang.

Ref #86 - Zoning - Saul Umana - 5/13/25 4:02 PM
Cyle 1 – Status - Unresolved

Comment

Provide bicycle parking space – 4 spaces required.

Response: We would like to request for the bicycle parking requirement to be waived. This request will be part of the Variance application.

Ref #87 - Zoning - Saul Umana - 5/13/25 4:02 PM
Cyle 1 – Status - Unresolved

Comment

Type C Buffer - Between a proposed industrial use and land within a nonindustrial zoning district or as required per a use-specific standard in Article 4.

This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.

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Option 1 Option 2

At least 10 feet wide

+

An opaque masonry wall at least 8 feet high

+

1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence

+

1 canopy tree per 30 feet on the interior side of the wall or fence At least 25 feet wide

+

A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high

+

1 understory tree per 15 linear feet on the exterior side of the wall or fence

+

1 canopy tree per 30 linear feet on the interior side of the wall or fence

Response: The removal of a Type C buffer requirement will be noted as part of the variance request once this is submitted.

Ref #88 - Zoning - Saul Umana - 5/13/25 4:02 PM

Cyle 1 – Status - Unresolved

Comment

Provide mechanical equipment – will it be roof mounted or on the ground?

Response: For this property we feel it is best to wall mount the AC condensers as shown on the elevations. I'm sure you are aware, for the AC systems to run properly the condensers need to be within 25 feet of the air handler. This really limits possible locations. To keep the noise and service intrusions away from the residents to the north, we have stacked two condensers near bay partition walls, out of reach, on the front of the building and west side of the proposed addition. The bay on the east end of the building has it's condenser on the ground on the east side of the building. This will keep six of the seven off the ground and out of the landscape beds and increase loss prevention.

Ref #89 - Zoning - Saul Umana - 5/13/25 4:02 PM

Cyle 1 – Status - Unresolved

Comment

I do not see any commercial containers (dumpsters) on the site. Please provide a response on how trash will be handled on this lot.

Response: No dumpster is proposed. Roll out cans will be utilized for trash pickup, which will be kept within each warehouse space.

Ref #90 - Zoning - Saul Umana - 5/13/25 4:02 PM

Cyle 1 – Status - Unresolved

Comment

I. Wall Pack Lights

DRC

Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less.

Response: See sheet C5.01 – Photometric Details. The proposed light fixtures are pole-mounted and wall-mounted cantilevered fixtures, not wall packs.

Ref #91 - Zoning - Saul Umana - 5/13/25 4:03 PM
Cyle 1 – Status - Unresolved

Comment

13. Provide a response to the following Industrial Design Standards:

E. Facade 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:

1. 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.

2. 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.

3. 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.

F. Entrance

Response: To comply with IDS we have articulated the roof height in a 100' stretch in the center of the front of the building by raising the tie beam and elevating the roof two feet higher than the typical wall/ fascia height.

1. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:

- a. Canopy or portico;
- b. Roof overhang;
- c. Horizontal recess or projection;
- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building facade.

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Response: There is no main entrance to this warehouse building. Each of the entry doors will have a 48" x 24" tenant sign above or vinyl lettering on the glass door.

2. Facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.

G. Building Facade Materials

The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are not visible from an arterial or collector street or an adjacent residential use.

Response: Fortunately, this building is set far back from the road. Therefore the existing overhead doors are not an issue.

Ref #92 - Zoning - Saul Umana - 5/13/25 4:03 PM
Cyle 1 – Status - Unresolved

Comment

14. 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: See Sustainability Narrative provided as part of this submittal. The proposed development meets the 12 points minimum.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Dynamic Engineering Consultants, PC

Ángel Piñero, P.E.
Principal

DRC

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