



October 29, 2020

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ20-12000033
Keith & Associates, Inc. Project No. 11275.00

Dear City of Pompano Beach Reviewers:

Based on your Preliminary Application Review comments dated July 23, 2020 KEITH and the project team offer the following responses to your comments/questions:

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Daniel.keester@copbfl.com

- Land use for this parcel is Industrial (I) and Commercial (C).
- Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, replatting would not be required for the proposed non-residential development as the property is less than 10 acres in size and the plat was recorded prior to June 4, 1953.
- Broward County Trafficways Plan requires a minimum of 80 feet on Martin Luther King Jr Drive; the survey indicates that there is 50 feet to the center line of the road & thus no additional dedications are required.
- Applicant may proceed to DRC.

ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR

David.McGirr@copbfl.com

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

RESPONSE: Comment noted. Broward County EPD Surface Water Management Division permit will be provided.

2. 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

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio C
Port St. Lucie
FL 34952
954.788.3400



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meters, hydrants, service lines etc. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

RESPONSE: The location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines are shown on the proposed landscape plans. Due to Pompano Landscape standards an adequate separation from the trees was needed from the adjacent roadway. As a result, the sidewalk does not continue to the Northern property. In addition, there is not an existing sidewalk on the Northern property, it was more appropriated to satisfy the required amount of street trees in lieu of the sidewalk.

3. Submit a complete set of sign and sealed engineer drawings for any off-site water and sewer connections.

RESPONSE: Comment noted. Engineering Plans have been uploaded.

4. Clarify where the proposed 2" water service is being feed from?

RESPONSE Comment noted. 2" water service is connected to exist. 12" Water Main on the NW 24th Avenue. Water & Sewer plan (CU-101) has been uploaded.

5. Submit a complete set of sign and sealed engineer drawings for any on and off-site PGD plans

RESPONSE: Comment noted. Engineering Plans have been uploaded.

6. Clarify if any sidewalk is being installed in the city Right-of-way and the type of curbing with details.

RESPONSE: Comment noted. 7' Concrete sidewalk is being proposed on the SW corner of the property. PGD details (CP-501 to CU-503) have been uploaded.

7. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

RESPONSE Comment noted. Erosion Control Plan (CG-101) has been uploaded.

8. Any proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

RESPONSE: Comment noted. Coordination with City of Pompano Beach Utilities Division will be done.

9. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: Comment noted. Water & Sewer details (CU-501 to CU-507) and PGD details (CP-501 to CU-503) have been uploaded.

10. Broward County EPD wastewater collection system license. For proposed wastewater collection system.

RESPONSE: Comment noted. Broward County EPD wastewater collection system license will be provided.

11. Note on Engineering plan that any existing water and/or sewer connection to the subject lots not utilized are to be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Add note below. How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

RESPONSE: Comment noted. Broward County EPD Surface Water Management Division permit will be provided.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

Jim.galloway@copbfl.com

Provide a detailed description of the operations within each of the proposed buildings and existing building. Narrative states storage of tanks:

What do they store? hazardous? quantity? Description of operations:

- Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30 ft inside and 50 ft outside. Provide both arcs and center point that arcs are measured from.
- Dead end access roads in excess of 150 ft require approved provisions for turnaround. (NFPA 1 2015ed Chapter 18)

1. Dead end access is not recommended by PBFR: Dept policy is not to back the fire/rescue apparatus onto traffic roadways. Most accidents and damage to fire/rescue apparatus occur during backing. also creates a response delay to hospitals if required.

RESPONSE: The site has been redesigned to allow for full circulation of a Fire/Rescue Apparatus. A 100 feet diameter circle has been included on the Southern end of the site. No backing into the ROW will be necessary. Fire access plan included in submittal.

2. If backing of apparatus is allowed access roadway must be straight. plans call for a dogleg turn in to property.

RESPONSE Site plan has been modified to include a 100 feet diameter radius on

the Southern end providing for full vehicle movement on site.

3. 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 2015ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)

RESPONSE Proposed Building will include approved automatic sprinkler systems.

4. Each FDC and backflow will be required to have proper signs stating which buildings that they supply. FDC states MINIMUM pumper pressure required.

RESPONSE: Comment noted. Please see revised Water & Sewer plan (CU-101).

5. Provide Fire Flow Data: 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 2015ed chapter 18) 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"

RESPONSE: Comment noted. Fire hydrant flow test results will be provided.

6. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).

RESPONSE: Comment noted. Fire hydrant flow test results will be provided.

7. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2015 Ch. 18 Sec. 18.5.7) provide attached detail page 3.

RESPONSE: Clear access is provided refer to Landscape plans.

8. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structure shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or a permit.

system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

RESPONSE: A indoor radio propagation signal model will be provided for the new 10,000 square feet building and installed prior to CO if required.

9. Integrated Fire Protection / Life Safety System

- a. NFPA 3 Recommended Practice for Commissioning of Fire Protection and Life Safety Systems
- b. This recommended practice provides recommended procedures, methods, and documentation for commissioning of active and passive fire protection and life safety systems and their interconnections with other building systems.
- c. NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing
- d. The standard shall provide the minimum requirements for testing of integrated fire protection and life safety systems where such testing is required by the design documents, commissioning plan, governing laws, codes, regulations, or standards.
- e. Florida Fire Prevention Code 6th Edition NFPA 1 (2015 Edition) has adopted the following Standards: NFPA 3 Recommended Practice for Commissioning of Fire Protection and Life Safety Systems. NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format.

RESPONSE: An integrated fire protection and life safety system will be commissioned and approved prior to CO.

ZONING DEPARTMENT COMMENTS: MATT EDGE

Matthew.edge@copbfl.com

1. An approval of a Special Exception application is required in order to operate the waste to energy business at this location.

RESPONSE: A special exception application has been submitted for a waste-related services uses as per the city zoning interpretation.

2. 155.4229.D.2: Access to the property shall be via a paved public right-of-way with a minimum width of 60 feet; The right-of-way that provides access to this site is not a minimum of 60' in width. A Right-of-Way dedication is required.

RESPONSE: The ROW is 60 feet up to the existing building on NW 24th Ave. The property previously dedicated ROW (ORB 21357 PG 833) and the current site plan continues the dedication up to the existing building which includes the area of the proposed use, making the ROW 60 where the special exception is proposed..

3. 155.5101.H.3.a.i: Required bike paths shall be at least seven feet wide and surfaced with a durable and dustless material. The path provided is only 5' in width. This must be revised to provide a minimum of 7' of bike path between the road and the bike rack.

RESPONSE: An onsite bike path of 7 feet has been provided connecting to the ROW

sidewalk to the new warehouse entrance and the bike rack.

4. 155.5102.C.4.a: each required off-street parking area and space, and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Revise the parking area to show double striping. Provide a detail to show compliance.

RESPONSE: A detail indicating double striping has been added to site plan, please see sheet SP-101 and SP-501 illustrating this detail

5. 155.5102.C.9.a: Each off-street parking space shall include a continuous curb. The parking spaces are shown with wheel stops, which are not allowed. Revise to show a continuous curb around all parking spaces.

RESPONSE: Wheel stops have been removed and a continuous curb has been added.

6. 155.5102.L.1: All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area. Provide a bike rack capable of accommodating 4 bicycles.

RESPONSE: A bike rack has been added located close to the entrance of the main warehouse entrance with a 7-foot connection to the ROW sidewalk.

7. 155.5102.L.2: Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. Provide the bike rack at the entrance.

RESPONSE: A bike rack has been added located close to the entrance of the warehouse by a 7 feet connection to the ROW sidewalk.

8. 155.5101.G.8.A: Gated Driveways must have 3 stacking spaces. It appears that only one stacking space has been provided.

RESPONSE: Front gate has been relocated to the interior of the site to provide security for the waste-services facility. Three stacking spaces have been added which do not conflict with access.

9. 155.5101.G.8.A.ii: Required stacking spaces are subject to the following design and layout standards: Stacking spaces shall be a minimum of nine feet wide and 18 feet long. Stacking spaces shall not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces. Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary for traffic movement and safety by the Development Services Director. Revise the plan to accommodate the required stacking

spaces OR relocate the gate.

RESPONSE: Stacking has been provided that does not interfere with driveway access and is marked accordingly. The stacking will be minimally utilized since there are no visitors and few deliveries.

10. 155.5102.M.2: Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the development warrant such increase or reduction and the general standard is met. Each loading berth shall have at least 14 feet of overhead clearance. Provide loading berths that meet the dimensional standards required by code.

RESPONSE: The warehouse loading spaces are designed for box type trucks of 40 feet or less based on the anticipated tenants a warehouse of this size will cater. A request from the loading size reduction is requested from the Development Services Director

11. Revise the parking table. All calculations are to be rounded UP. Existing building = 5 spaces; Proposed waste building = 4 spaces; Proposed warehouse building = 7. The square footage given under prop building #2 equals 13,200, but the plan only shows 9,350. While the parking is the same for that building, the numbers need to be revised.

RESPONSE: Parking requirements have been adjusted based on revised building square footage and have been properly rounded UP to the amount of total parking.

12. 155.5203.B.2.g.i.(C): Trees shall be planted at least 15 feet from any light fixture mounted on a pole. Show the location of the light fixture on the landscape plan and provide a 15' radius around the fixture (not the pole if the fixture is offset). Ensure that no tree is proposed within this radius.

RESPONSE: Lighting poles and Tree locations are positioned in a way that they are not within a 15-foot radius from each other see sheet LP-101

13. 155.5203.D.5: A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. No landscaped area is required along those parts of an abutting building facade containing building entrances, driveways into garages or carports, or loading docks. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. The landscaped area shall include landscaping meeting the foundation planting standards in Section 155.5203.E.3. Provide elevations so that we can ensure this code section has been met.

RESPONSE: Landscape area is provided between the VUA and abutting Building, the width of the landscape islands allowing for a 15' tree, adequate considering the height of the building. Refer to Architectural Elevations

14. Provide a detail of the dumpster enclosure to ensure compliance with 155.5301.C.1.a.

RESPONSE: See Architectural sheets for dumpster enclosure detail

15. Provide a detail of the wall to ensure it complies with the regulations of 155.5302.

RESPONSE See Architectural sheets for wall detail

16. 155.5203.F.3: A type-C buffer is required between a proposed industrial use and land within a non-industrial zoning district. Extend the buffer along the east side.

RESPONSE Buffer has been extended to encumber all adjacent properties that require Type-C buffer

17. Provide a roof plan that shows all roof-mounted equipment and how the equipment will be screened. If the equipment will be ground-mounted, provide screening and show the screening on the site plan (if a fence/wall) and landscape plan (if a fence/wall/hedge).

RESPONSE No roof mounted equipment is proposed. All mechanical equipment will be located on the ground and screened with Vegetation, See sheet LP-101

18. 155.5301.B: All off-street loading areas and services areas (e.g., refuse or recyclables collection area, equipment cleaning area) shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties. Screening walls and fences shall incorporate at least one of the primary materials or colors of the primary structure on the lot. Screening hedges shall be of a type and quality as that used for site landscaping. Provide screening.

RESPONSE The building has been designed to provide a street façade that blocks the view of the interior operations. The landscape plan provides abundant landscaping to further screen the street view. An 8 feet wall has been incorporated to provide a type C buffer providing adequate screening.

19. 155.5302.F.3: All fences and walls exceeding four feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in a and b below, to soften the visual impact of the fence. Provide landscaping for the proposed wall.

RESPONSE: The proposed landscape plan provides a lush screening of the wall in accordance with type C buffer.

20. Provide a photometric plan and indicate where the lights will be located. Note that wall

pack lights cannot be used for general site lighting and lights may not be located within 15' of a tree or in a required tree planting area. Provide cut sheets for all fixtures and provide details for the poles.

RESPONSE: A photometric plan has been included with the DRC submittal. See sheet L0

21. 155.5603.D.2: A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views. Revise the layout to provide this.

RESPONSE: The building has been designed so that all loading doors are oriented inward and not visible from the street. The building has an "L" shape to further setback the loading doors from view and is further buffered by an 8 foot wall and landscaping buffer.

22. 155.5603.E: 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. 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. 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. Provide more detailed elevations.

RESPONSE: The building has been designed to provide an articulated facade with recesses and changes in color and materiality, segmenting the overall length of the building in increments.

23. 155.5603.G: 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. Revise the proposal to use a material on the street-visible facades that is not prohibited.

RESPONSE: The building facade is a finished siding product; no use of vinyl siding, aluminum siding, corrugated metal siding, any other metal siding will be visible from an arterial or collector street or an adjacent residential use.

24. 155.5802.a: 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. Provide a narrative that states which options from table 155.5802 this project will be including.

RESPONSE A Sustainable Point Narrative has been provided and meet the requirements of 12 points

25. Because this property is a multi-tenant property on an arterial road, a master sign program (MSP) must be established prior to any sign approval via building permit. In order to establish the MSP, an application must be submitted, and plans submitted that show the proposed location and a narrative that regulates the color, font, style, etc. of all of the signs on the property. This must be approved by the AAC.

RESPONSE: This Property is not intended for multi-tenant use, all signage will be submitted through MSP application and approved by AAC.

LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM

Wade.Collum@copbfl.com

1. There appears to be 1 tree on the north property line. If so please note and provide location and appraisal in lieu of ,...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. 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 that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

RESPONSE: The above information is provided on sheet LD-101. Two trees are proposed to be removed, (1) Brazilian pepper and (1) papaya.

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

RESPONSE: A data table has been provided on sheet LP-101 depicting how the site is meeting the landscape code requirements.

3. Provide an elevations sheet of all buildings as the height of required trees and palms are contingent on the height of the building.

RESPONSE: Elevation has been provided. Please refer to Architectural Elevations displaying accurate Building heights. Heights of the trees have been revised to meet the code requirements relative to the height of the building.

4. 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: The plant specifications have been revised to meet the height requirements. This code requirement has been added to the data table on sheet LP-101.

5. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Middle island south side is 6+' wide.

RESPONSE: Site has been redesigned to provide 120 SF and allows a min. of 8' inside dimension for all landscape islands. Refer to SP-101 for dimensioned site plan.

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met on all buildings. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Populate loading bay islands with trees.

RESPONSE: A minimum of 8' of landscape areas has been provided between vehicle use area and abutting building, Loading Zones islands are showing Sabal Palms to allow for loading and unloading. A landscape data table has been provided on sheet LP-101. A superior landscape design is proposed to offset the short-fall in available landscape area abutting the building.

7. 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 pole locations have been coordinated to not conflict with any proposed landscape and VUA areas. Refer to sheet LP-101 for light pole locations and clearance for trees.

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

RESPONSE: A continuous curb is provided around all VUA areas to prohibit vehicular encroachment into required landscaping.

9. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

RESPONSE: A data table has been provided on sheet LP-101 depicting how the site is meeting the landscape code requirements.

10. Provide required Type C Perimeter Buffers on all sides as per 155.5203.F.3. and provide a cross section detail.

RESPONSE: A cross section detail have been provided on sheet LP-501.

11. Provide a soil and groundwater report for the site.

RESPONSE: Soil and groundwater report will be provided before building permits are issued.

12. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

RESPONSE All trees are required to be field grown. A note has been provided on sheet LP-101.

13. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan prepared, signed, and sealed by a Florida Registered Landscape Architect.

RESPONSE: Irrigation plan has been provided. Refer to sheet LI-101 and LI-501.

14. 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: Bubblers are required for all new tree and palm installations. Please refer to sheet LI-101.

15. 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: The note has been added to sheet LP-101.

16. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

RESPONSE The note has been added to sheet LP-101.

17. 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 The note has been added to sheet LP-101.

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

RESPONSE The note has been added to sheet LP-101.

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

RESPONSE Comment response sheet has been provided.

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

RESPONSE Comment acknowledged.

SOLID WASTE AND RECYCLING DEPARTMENT COMMENTS: BETH DUBOW

BETH.DEBOW@copbfl.com

1. The placement and orientation of the dumpster does not provide enough space to allow adequate maneuverability for a front-loading garbage truck to access the dumpster. Additionally, there is not enough room to allow the truck to safely turn around to exit the site. Specifications and turning radii standards have been uploaded for reference.

RESPONSE: The dumpster has been relocated to minimize maneuvering and provides adequate circulation on site.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental properties are considered as commercial for garbage and/or recycling collection purposes.

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

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

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.