



February 26, 2025

Ms. Pamela Stanton, PLA, Planner II
Development Services
Planning and Zoning
City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33470

RE: 2nd Resubmittal of Pompano Pickle
PZ24-12000019
Response to Development Review Committee (DRC) Comments – February 5, 2025 DRC

Dear Ms. Stanton,

Below are the comments that were provided to us February 5, 2024 regarding Pompano Pickle (PZ24-000019). Please find a response to each of the comments with the response in **BOLD**.

Building Division

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

RESPONSE: Understood.

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

RESPONSE: Understood.

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

RESPONSE: Understood.

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

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

RESPONSE: Understood.

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

RESPONSE: Understood.

7. 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 plan shall have at least one exterior emergency escape and rescue opening in accordance with this section.

RESPONSE: Understood.

8. 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 the accepted agency for rated walls and penetration details.

RESPONSE: Understood.

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

RESPONSE: Understood.

10. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

RESPONSE: Understood.

11. 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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RESPONSE: Understood..

12. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

RESPONSE: Understood.

13. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

RESPONSE: Understood.

14. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

RESPONSE: Understood.

15. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

RESPONSE: Understood.

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

RESPONSE: Understood.

17. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

RESPONSE: Understood.

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

RESPONSE: Understood.

19. 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.

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RESPONSE: Noted.

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

RESPONSE: Understood.

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

RESPONSE: Understood.

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

RESPONSE: Understood.

Engineering Division

1. On plan sheet 009 C-704 IR, a private irrigation line appears to be crossing the city right-of-way. Please remove the irrigation line from the right-of-way and set a separate meter to feed the lot to the west. We do not allow private irrigation lines to cross our roadways.

RESPONSE: THIS WILL BE RELOCATED AS SHOWN ON THE REVISED LANDSCAPE PLANS.

2. Please note on the civil plan sheet 004 C-501 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) • If the existing main is clay pipe, you must 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).

This note needs to be on the plan sheet.

RESPONSE: ALL EXISTING ON SITE CONNECTIONS FOR FIRE SERVICE, POTABLE WATER SERVICE, AND SANITARY SEWER SERVICE WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT. ASIDE FROM SEWER LATERALS TO THE NORTH, BOHLER IS NOT AWARE OF ANY OTHER EXISTING ON-SITE CONNECTIONS THAT WILL BE ABANDONED, BUT TO ALLEVIATE THIS COMMENT, A NOTE HAS BEEN ADDED TO THE TOP OF SHEET C-501 STATING THE ABOVE.

3. On plan sheet 003 C-401, you are proposing to pave the entire right-of-way on NE 3 St. and NE 4 St. without providing any drainage. Per CO 100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY. (A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer, the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of stormwater removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive stormwater run-off from the public roadway and paved driveways. (B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below the crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Our stormwater level of service (LOS) requires ponding not encroaching onto any roadway centerlines during the 10- year, 1-day storm event, or encroaching onto any roadway edge of pavement during the 5- year, 1-day storm event. Considering that the existing pervious grass swales are being replaced with on-street parking, please demonstrate that this proposed design will comply with our LOS requirements and not overwhelm the existing stormwater system, otherwise new drainage improvements will need to be considered.

RESPONSE: BASED ON OUR CONVERSATION WITH DAVID MCGIRR AT THE CITY OF POMPANO BEACH, PROPOSED CURB INLETS HAVE BEEN ADDED TO THE NORTH AND SOUTH PARALLEL PARKING AREAS TO ALLEVIATE EXISTING AND PROPOSED STAGING. PLEASE SEE THE REVISED SHEET C-401.

4. On plan sheet 004 C-501, With the proposed on-street parking, please note on the PGD plan that the existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public works director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.

This note needs to be included in the plans:

The existing roadway within the project limits and possibly beyond will be inspected by the City Engineer, Public works director, or a designated representative for damage due to construction before the final acceptance. A partial or complete milling and overlay of the roadways may be required.

RESPONSE: PLEASE SEE THE REVISED SHEET C-401 THAT DISPLAYS THE NOTE

MENTIONED ABOVE.

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Utilities Division

1. 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: UPON SUBMISSION AND APPROVAL TO BROWARD COUNTY, THE APPROVED PERMIT WILL BE SUBMITTED TO THE CITY.

2. Please submit a sedimentation and erosion control plan.

RESPONSE: PLEASE SEE THE ATTACHED SEDIMENTATION AND EROSION CONTROL PLAN TITLED "SOIL EROSION AND SEDIMENT CONTROL PLAN" (SHEET C-601).

3. Civil Plan 004 C-501WS Utility proposes dedicated fire and domestic eater service connections but fails to state the size of each connection. Please correct.

RESPONSE: THE PROPOSED FIRE LINE HAS BEEN CALLED OUT TO BE 4". THE EXISTING WATER LINE TO BE UTILIZED FOR THE EXISTING BUILDING WILL BE FIELD VERIFIED AND ADDED TO THE PLANS.

4. Civil Plan 004 C-501WS Utility proposes dedicated fire service connections but fails to show the required dedicated fire meter per City Ordinance 50.02 Water Distribution General (a) 7. Please correct.

RESPONSE: THE EXISTING FIRE METER AND BACKFLOW PREVENTER WAS INADVERTENTLY CALLED OUT AS A BACKFLOW PREVENTOR ONLY. PLEASE SEE THE REVISED SHEET C-501 THAT DISPLAYS THE CALLOUT OF THE EXISTING FIRE LINE CONTAINING A FIRE METER AND BACKFLOW PREVENTOR AS A DUAL USE.

5. Civil Plan 004 C-501WS Utility proposes a public fire hydrant. An existing public fire hydrant appears 60 feet north of the proposed hydrant. Please remove the proposed hydrant or how the hydrant as private with a dedicated fire meter and backflow. Please correct.

RESPONSE: THE PUBLIC FIRE HYDRANT TO THE NORTHEAST OF THE SITE WILL REMAIN AND THE PUBLIC FIRE HYDRANT TO THE SOUTH OF THE SITE WILL BE RELOCATED AS NEEDED TO CONFORM TO THE PROPOSED OFFSITE DESIGN. PLEASE SEE THE REVISED SHEETS C-501. THE HYDRANT WILL UTILIZE THE EXISTING FIRE METER AND BACKFLOW.

6. Civil Plan 004 C-501WS Utility proposes a domestic water service shown with 45-degree fitting bends. Please show the proposed water service connection as in-line or perpendicular to the water main tap. Please correct.

RESPONSE: PLEASE SEE THE REVISED SHEET C-501. THE EXISTING WATER LINE THAT RUNS IN NE 3RD STREET ALONG THE FRONTAGE OF THE SITE IN QUESTION WILL BE RELOCATED ABOUT 5 FEET NORTH OF THE EXISTING LOCATION. THIS RELOCATION ALLOWS FOR THE LANDSCAPE ISLANDS TO HAVE THE REQUIRED PLANTINGS AND KEEPS IN LINE TAPS TO THE EXISTING WATER MAIN TO THE WEST AND EAST OF THE SITE.

7. Please note on Civil plan 004 C-501WS Utility that any existing water or Wastewater Sewer connections to the lot not utilized must be cut and capped and retired as the main per City specifications. Please correct. B234-12000019
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RESPONSE: PLEASE SEE THE REVISED SHEET C-501 THAT DISPLAYS THE NOTE MENTIONED ABOVE. PLEASE NOTE, ALL ON SITE EXISTING SERVICES TO THE BUILDING ARE TO REMAIN AND BE UTILIZED FOR THE PROPOSED DEVELOPMENT.

8. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 106-3 Fire Meter and Backflow Device, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 201-3 Sewer Box and Cover Heavy Traffic, 3156-1 Typical Screen for Utilities, 316-1 Required Tree Locations.

RESPONSE: ALL ABOVE MENTIONED DETAILS HAVE BEEN INCLUDED IN THE PLANS. PLEASE SEE THE ADDED SHEET C-902.

9. Please note on Landscape Plan 006 C-701 LA that as per Ordinances 50.02(A) (4) and 100.35 street trees shall not be placed on to of or 5' of either side of any City-owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water and or reuse meter.

RESPONSE: STREET TREES AND OTHER VEGETATION WILL NOT BE PLACED NEAR OR ON CITY INFRASTRUCTURE.

Broward County Sheriff Office

RESPONSE: THE FOLLOWING COMMENTS HAVE BEEN PROVIDED ON THE CPTED PLAN THAT PROVIDED ON SHEET 019.

1. A.CPTED / SECURITY CONSULTANT *** 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 _____
2. B.*** 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 _____
3. CPTED & SECURITY STRENGTHENING *** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. *** Initials _____
4. 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CATEGORIES TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials _____
5. When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, ANY OUTSTANDING Security Strengthening & CPTED measures that have not been adequately addressed will still be required BEFORE APPROVAL to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. Initials _____
6. PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriffs Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials _____

7. ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING ^{F224-12000019} Any project features that may affect the principles & goals of Security Strengthening & CPTED ^{FD-20025} any of the other plan sections should also be included in the CPTED/ Security Plans. An example would be if a perimeter fence blocks the goals of Natural Surveillance because it has opaque screening, then **HOWEVER THIS CONFLICT IS RESOLVED** must be included in the CPTED/ Security Plan section for review by the BSO Security Plan reviewer in the CPTED/ Security Plan section folder. Initials _____
8. CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include comment responses to conditions, but you must absolutely include your responses with details PLACED onto both the actual drawing & narrative plans, DO NOT JUST STATE ACKNOWLEDGED.! Clearly stating WILL COMPLY, with a detailed description of HOW it will comply is required. Initials _____
9. LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO ____ 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 higher additional costly & more 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 _____
10. ATTENTION VERY IMPORTANT *** Regarding any new additional responses to be added to the ORIGINAL PLAN, please place the following ADDITIONAL RESPONSES TO MEET REQUIRED CONDITIONS onto the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials _____
11. Territorial Reinforcement & Access Control - Trespass, Wayfinding, Ground Rules & Other Signage
 a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. Initials _____
 b. Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances & all sides of the property: North, South, East, & West. Initials _____
 c. Post BSO 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 & from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. Initials _____
 d. Property Rule signage language must be clear & prominently posted in appropriate areas listing clear policies & regulations regarding authorized legitimate activities &/ or unauthorized prohibited activities on the property. This helps to prevent, deter &/ or reduce disturbances &/ or violations that would otherwise occur & lead to avoidable & unnecessary calls for police response. Initials _____
 e. Way-Finding signage must be clear & prominently posted in appropriate areas indicating safe directional travel routes to warn & avoid users from getting confused & wandering into potentially unsafe & dangerous areas that might expose them to increased safety & security risks.
12. CPTED Landscaping Standards 2A: Natural Surveillance - Landscaping
 a. Ensure to design out all landscaping & lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning & design experience in this specialized field. Initials _____
 b. Ensure to design out existing or potential concealment & ambush points to deter/ prevent criminal activity. Again, planning & design experience in this area is vital. Initials _____
 c. Maintain 2 to 2.5 foot maximum height for all hedges, bushes, low plants, & ground cover. Initials _____
 d. Maintain an 8- foot clear tree trunk for canopy trees & 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. Initials _____
 e. Note that young

immature trees with 6 inch or less diameter trunks are excluded from this condition ONLY WHILE
MATURING per code, Initials _____

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13. Territorial Reinforcement - Landscaping a. Design in dense, low-profile &/ or harsh thorny-like non-obstructive (maximum height 2 to 2.5 feet) landscaping in ANY vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing & to deny ANY concealed staging & 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 & results in providing concealment/ ambush opportunities Initials _____
14. CPTED Lighting Standards a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site. Initials _____ b. Lighting must comply with the Illuminating Engineering Society of North America IESNA G-1-2016 Guide for Security Lighting for People, Property, (& Critical Infrastructure when applicable). Initials _____ c.. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors & overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion & 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. Initials _____ d. Install motion sensor security alert lights over the garage doors that are strategically focused on vehicles parked in driveways as an effective burglary, auto-theft, & robbery crime prevention/ deterrent. Initials _____ e. Install motion sensor security alert lights over any garage egress side doors as a burglary crime prevention/ deterrent as these remote doors are not immediately visible to the roadway & out of sight of many of the neighboring residents & police patrols. Initials _____ f. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. Initials _____ g. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare & undesirable light pollution trespass. Initials _____ h. Adequate soft lighting is preferable to high intensity "spotlights" so as not to blind desirable users & make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials _____ i. Design out any potential landscaping & lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting & surveillance. Initials _____ j. Ensure all lighting (& cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials _____ k. Ensure lighting placement will 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. Initials _____ l. Install either pole &/ or ground pedestrian scale lighting near the front entrances, both inside & outside the gates along the access/ egress pathways. When the area is darker during sunrise & sunset when daylight hours are shorter, the concern is keeping pedestrians in this area safe with adequate lighting. As the tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents/ incidents. m. Security Lighting: Trash Rooms. 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.
15. Security Strengthening, Natural Surveillance & Access Control - Doors, Windows, Overhangs, Perimeter Fences & Walls, Etc. a. For COMMERCIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible & video intercom pager capable of monitoring the area outside the door. This includes service doors, garage, or bay doors (if any), etc. This feature

- provides an opportunity to monitor & surveil the exterior prior to exiting to avoid being ambushed upon exiting & becoming a victim of robbery or other crimes. This also provides an opportunity to visually identify & 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 & robberies can have very deadly consequences, so strategically planning & designing defenses ahead of time to prevent or deter these incidents is vital for safety & security. b.The placement of a window within a door must not facilitate the easy reach of the doors 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. c.Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that doors locking mechanisms (i.e., deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design. d.Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical &/ or horizontal bars to prevent providing footholds. Initials _____ e.Do not block the Natural Surveillance benefit of CPTED see-through fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2 to 2.5 feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. Initials _____ f.In additions to door security locks and pins, include a secondary anti-pry robust security system such as a bar lock device on any ground or, if any, second level sliding glass doors (if any). Initials _____ g. For COMMERCIAL: Install hard wired burglar security alarms & safes at any commercial property, including retail businesses & residential management offices, restaurants, etc., &/ or in commercial & industrial buildings wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, & any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., dry goods, food supplies, etc., that are frequently targets of theft, frauds, burglaries & robberies. Alarms must be monitored & activated whenever businesses are closed, or all personnel are out of the building offices. Initials _____ h.For COMMERCIAL: Security/ Front Desk Receptionists/ Hosts: Install a fixed concealed silent panic duress alarm at main entrance & provide an additional portable lanyard 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 serious emergency. Initials _____
16. Exterior &/ or Interior Dumpster Enclosure/ Internal Trash Room (if any): CPTED, Natural Surveillance & Security Strengthening a.To deter loitering by trespassers, illegal dumping &/ or a concealment/ ambush point for criminals, which may in addition to non-employees also include employees who have often concealed company supplies, materials, equipment &/ or tools for later theft, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all the following on both the swing & pedestrian gates: Initials _____ b.A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain & non-shielded padlock. Initials _____ c.Bottom gate clearances must be 8 above the ground for viewing underneath to deter loitering & trespassing inside the enclosures, & 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. Initials _____ d.If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed & locked except when in active use by authorized persons. Ensure this passageway is ADA compliant. Initials _____ e.Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset & sunrise. Initials _____ f.Dumpster areas must be secured with Access Control & video surveillance. Initials _____ g. Security Lighting: Trash Rooms. 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.
17. Key Security: Access Control & Security Strengthening (For businesses with numerous keys on site such as commercial sites including hotels & motels, management offices, warehouses with numerous vehicles, trucks, locked storage closets, areas, lockers, etc., valuable assets on site including equipment, tools, supplies, food, etc., property management offices, realtors, car dealerships, restaurants, valets, etc.) a. Describe access key control security system - general description only, avoid listing specific location of key storage safe. Initials _____ b. Key security office/ room/ key storage closet door must have an alarm & robust mechanical locking system. Initials _____ c. A surveillance camera must monitor the office & key storage area. Do not place the camera in the ceiling where it will only capture the tops of a potential criminal subjects head. Initials _____ d. (If any) Management office door must have a reinforced security window, or at the minimum, a security viewer (peephole). Initials _____
18. Lot & or Garage, & Adjacent Access Egress & Perimeters: a. Parking garages & lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged & addressed so that business operators are fully aware of the security risks & train operators & staff regarding best safety & security practices. Initials _____ b. Vehicles have been burglarized in garages & parking lots leading to significant property loss, including weapons, & the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section). Initials _____ c. Violent Robbery incidents, primarily in garages & parking lots, have resulted in serious personal injuries & death to customers & employees, therefore no security surveillance camera coverage gaps can exist. Initials _____ d. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight cones. Initials _____ e. Commercial: Parking spaces should be clearly & individually marked & assigned for owners, employees, or authorized guests/ users use only. (In the case of a retail, restaurant or like business this is optional, but recommended to avoid conflicts arising from unauthorized parking, & also helps authorized persons recognize a vehicle that is parked out of place that may be suspicious.) Initials _____ f. Commercial: Post signage in parking areas prohibiting vehicles other than owner's/ authorized guests to park & loiter in private parking lot. Initials _____ g. Commercial only: Post towing sign & enforce tow away policy consistently concerning illegally parked or abandoned vehicles. Initials _____ h. (If possible) Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, & from having to risk walking dangerously in conflict with the car travel lanes. Initials _____ i. Access gates to enclosed parking garage/ lots: Install an Anti-Tailgating Intrusion System to prevent unauthorized trespassers, criminals from tailgating into restricted parking areas as this is a common method criminal use to overcome security measures. Vehicles make it easy to quickly enter into a property, commit a crime & then quickly depart. They also make it easy to transport larger or larger amounts of stolen property that without a vehicle would not be as easy. Initials _____ j. Convex mirrors, rumble strips, warning signage and crosswalk markings will be implemented at garage & or parking lot entrance and pedestrian routes as necessary to increase visibility around corners, exits, and any point requiring pedestrian safety measures. 9. Graffiti Maintenance CPTED a. Commercial: exterior wall surfaces along any building perimeter outside a fenced in area must be treated with a graffiti resistant resin up to 8 feet from the ground level to prevent vandalism. Graffiti vandalism is chronic these days & therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, & often also costly Code Enforcement violations, therefore incorporating it into the project beforehand & is financially strategic & vital to project sustainability. Initials _____
19. 10. Miscellaneous: CPTED & Security Strengthening a. Ensure all publicly accessible exterior electrical power outlets have a lock or nearby easily accessible & secure internal power cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities & or vulnerabilities, & then trespass & loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site. Initials _____ ensure all publicly accessible exterior water outlet

- spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities &/ or vulnerabilities, & then who frequently trespass & loiter to wash themselves & their clothes, who frequently leave soiled clothing & lots of litter behind or commit other crimes of opportunity once they're on site. Initials _____ c. Any vulnerable blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent undetected trespass intrusion &/ or concealment/ ambush opportunities. Initials _____ d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly & permanently marked with serial numbers & images of equipment & serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track & recover the stolen items. The equipment must be secured robustly with a security apparatus such as a cage or metal strap for example to deter/ prevent theft. Initials _____ e. Place bike storage racks (if any) close to the main (doors) activity areas providing convenience & maximum Natural & Electronic Security Surveillance. Initials _____ f. Install anti-vehicular impact traffic safety bollards &/ or large heavy, preferably lighted, planters along vulnerable street front pedestrian entrance & exit areas & in areas prone to pedestrian crossings to prevent serious vehicle impact/ intrusion accidents/ incidents. Initials _____ g. If the building/ development has a Wi-Fi system, it needs to be encrypted & password protected to protect legitimate users from hacking leading to fraud, etc. An open Wi-Fi system will attract non-legitimate users to loiter & use the open free Wi-Fi. Initials _____ h. Any exterior storage tanks utilized for keeping contents under pressure & / 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. Initials _____ i. Ensure any & all seating benches have single seat divider bars to deter &/ or prevent unintended use by persons loitering & laying down supine on the benches. Initials _____ j. Ensure any elevated platform that may attract skateboarders who will damage property is designed with some type of beveled angle top, &/ or has anti-skateboarding cleats or irregular surface finishing to prevent skateboarding. Initials _____ k. Light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to 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.
20. Electronic Surveillance Security Strengthening required to protect residents, guests, employees & the general public from theft, robbery, burglary, sexual battery, & other serious & violent crimes. ***ATTENTION IMPORTANT *** 155.2407.E Site Plan Review Standards Complies with crime prevention ***Security Strengthening*** & CPTED Standards, this requires both to be addressed including electronic surveillance. Initials _____ *** ATTENTION *** PROPOSED CAMERA & MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY & ACCESS CONTROL CONSULTANT & THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING & INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS & FINAL APPROVAL. Initials _____ a. Install comprehensive electronic video surveillance at commercial & retail businesses including restaurants, recreational businesses, entertainment businesses, etc. Initials _____ b. Ensure electronic surveillance camera & monitor placement in strategic locations to increase surveillance & reporting of suspicious or illegal activity including dangerous incidents. Large monitors are recommended for optimal viewing so as not to crowd many small indecipherable or obscure images onto the monitoring screen. They should be placed strategically for maximum overlapping active & passive observation wherever they would receive the most viewing from personnel traffic such as at the managers office, front desk, lobbies, etc. Show sight cones indicating comprehensive coverage. Initials _____ c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. Initials _____ d. Ensure lighting placement will

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. Initials _____
 e. Security cameras must fully view all parking areas, all exterior building entrances & pedestrian paths of travel along & into the building perimeters. Initials _____ f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Initials _____ g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom & call system for example at main entrance. Initials _____ h. Install motion activated security cameras up to & at the perimeter boundaries, the parking areas, & activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. Initials _____ i. Install video surveillance of any accessible rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent. Initials _____

Fire Department

1. Exterior Access and Egress Provide on plans exterior egress and access points from public right of way. What is the proposed occupant loads? Gates must be able to discharge this number.

RESPONSE: SEE LIFE SAFETY TABLE ON SHEET SP-1

2. 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. () Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

RESPONSE: A FIRE HYDRANT FLOW TEST HAS BEEN REQUESTED AND ONCE PROVIDED, THE RESULTS WILL BE SUBMITTED TO THE COUNTY FOR REVIEW.

Zoning Division

1. Please provide written responses to comments.

RESPONSE: NOTED.

2. The existing alley is a public right-of-way and must be abandoned in accordance with the regulations of Section 155.2431 Right-of-Way or Easement Abandonment, in order to accomplish the site layout as proposed. In accordance with Section 155.3501.H.6.b.iii of the TO, deletion of an alley must be reviewed and recommended by the Director of Public Works prior to scheduling for the City Commission.

Coordination with the property owner to the north must occur, as the north half of the existing alley will become part of that property. If the property owner does not wish to take ownership of

the north half of the alley, it may possibly be incorporated into the Pompano Pickle site plan. **BZ24-12000019**
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RESPONSE: AN APPLICATION FOR ABANDONMENT WILL BE SUBMITTED.

3. Upon deletion/abandonment, the alley will be divided at the center line, with the north half of the alley turned over to the property to the north and the south half of the alley to the property to the south. The plans depict the width of the alley in its entirety included in the Pompano Pickle project. Revise all drawings, calculations and data to provide the correct information. Coordination with the property owner at the northeast corner of the block will be necessary.

Coordination with the property owner to the north must occur, as the north half of the existing alley will become part of that property. If the property owner does not wish to take ownership of the north half of the alley, it may possibly be incorporated into the Pompano Pickle site plan

RESPONSE: UNDERSTOOD.

4. Off-street parking and loading areas must be designed so that no vehicle is required to back out from such areas directly onto a street, pursuant to Section 155.5102.C.b. The plans depict Trash Pick-Up Loading area that require vehicles to back onto NE 3 Av. Further, the proposed location of the trash enclosure is in conflict with the requirement of comment #5 above where the north half of the alley must be conveyed to the property to the north. Additionally, it is preferred that the gated opening of the trash enclosure does not face a public right-of-way.

The revised plans depict an enclosure for trash bins. Clarify how trash service will function with the revised layout.

RESPONSE: THERE IS NO TRASH PICK-UP LOADING AREA, AND THE TRASH BINS ENCLOSURE DOES NOT FACE A PUBLIC RIGHT-OF-WAY, SEE SHEETS SP-1 AND A2-1

5. Provide plans, elevations, and details for the structure over the courts shown on the site plan. Comment remains. Plans, elevations, and details for the structure over the courts were not found.

RESPONSE: PLEASE REFER TO SHEET 031 FOR THE ELEVATION OF THE COVER.

6. The lighting plan shows site lighting mounted at 18 feet for the open lounge area and the parking lot. Light poles shall not exceed a height of 17.5 feet above the adjacent finished grade, pursuant to Section 155.3501.M.1. Provide a detail of the proposed light poles for each type of site lighting element with a dimension for the pole height, not to exceed the maximum allowable height as measured from finished grade, with the exception of the lighting for the courts, which are exempt from the maximum height limit.

Upon discussion of the lighting height exemption for sport fields, it has been determined that this project is for a commercial use and all exterior lighting must comply with the mounting heights in the TO/DPOD, at no higher than 17.5 feet above the adjacent finished grade. The Luminaire Schedule on sheets C-707 and C-708 show luminaires at 22-foot mounting height. Revise the Luminaire Schedule to provide compliance with the requirements of this Section.

RESPONSE: NOTED.

7. Show the illumination levels at all property lines, not to exceed 3.0 foot candles pursuant to Table

155.5401.E.

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Include the post-right-of-way dedicated areas. Include the area on all sides of the existing building.

RESPONSE: NOTED.

8. Five-foot wide landscape islands are required for both sides of the two southern-most parking spaces in the proposed parking lot, pursuant to Section 155.5203.D.4.b and modified by Section 155.3501.J.2.b.

RESPONSE: THE SITE PLAN HAS BEEN MODIFIED TO ELIMINATE THE PARKING ISLAND REQUIREMENT IN THIS LOCATION.

9. Show the locations of the required suspended pavement system on the Paving, Grading, and Drainage plan. Coordinate the locations on all civil drawings to comply with the requirements of Section 155.3501.J.3 for suspended pavement.

Comment was not addressed. Show the required suspended pavement on the Paving, Grading and Drainage plan.

RESPONSE: THE LIMITS OF THE SUSPENDED PAVEMENT HAVE BEEN INCLUDED ON THE PGD PLAN. PLEASE SEE THE REVISED SHEET C-401.

10. If wind screens will be provided on the fence around the courts, add this information to the CPTED plan, as it may affect the natural surveillance onto the site.

10 FT and 5 FT fencing will be around the perimeter of courts 1-10. Wind screen will be provided. Will note the signage requirements on any windscreen with copy.

RESPONSE: AN UPDATED SIGNAGE PLAN HAS BEEN PROVIDED WITH THIS RESUBMITTAL. PLEASE REFER TO SHEET 018.

11. Provide a detail of all proposed fence types. If the proposed fence around the courts will be chain link, the chain link must be vinyl coated, black or green, in accordance with TO regulations for fences.

RESPONSE: PLEASE REFER TO SHEET 031 AS-1 COURT COVER ELEVATION FOR FENCE DETAILS.

12. Verify that the plans comply with the Street Development Regulating Diagrams for the DPOD.

The previous submittal correctly depicted 10-foot sidewalks within the rights-of-way with tree grates, consistent with the DPOD Street Development Regulating Diagram for a 60-foot right-of-way in the Center Sub-Area with on-street parking on both sides of the street for NE 2 Ave, NE 3 Ave, and NE 3 St. Revise the plans to provide the elements with correct dimensions shown on the Street Development Regulating Diagram for a MINOR STREET – Two Lane – Parking Both Sides (CORE/ CENTER). For NE 4 St, provide the elements with correct dimensions as shown on the MINOR STREET – Two Lane – Parking One Side (CORE / CENTER). With the property layout, all elements should fit within the post-dedicated rights-of-way.

RESPONSE: PLEASE REFER TO SHEET A3-1 FOR REVIEW OF COMPLIANCE.

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13. For the parking calculations, provide a breakdown of on-site and on-street parking spaces as well as a total number of required and provided spaces.

Figures for on-street parking were found, but on-site parking numbers were not available. Note: once the parcels are unified, the parking on the lot across the street from the courts will be considered "on-site parking."

RESPONSE: PLEASE REFER TO THE REVISED PARKING CALCULATIONS FOUND ON SHEETS 020 -SITE PLAN AND SP.

Landscape Division

1. Comment response sheet was unclear as responses did not reflect changes and staff was not sure how to navigate the term NOTED as a corrected response. To that end some comments are repeated for further corrections and clarity at time of next submittal and comment response.

RESPONSE: RESPONSES PROVIDED WILL OFFER SPECIFIC PLAN SHEETS AND EXPLANATIONS FOR ALL COMMENTS.

2. Provide a landscape plan in accordance with all Code Sections for the TO-DPOD and 155.5203.

RESPONSE: LANDSCAPE PLANS HAVE BEEN UPDATED PER THE COMMENTS PROVIDED AS THEY RELATE TO CODE SECTIONS FOR THE TO-DPOD AND 155.5203.

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

RESPONSE: SURVEY WITH ALL EXISTING TREES IS PROVIDED WITH TREE DISPOSITION PLANS INCLUDING TREE EVALUATION INFORMATION.

4. 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. Palm tree values will be based on the Cost Replacement method.

RESPONSE: TREE APPRAISAL PREPARED BY AN ISA CERTIFIED ARBORIST HAS BEEN PROVIDED. REFER TO SHEET L-701 THROUGH L-703.

5. Provide methodology for tree values as some numbers appear low. Staff has questions about values, how they were derived and condition values of existing trees on site.

RESPONSE: THE ISA CERTIFIED ARBORIST CONTACT INFORMATION IS AS FOLLOWS: JOE BRINSON, ISA CERTIFIED ARBORIST FL-6626A, JLBRINSON@ECSLIMITED.COM,

904-880-0960. JASON ADAMS, NATURAL RESOURCES DEPARTMENT MANAGER, ^{P234-12000019}
JADAMS2@ECSLIMITED.COM, 813-302-1644. ECS CAN PROVIDE DETAILS RELATED TO ^{64/A272613}
THEIR VALUATION AND REPORT FINDINGS.

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

RESPONSE: DOLLAR VALUE FOR SPECIMEN TREES, HEIGHT ON PALMS, AND DBH OF ALL NON-SPECIMEN TREES REMOVED VS. THE DOLLAR VALUE, PALM HEIGHT, AND CALIPER OF TREES REPLACED AS BEEN PROVIDED.

7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.

RESPONSE: TREES HAVE BEEN PLACED WERE APPLICABLE TO ENHANCE THE SITE ATTEMPTING TO SATISFY THE MITIGATION REQUIREMENTS. REFER TO SHEETS L-701 AND L-703.

8. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping to reflect the correct square footage either its entirety or for both parcels individually in data table form.

RESPONSE: THE DATA TABLE HAS BEEN UPDATED TO REFLECT THE 155.5203. C MINIMUM SITE DEVELOPMENT REQUIREMENTS. REFER TO SHEET L-703, LANDSCAPE DATA TABLE (B).

9. Completely revise the plant list as it relates to trees.

RESPONSE: NOTED. TREES, SHRUBS, AND GROUND COVER HAS BEEN REVISED AS SEEN FIT TO PROPERLY ENHANCE THE SITE. REFER TO SHEET L-703 FOR THE REVISED PLANT SCHEDULE.

10. As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

RESPONSE: IT WAS DETERMINED BY THE CITY THAT OVERHEAD UTILITIES ARE IN FACT ACCEPTABLE ON THIS SITE. UNDERSTORY TREE SPECIES HAVE BEEN CHOSEN TO PROPERLY SUITE THE OVERHEAD CONDITIONS. REFER TO SHEET L-703.

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

RESPONSE: EVIDENCE AND NOTES HAVE BEEN PROVIDED THAT OVERHEAD UTILITIES WILL REMAIN BASED ON POMPANO BEACH CODE. REFER TO SHEET L-703.

12. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30'. Provide large canopy street trees.

RESPONSE: CANOPY TREES WILL BE PROVIDED WERE APPLICABLE. WHERE OVERHEAD UTILITIES EXIST UNDERSTORY TREES WILL BE PROVIDED AT ONE TREE PER 20'. REFER TO SHEET L-703.

13. When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant grates. Tree grates shall be sized appropriately for each tree species at maturity. B724-12000019
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RESPONSE: STREET TREES ARE PROVIDED WHERE LANDSCAPE STRIPS ARE NOT. A MAJORITY OF THE SITE HAS ON-STREET PARKING. REFER TO L-703.

14. There are existing street trees a part of a City Streetscape project that must be maintained and protected. New street trees must match the existing theme as a base.

RESPONSE: NEW STREET TREES WILL MATCH THE EXISTING THEME PRESENT.

15. As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas.

RESPONSE: SUSPENDED PAVEMENT SYSTEMS HAVE BEEN SPECIFIED ON THE PLANS AND DETAILS. REFER TO SHEET L-703 AND DETAIL 10, SHEET L-704.

16. As per 155.3501.K.5.iv. If provided, tree placement shall be in planters or tree grates a minimum of five feet by five feet, with a suspended pavement system that is equivalent to a soil volume that is appropriate for the specified tree species, at maturity as specified in Figure 155.3501.J.3.a herein.

RESPONSE: SUSPENDED PAVEMENT SYSTEMS HAVE BEEN SPECIFIED ON THE PLANS AND DETAILS. REFER TO SHEET L-703 AND DETAIL 10, SHEET L-704.

17. BCPA shows right of way bisecting the property, was is the status of this moving forward?

RESPONSE: IT WILL BE ABANDONED. LEGAL DESCRIPTION IS BEING PREPARED

18. As per 155.3501.H.6. vi. Except as modified through the Street Development Regulating Diagrams for each TO District, all streets and alleys/service roads shall adhere to the following standards:

RESPONSE: SECTION 155.3501.H.6. VI. DESIGN GUIDELINES HAVE BEEN APPLIED TO THE SITE WHERE APPLICABLE. PLEASE REFER TO THE SITE AND LANDSCAPE PLANS.

19. For streets only, a minimum landscaped strip of five feet shall be provided along the street edge between the sidewalk and the curb; b. For streets only, tree grates a minimum of five feet by five feet may be utilized in place of the required landscape strip. The use of tree grates is appropriate when on-street parking is provided. When no on-street parking is provided, landscape strips are preferred.

RESPONSE: SECTION 155.3501.H.6. VI. DESIGN GUIDELINES HAVE BEEN APPLIED TO THE SITE WHERE APPLICABLE. PLEASE REFER TO THE SITE AND LANDSCAPE PLANS.

20. The Specific Street Design Standards are applicable to City-initiated streetscape improvements and privately initiated streetscape improvements as specified in each TO District. Full block developments, and developments that provide improvements along an entire street frontage shall be required to provide streetscape improvements for the entire street frontage(s) abutting the development.

RESPONSE: UNDERSTOOD. IMPROVEMENTS ARE PROPOSED FOR THE FULL-BLOCK DEVELOPMENT ALONG ALL STREETSCAPES.

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21. Partial or mid-block development shall only be required to provide streetscape improvements for the entire street frontage abutting the development to the extent feasible, in coordination with the City Engineer, however, the dedicated widening of the right-of-way or dedicated public easement shall be provided, where applicable.

RESPONSE: UNDERSTOOD. IMPROVEMENTS ARE PROPOSED FOR THE FULL-BLOCK DEVELOPMENT ALONG ALL STREETSCAPES.

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

RESPONSE: REQUIRED CANOPY TREES AND PALMS HAVE BEEN MODIFIED TO MEET MINIMUM STANDARDS. REFER TO PLANT SCHEDULE ON L-703.

23. Show how requirements as per 155.5203.E., Building Base Plantings are being met on the south side of existing building to remain.

RESPONSE: REFER TO SHEET L-703 FOR SECTION 155.5203.E. REQUIREMENTS.

24. There is a good amount of large existing trees that could be preserved or relocated, As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.

RESPONSE: NATIVE TREES HAVE BEEN PRESERVED TO THE FULLEST EXTENT POSSIBLE. REFER TO L-701 THROUGH L-703.

25. As per 155.3501.J.3.f. Street trees are to be calculated at 1:30', and are to be large canopy trees.

RESPONSE: CANOPY TREES HAVE BEEN PROVIDED WHERE THERE IS NO CONFLICT WITH OVERHEAD UTILITIES. UNDERSTORY TREES HAVE BEEN PROVIDED AT TWENTY (20') FEET O.C. WHERE OVERHEAD UTILITIES EXIST. REFER TO SHEET L-703.

26. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.

RESPONSE: MODULAR SUSPENDED PAVEMENT SYSTEM DETAIL PROVIDED ON SHEET L-705.

27. Show all suspended pavement on the Civil / PGD Plans.

RESPONSE: SUSPENDED PAVEMENT SHOWN ON CIVIL AND PGD PLANS.

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

RESPONSE: ROOT BARRIER PROVIDED AS NEEDED.

29. Provide tree #'s for all existing trees proposed to remain.

RESPONSE: TREE NUMBERS FOR REMAINING TREES ARE PROVIDED ON SHEET L-703.

30. Show the actual square footage of crown spread on the plans for existing trees proposed to remain.

RESPONSE: TREE CROWNS ARE SHOWN TO CURRENT SPREAD DIAMETER.

31. Show and label sod on the plan.

RESPONSE: SOD IS LABELED ON THE PLAN. REFER TO SHEET L-703.

32. 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. Please provide a note on the LP.

RESPONSE: IRRIGATION PLANS WILL BE UPDATED AND PROVIDED UPON NEXT SUBMITTAL.

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

RESPONSE: IRRIGATION PLANS WILL BE UPDATED AND PROVIDED UPON NEXT SUBMITTAL.

34. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all VUA perimeter trees be 14' OA to create a CPTED clear line of sight from the roadway.

RESPONSE: NOTE IS LOCATED ON SHEET L-703.

35. 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: WORK WILL BE MINIMIZED TO THE FULLEST CAPACITY UNDER OR NEAR DRIPLINE OF PROTECTED TREES.

36. 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 IS LOCATED ON SHEET L-703.

37. 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 ^{BZ24-12000019} 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: ACKNOWLEDGED.

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

RESPONSE: GUARANTEES AND WATERING SCHEDULES ARE PROVIDED ON TREE DISPOSITION NOTES, SHEET L-702.

39. 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 IS LOCATED UNDER GENERAL LANDSCAPE NOTES ON SHEET L-703, ITEM 10.

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

RESPONSE: ACKNOWLEDGED, ADDITIONALLY NOTE HAS BEEN ADDED TO SHEET L-703, ITEM 11.

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

RESPONSE: ACKNOWLEDGED. NOTE ADDED TO LANDSCAPE NOTES, SHEET L-706, ITEM 27.

42. 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 IS PROVIDED ON PLANS, SHEET L-706.

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

RESPONSE: NOTE IS PROVIDED ON PLANS, SHEET L-706.

44. Please indicate the location of property lines Post ROW dedication on all plans.

RESPONSE: PROPERTY LINE IS LABELED ON SHEET L-703.

45. 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 in neighboring parking are to the west.

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RESPONSE: LANDSCAPE ISLANDS ARE PROVIDED WITH 8' MINIMUM WIDTH. REFER TO SHEET L-703.

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

RESPONSE: MINIMUM DIMENSIONS AND AREA ARE PROVIDED. REFER TO LANDSCAPE PLAN, L-703.

47. Correct note #1 under irrigation notes to replace xeriscape term with Florida Friendly Landscape.

RESPONSE: NOTE HAS BEEN REVISED.

48. It appears that only flood bubblers are proposed as part of the irrigation system on sheet L-706; clarify.

RESPONSE: THE REMAINING IRRIGATION SYSTEM WILL BE DESIGNED ONCE FINAL SITE PLAN LAYOUT IS DETERMINED THAT THE CURRENT CONFIGURATION IS 90% DESIGNED IN A MANNER THAT WILL ENSURE APPROVAL.

49. L-701 Tree Disposition plan shall have all trees designated by a number to match the tree survey and arboricultural assessment.

RESPONSE: TREE NUMBERS HAVE BEEN UPDATED TO MATCH THE ARBORIST REPORT AND TREE SURVEY. REFER TO SHEET L-701.

50. Provide tree disposition list on the tree disposition plan.

RESPONSE: TREE DISPOSITION LIST HAS BEEN PROVIDED ON SHEET L-702.

51. Provide average wholesale replacement tree cost instead of the average cost per inch in the Arborist Report.

RESPONSE: WHOLESALE REPLACEMENT TREE COST PROVIDED ON TREE DISPOSITION LIST. L-702.

52. Remove code sections from Arborist Report. Only provide pertinent tree information.

RESPONSE: PERTINENT TREE INFORMATION ONLY HAS BEEN PROVIDED.

53. Remove copy's of proposed landscape and site plans from Arborist Report.

RESPONSE: REMOVED.

54. Provide appraisal worksheets for staff review and verification.

RESPONSE: APPRAISAL WORKSHEET PROVIDED. SEE L-702.

55. Non-specimen trees are mitigated inch for inch. Remove appraised value from these trees.

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RESPONSE: NON-SPECIMEN TREE INCHES PROVIDED.

56. Provide a summary table indicating Total Specimen Tree dollar value, Total Palm dollar value, and total Non-Specimen tree inches proposed to be removed.

RESPONSE: EXISTING TREE INFORMATION PROVIDED ON L-702.

57. Clarify reason for health condition ratings identified to be between 10% to 80% and not 0% to 100%.

RESPONSE: RATINGS ARE FROM ARBORIST REPORT.

58. Provide numbers for all existing trees to remain on the landscape plan to match tree disposition plan and survey.

RESPONSE: NUMBERS FOR ALL EXISTING TREES HAVE BEEN PROVIDED. REFER TO SHEET L-701.

59. Street trees are now shown in center of the sidewalk. Please review the Street Development Regulating Diagram to show trees and sidewalks correctly.

RESPONSE: STREET TREE AND SIDEWALKS HAVE BEEN REVISED. REFER TO SHEET L-703.

60. It appears a covered canopy is proposed within the dripline for large existing trees correct and revise.

RESPONSE: ARCHITECT IS WORKING ON DEVELOPING A DESIGN TO CANTILEVER A CANOPY AND SELECTIVELY PRUNE BACK TREE BRANCHES TO PROVIDE COVERED ARCHITECTURAL CANOPY.

61. How will courts be 'covered' and which sheet is that defined.

RESPONSE: REFER TO ARCHITECTURAL PLANS

62. Show monument sign on the LP.

RESPONSE: MONUMENT SIGNAGE FINAL LOCATION AND DESIGN IS YET TO BE DETERMINED.

63. Change EF's and LJ's to large canopy trees. Provide end islands trees for on street parking on 3rd and 3rd.

RESPONSE: END ISLANDS ARE PROVIDED, AND UNDERSTORY TREES HAVE BEEN CHOSEN TO ACCOMMODATE OVERHEAD UTILITIES.

64. No tree removals of existing live oak trees from existing Old Pompano Streetscape.

RESPONSE: PROPOSED DESIGN WILL IMPACT EXISTING TREES ALONG

STREETSCAPE. FINAL DESIGN TO DISCUSSED WITH URBAN FORESTRY. PZ24-12000019

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65. Change Skyclimber Live Oak to regular seedling Live Oak *Quercus virginiana* – no cultivars.

RESPONSE: THE CULTIVAR HAS BEEN REMOVED, LIVE OAK QUERCUS VIRGINIANA IS NOW SPECIFIED. REFER TO SHEET L-703.

66. Provide alternate species to Dahoon Holly.

RESPONSE: COCCOLOBA DIVERSIFOLIA, PIGEON PLUM HAS BEEN PROVIDED AS A SUBSTITUTION.

67. Photometric plan C-708 does not clearly show all lighting.

RESPONSE: LIGHTING PLAN HAS BEEN UPDATED PER RECENT PLAN CHANGES. REFER TO C-708.

68. Clearly show location of proposed monument sign(s) on the landscape plan with associated landscape and irrigation.

RESPONSE: MONUMENT SIGNAGE FINAL LOCATION AND DESIGN IS YET TO BE DETERMINED.

69. Provide VUA requirements as per 155.5203.D along sides of parking area to the west per the code.

RESPONSE: VUA REQUIREMENTS HAVE BEEN PROVIDED ON SHEET L-703.

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

RESPONSE: ASCA REGISTERED CONSULTING ARBORIST SPECIFICATIONS AND DIRECTIVES WILL FOLLOW RECOMMENDATIONS REQUIRED BY THE CITY OF POMPANO BEACH.

71. 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 IS LOCATED ON SHEET L-703.

72. Revise tree disposition as tree symbols area all the same for tree/palm relocation, retention and removal.

RESPONSE: SYMBOLS HAVE BEEN UPDATED, REFER TO SHEET L-701.

73. Relocate all utilities proposed or existing form required landscape areas and/or box them out with the suspended pavement systems.

RESPONSE: SUSPENDED PAVEMENT SYSTEMS ARE CURRENTLY PROPOSED.

74. PGD plan shows sheet flow on the site, please show any retention areas on the landscape plan. ~~155.5203.E~~

RESPONSE: ALL RETENTION WILL BE CAPTURED IN UNDERGROUND STORAGE. REFER TO PGD AND CIVIL DRAWINGS.

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

RESPONSE: REFER TO SHEET L-703 FOR DESIGN AND PLANT QUANTITIES FOR BUILDING BASE PLANTING.

76. Please clearly show all property lines on the plan specifically in the location of proposed pigeon plums on the east side middle of the property. Provide a graphic scale on all plans so that a proper review can be performed.

RESPONSE: GRAPHIC SCALE PROVIDED ALONG WITH PROPERTY LINES. WHAT PIGEON PLUMS ARE BEING REFERRED TO?

77. Remove notes on the plan reference 155.5203.D.5 as this code section does not apply to this project based on the site design nor is any of it shown.

RESPONSE: CODE ITEM HAS BEEN REMOVED AND UPDATED PER THE LATEST REVISIONS. SEE SHEET L-703.

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

RESPONSE: ACKNOWLEDGED.

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

RESPONSE: ACKNOWLEDGED.

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

RESPONSE: ACKNOWLEDGED.

Zoning

1. Land use for this parcel is currently DPTOC. Based on the use-regulating plan the property is within the TO-Center Sub-Area (Historic Transition), Mixed-Use Residential, Residential Required Minimum of 36 DU/Ac, maximum height 80 feet, NE 3rd Street -Primary, NE 2nd Ave - Secondary, NE 4th Street Secondary/Tertiary, NE 3rd Ave - Tertiary, NE 3rd Ave is identified as a Greenway Street. - Dedications/Easements may be required as Streetscape enhancements are confirmed. Typically 60 foot minimum ROW (30 feet to center line) is required for a Commercial Use. Engineering to confirm ROW Minimum. - Alley may be vacated for the purposes of development assemblage to Center Line of Alley. - Property is Platted as Campbell & Saxon 1st Addition, with no restrictions. - No additional design standards for Indoor/Outdoor Commercial

DRC

Recreation. -The city has sufficient capacity to accommodate the proposal.

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RESPONSE: NOTED.