

COMMENT RESPONSE LETTER

PERMIT #	PZ24-12000025
ADDRESS	1220 SW 12th Ave
DATE	
CYCLE	

FIRE DEPARTMENT

() 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: Flow testing has been requested from the department. Results will be provided once completed.**

() Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. " **RESPONSE: Civil plans have been included in this set. No new connections are being proposed under the scope of this project. Once the water atlas has been provided by the City the Civil Engineer of Record will incorporate the water mains onto the Civil Plans.**

() 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. 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: Acknowledged, form will be provided.**

ENGINEERING DEPARTMENT

The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:" **RESPONSE: Acknowledged**

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, records request will be made and permit revised or exemption will be provided.**

Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices." **RESPONSE: See enclosed.**

Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption if there is going to be any street roadway improvements or construction on S. Andrews." **RESPONSE: Acknowledged, this is in process and will be provided as soon as it becomes available.**

Clarify if there is going to be any utility work. " **RESPONSE: No utility work is proposed at this time.**

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, enclosed.**

BSO

Development Review Committee Date Reviewed: 12-06-2024 Subject: CPTED and Security Strengthening Report: PZ#: PZ24-12000025 Name: FLACK'S WAREHOUSE / 1220 HOLDINGS LLC Address / Folio: 1220 S Andrews Av., Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach Reviewer: BSO Deputy P. Noble 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 *** ATTENTION *** Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. ***CONFIDENTIALITY STATEMENT*** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped "CONFIDENTIAL" to ensure restricted access. Initials **BB**

B. *** CPTED / SECURITY CONSULTANT *** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials **BB**

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

D. ***PLEASE NOTE*** When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials **BB**

E. *** PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials **BB**

F. ***SECURITY PERSONNEL*** If this project includes a dedicated on-site security guard(s), then please indicate their hours of operation & incorporate this information into your CPTED Narrative & Drawing Diagram. Initials **BB**

G. *** LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR **NO X** Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. Initials **BB**

H. ***BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM*** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. Initials **BB**

OWNER/ OWNER'S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE

SIGN FULL NAME: _____ PRINT FULL NAME: _____

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM.

*** 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. 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. 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. 2.) The placement of a window within a door must not facilitate the easy reach of the door's locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design. 3.) 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. 4.) 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. 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. 1.) 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. 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. 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. 3.) 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. 4.) 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. B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 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. 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. C. Territorial Reinforcements – Security Strengthening *** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMANENT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS. C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking 1.) 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, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc. D. Maintenance & Management – Security Strengthening 1.) 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. 2.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button. 3.) Security / Convex mirrors must be incorporated into areas with limited visibility that are not covered by security surveillance cameras & considered to be potential points of concealment, ambush &/or extreme safety concern. Purpose: To provide the legitimate user with increased visibility in areas such as, but not limited to lengthy intersecting hallways, alleys, parking garages, vehicle entry / exit points to the public right of way, blind corners, elevators, retail shopping isles, etc. 4.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms. 5.) 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. E. Activity Support – Security Strengthening 1.) 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. 2.) Public, Resident, Tenant, 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. ***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. Additionally,

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

RESPONSE: Acknowledged, please find updated CPTED Plan.

ZONING

"Comment Change "Proposed Building Height" to 'Building height" in the Site Data table. (Sheet LP-2).

" RESPONSE: Revised plans enclosed

"Comment A variance will be needed for the extending of the nonconforming interior side setback of 0.64'. Pending variance submittal and approval." **RESPONSE: Acknowledged**

"Comment Warehouse parking should be 1 per 750 sq ft for the first 3,000 sq ft of floor area, then 1 per 2,500 sq ft for additional floor area. Update the parking data to reflect this." **RESPONSE: Acknowledged, see revised tables provided.**

"Comment Provide dumpster enclosure detail sheet. (E.g., Dimensions, Setback, Refute Circulation plan). " **RESPONSE: Acknowledged, see enclosure detail sheet.**

"Comment Provide dimension between the covered asphalt and the landscape to the north. " **RESPONSE: Dimensions added to site plan.**

"Comment Landscaping is insufficient on the north and the west of the proposed addition." **RESPONSE: Please see the revised Landscape Plan.**

"Comment 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 entrances, driveways into garages or carport, or loading docks. (Sec. 155.5203.C)." **RESPONSE: Please see the revised Landscape Plan.**

"Comment The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building façade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet of height, up to a maximum of 24' of landscaped area." **RESPONSE: Please see the revised Landscape Plan.**

"Comment In all zoning districts, fences using barbed, razor, or concertina wire and aboveground electrified fences shall be prohibited unless allowed through an approved security plan (See Section 155.5302.D.1.b.iv, Security Plan Fences and Walls.)" **RESPONSE: None of these have been provided.**

"Comment Gated driveways require a minimum number of 3 stacking spaces measured from gate except for gates that remain completely open during business hours." **RESPONSE: Please see the revised Site Plan.**

"Comment Fences or walls located within 15 feet of a street right-of-way shall: o Be located outside the right-of-way; o Be of a uniform style; and o Not be constructed of chain link or similar material." **RESPONSE: Please see the revised Site Plan and site wall details.**

"Comment Per Section 155.5301.B.2., Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. 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." **RESPONSE: Please see the revised landscape plans.**

"Comment Per Section 155.5301.C.1.b, Notwithstanding the provisions elsewhere in this section, any lawfully existing multifamily and nonresidential development shall screen any commercial container on three sides with a solid view-screening fence that is at least six feet high and on the fourth side with a solid view-screening gate. Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights-of-way. Additionally, the following shall apply: i. Commercial containers that are visible from a public right-of-way or more restrictive zoning district, or sub-area shall provide a continuous hedge at least two feet high around the commercial container enclosure. ii. Unless legally located in a front or street side yard, no commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section. " **RESPONSE: Please see the detail the dumpster will be the only container onsite.**

"Comment Add a dash line/hatch to demonstrate that parking is covered." **RESPONSE: Please see the revised site plan.**

"Comment Staff strongly encourages that the entrance driveway from SW 12th Avenue be modified to comply with the minimum width requirement of 23 feet. This could be achieved by relocating the landscape island further down to accommodate the necessary changes. Additionally, extending the landscape island would help ensure compliance with Section 155.5203.D.4., as there is sufficient space to implement these adjustments." **RESPONSE: Please see the revised site plan.**

"Comment Provide a Photometrics plan that complies with Section 155.5401.E." **RESPONSE: Please see the enclosed photometric plan.**

"Comment Provide a narrative explaining how the proposed project complies with the Industrial Design Standards outlined in Section 155.5603. Any required changes must be reflected in the plans."

RESPONSE: Please see the enclosed narrative.

"Comment Provide a narrative explaining how the project complies with the Sustainable Standards outlined in Section 155.5802. Any required changes must be reflected in the plans." **RESPONSE:** Please see the enclosed narrative.

"Comment No more than two bays of off-street parking may be located between the front building facade and the street it faces. This may be doubled for buildings of two or more stories. (Info Only)."

RESPONSE: This is not possible for this project.

LANDSCAPE REVIEW

1. Staff strongly recommends that all overhead utilities will be buried for this project as per 155.5509.

RESPONSE: Owners will be placing lines underground from the north power pole to the building only. O.H.W. along north property line will remain.

2. If overhead wires are placed underground, change all proposed understory trees to large canopy trees.

RESPONSE: The O.H.W.'s located along the north property line will remain. LP-1 has newly proposed understory trees, replacing the missing 7 as per the previously approved recorded landscape plan (LP by others, dated Rev June 18, 2000 – refer to LP-3 for reference visual)

3. 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 size , and DBH for caliper for all non-specimen 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: Tree Appraisal has been prepared by Certified Arborist Rahim Vedaee (refer to sheet TDP-2 for reference) The attached report is included in this submittal. (4) Specimen trees have been identified per the Arborists. Refer to TDP-1 for Exiting tree disposition plan and chart for the above mentioned requirements.

4. Submit a copy of the approved landscape plan of record for reference. Plan submitted shall minimally meet the requirements of this plan and incorporate all new required landscaping based on changes to the site.

RESPONSE: A copy of the approved landscape plan of record on file at the city is attached with this submittal. Also, I have added a sheet LP-3 for visual reference & coordination. Some trees depicted on this plan are missing on the current site property. I am proposing new trees to be replanted where , to be in compliance with code and previous approvals.

5. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

RESPONSE: Site plan has been adjusted to provide the 10' perimeter landscape strip (w/o curbing or vehicular overhang). Dimensions added where applicable.

6. Show requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 11' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

RESPONSE: Refer to the VUA color graphic on sheet LP-1 for Landscape Area breakdowns. Site Plan has been modified to provide the required additional VUA green space adjacent to the building. Dimensions depicted on plan. Front & sides of the new 2-story building would require 11' width of green foundation area where applicable. Refer to LP-1 for dimensions.

7. 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: The existing rear one-story bldg @ 16' HT would require 9' wide of green foundation area. This plan is proposing 5'-6" with double palms & additional tiered plantings. Refer to LP-1 for proposed plants.

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

RESPONSE: Refer to LP-1 for proposed trees, palms, accents and tiered shrub plantings along front and rear facades where applicable.

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

RESPONSE: ...? Light Poles are being proposed by required photometric plan and have been added to Site Plan. LP-1 depicts these proposed locations with the required offsets. Note- Field verification of the existing large shade tree canopies may be needed prior to final pole locations.

10. 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: Site Plan modified to provide the 8' min wide islands where applicable. Note: staff is allowing the HC space & access isle adjacent the front entry. Trees , sod & irrigation provided. Refer to LP-1.

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

RESPONSE: Site Plan has been modified to provide continuous curbing around all VUA areas.

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

RESPONSE: Interior landscape requirements provided on plan and noted in tabular data chart.

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

RESPONSE: (3) Street trees are provided on both SW 12th Ave (o.h.w. are present) & SW 10th Ave. Note: per last approved Landscape Plan (1) SW 10th Ave street tree provided for on site.

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

RESPONSE: Refer to sheet xx-x per the architects plans (TBBG)

15. Separate the existing trees from the new proposed trees and provide a different symbol with the tree number on the landscape plan to match the Tree Disposition.

RESPONSE: Existing & proposed trees identified with different symbols and denoted with different tags. Also, tree number added to LP-1 ex. trees and all #'s match the tree survey and TDP-1 sheet.

16. Show overhead and underground utilities on landscape plan.

RESPONSE: All known overhead, at grade and underground utilities depicted on LP-1

17. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C. Also clarify the dead space adjacent to the dumpster location and provide a parking lot end island.

RESPONSE: Site Plan modified to depict dumpster enclosure with a parking island. Refer to Arch plans for detail. Hedges provide around enclosure where applicable

18. Correct planting detail to reflect the planting hole be 2-3 times the size of the root ball to more closely mirror industry best management practices.

RESPONSE: Planting details revised / noted to reflect 2-3 times the size of root ball.

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

RESPONSE: Note added to sheet LP-2 details and note section stating containerized trees shall have root balls shaved at the periphery to remove all circling roots.

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

RESPONSE: Irrigation Plans provide this submittal per the requirements listed above.

21. Remove all gallon size specifications from plant material. Also please note that plant spacing shall supersede plant quantity to fill the bed.

RESPONSE: Reference to gallon sizes have been removed from proposed plant specifications on Plans Schedule sheet LP-1

22. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark

inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

RESPONSE: Above referenced note has been added to sheet LP-2

23. 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: Above referenced note has been added to sheet LP-1 & LP-2

24. 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: Above referenced note has been added to sheet LP-1

25. 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: Above referenced note has been added to sheet LP-1

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

RESPONSE: Acknowledge. Above note added to LP-1

27. Note on the site and landscape plans that no outdoor storage is proposed.

RESPONSE: "No outdoor storage is proposed" note added to LP-1 and Site Plan

28. All trees proposed shall be large canopy trees. Correct plant list.

RESPONSE: Understory trees must be used as permitted under o.h.w. (West & North perimeters) and as previously approved on record plan from year 2000. Also, as discussed with staff along the east buffer underneath / in between the existing large mature canopy trees to satisfy code.

29. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all root pruning proposed if any.

RESPONSE: Acknowledge, Root pruning specifications and directives shall be submitted by a registered consulting Arborist and be a part of the construction documents if determined to be necessary during permitting and prior to construction procedures.

30. Provide heights for all existing palms on the Tree Disposition plan.

RESPONSE: Palm heights have been provided on TDP-1 disposition chart.

31. Correct Data Table on sheet L-2 regarding 3:1 palms as they cannot substitute canopy trees per 155.5203.

RESPONSE: Data Table on sheet LP-2 corrected to remove the 3:1 palm substitution reference for canopy trees.

32. Correct soil requirements to be 70% coarse sand, 30% Florida Peet. Provide note stating contractor to provide a soil certificate and analysis.

RESPONSE: Soil requirements note revised and note added for contractor to provide a soil certificate and analysis

33. Add sod species and approximate sq ft to the plant list.

RESPONSE: Sod species added to Plant Schedule with approximate sq. ft. area quantities.

34. Provide a detailed comments response for staff review.

RESPONSE: Above landscape comments have been addressed with detailed written responses.

35. Additional comments may be rendered upon re-submittal.

RESPONSE: Understood.

PLANNING

"Comment Land use for this parcel is Industrial(I). The proposed uses listed on the application state that this will be for contractor's office (5,045 sf warehouse / 2,836 sf office). The proposed uses are listed as permitted principal uses in this land use." RESPONSE: Acknowledged.

"Comment The property does not appear platted based on the legal description provided by the property appraiser. Please obtain a platting determination letter from the Broward County Planning Council stating that platting is not necessary for the proposed development, or obtain Plat approval from the City and Broward County." **RESPONSE: Acknowledged, please see attached platting determination letter.**

"Comment The property abuts SW 12 Ave (AKA S Andrews Ave) and SW 10th Ave. According to the Survey, there is 50 feet to the Center Line of SW 12 Ave and 30 feet to the Center Line of SW 10th Ave. According to the Broward County Trafficways Plan, 106 feet is required for S Andrews so an additional 3 feet will be required to be dedicated. 60 feet is a sufficient ROW width for SW 10 Ave according to Chapter 100, Code of Ordinances." **RESPONSE: Please see ROW dedication indicated on the revised stie plan.**

"Comment The City will have sufficient water and wastewater treatment capacity to accommodate this proposal."

"Comment Applicant may submit to DRC for a formal review."