

May 18, 2023

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

**RE: Application #: PZ22-12000013 (Industrial Parcel)**  
**KEITH Project No. 10230.09**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated April 26, 2023, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester | [Daniel.Keester@copbfl.com](mailto:Daniel.Keester@copbfl.com)

Status: Authorized With Conditions

1. The proposed site plan is consistent with the land use plan entitlements; however, the property lies between two plats (Pompano Park Racino Plat & Arvida Pompano Park) there are several plat note amendments for each recorded plat. The combined total of allowable industrial area is 1,400,000 square feet (Instrument #: 118158997/ Pompano Park Racino Plat & Instrument#: 118164397 / Arvida Pompano Park). The conceptual site plan illustrates a total of 1,508,125 square feet of industrial use. Additionally, the building area for the portion on the Arvida Pompano Park appears to be approximately 635,000 square feet, which also exceeds the 300,000 square feet of industrial permitted on that plat. Plat note amendments may be necessary for the proposed site plan.

**RESPONSE: Comment Acknowledged.**

2. There are no external roadway (Racetrack Road) right-of-way dedications required as part of this site plan approval process.

**RESPONSE: Comment Acknowledged.**

3. There are adequate public facilities related to water and wastewater treatment plant capacity to serve the project as identified during the land use plan amendment process. Utilities will provide the determination of whether or not any transmission or distribution system improvements are necessary at this time.

**RESPONSE: Comment Acknowledged.**

**DRC**

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**PZ23-12000013**  
**06/21/2023**

4. When the land use plan amendment and rezoning were approved for this property. The proposal was found to be supportive of the following policy:

Policy 01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

**RESPONSE: Comment Acknowledged.**

**BSO DEPARTMENT COMMENTS: PATRICK NOBLE**

Plan Reviewer: Patrick Noble | [Patrick.Noble@copbfl.com](mailto:Patrick.Noble@copbfl.com)

Status: Review Pending Resubmit

Development Review Committee    Date Reviewed: April 26th, 2023  
Subject: CPTED and Security Strengthening Report:    PZ: 23-12000013  
Project Name and Address: Pompano Logistics Center 777 Isle of Capri  
Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach  
Patrick\_Noble@sheriff.org  
M-(954) 709-7006 (Call, Text & Email; No Voicemail);  
Monday – Thursday; 8 AM – 4 PM

\*\*\* ATTENTION IMPORTANT \*\*\*

\*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL. MUST INITIAL EACH INDIVIDUAL LISTED ITEM DECLARING ACKNOWLEDGEMENT AND COMPLIANCE \*\*\*

Initials \_\_\_\_\_

\*\*\* ATTENTION IMPORTANT \*\*\*

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Initials \_\_\_\_\_

\*\*\* DISCLAIMER \*\*\*

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials \_\_\_\_\_

\*\*\* ATTENTION IMPORTANT \*\*\*

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials \_\_\_\_\_

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1. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. For COMMERCIAL & INDUSTRIAL: All solid exterior doors must have either a see-through reinforced security window, or an audible/ video intercom pager including service doors, garage, or bay doors (if any), etc. This feature provides 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 have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Initials \_\_\_\_\_

**RESPONSE: All Storefront at main (front) elevations are full glass panel doors. Metal man doors to the back of the building will have an 8x36 vision panel.**

2. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

- a. For COMMERCIAL AND INDUSTRIAL: Install hard wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Initials \_\_\_\_\_

**RESPONSE: Security alarms and security room locations will be identified upon individual tenant buildout during the building permit process.**

3. Graffiti Maintenance – CPTED

- a. If buildings are not secured by an access controlled perimeter fenced and gated compound with public access, then Commercial and Industrial exterior wall surfaces along the building façade perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

Initials \_\_\_\_\_

**RESPONSE: Building exterior walls are to be coated with nanoslic smart coating (or equal) up to 8' minimum as requested.**

**WASTE MANAGEMENT COMMENTS**

Plan Reviewer: Beth Dubow | [Beth.Dubow@copbfl.com](mailto:Beth.Dubow@copbfl.com)

Status: Review Authorized With Conditions

Environmental Services Comments

Project Name: Pompano LIVE Industrial Parcel

**DRC**

PZ23-12000013  
06/21/2023

*Engineering Inspired Design.*

Address: 777 Isle of Capri Circle  
P&Z#: 23-12000013  
Reviewed: 05/01/2023  
DRC Meeting: 05/17/2023  
REVIEW COMPLETE; PENDING DEVELOPMENT ORDER

NOTE: Recycling collection is not required, but it is highly encouraged. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.

**RESPONSE: Comment Acknowledged.**

NOTE: Owners of a commercial property are responsible for securing garbage collection service directly from Coastal Waste & Recycling.

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | [Jim.Galloway@copbfl.com](mailto:Jim.Galloway@copbfl.com)

Status: Review Pending Resubmit

5/1/2023

Please provide a written response for each of the following conditions. Provide a page number for plans of revision and/or supporting code reference if required.

1. Provide greater detail out property will be accessed from public right of ways. Will trucks and vehicles all be using same two proposed access points from SW 3rd?

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**RESPONSE: Please refer to Fire Access Sheets FA-101 and FA-102. The project narrative also provides a description of how the property will be access from public ROWs.**

2. Additional vehicle access/exit required at Southwest corner of industrial complex onto Loop Rd. Not required for everyday use, can be for emergency use only that fire dept can open. Must be a paved surface connections minimum 20ft wide. (NFPA 1, Ch 18 Sec 18.2.3.3)

**RESPONSE: A 20-foot wide paved surface for emergency vehicle access only has been provided at the southwest corner of the site providing an additional emergency access to the site, as requested. Please refer to Sheet FA-102.**

3. Provide domestic water flow demands fire flow analysis for proposed storage facilities. Will the Loop Rd 8-inch water main supply the domestic demands and fire flow requirements of the largest proposed warehouse?

**RESPONSE: Fire Flow demands will be provided during the permitting phase. The water main will no longer be supplied by the 8" main along Loop Road. The revised water main design shows the on-site 8" water main being supplied by 12" water mains along SW 3<sup>rd</sup> Street and North Cypress Bend Drive. See Sheets CU-103 and CU-113 for 12" x 8" tapping locations.**

4. Minimum water mains to supply fire hydrants and fire pumps for industrial/storage facilities is 8-inch. Provided water supply analysis stated this supporting National Standards.

**RESPONSE: Acknowledged. All water supply lines for hydrants and fire pumps are shown as 8" diameter.**

5. Additional fire hydrants required at mid points of buildings: Max distance between fire hydrants is 500ft. (NFPA 1 - Ch 18 Sec 18.5.3)

**RESPONSE: Acknowledged. Additional fire hydrants have been added to meet the maximum 500ft separation requirement. See Water and Sewer Plan sheets (CU-100 to CU-113) and Fire Access Plan Sheets (FA-101 and FA-102).**

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

**RESPONSE: Acknowledged. Hydrant Flow tests have been coordinated and are scheduled with City of Pompano Beach Staff to be performed in the near future. Hydrant Flow tests will be performed along the existing 12" mains running along SW 3<sup>rd</sup> Street and North Cypress Bend Road near the proposed tapping locations.**

7. 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

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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 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**RESPONSE:** The flow rates provided are based on Table 18.4.5.2.1 in NFPA 1 (Florida Fire Prevention Code). NFPA 1, Section 18.4.5.3.2 allows for the reduction of the flow rates by 75% for buildings provided with an approved automatic fire sprinkler system. The flow rates provided below, have been adjusted based on this reduction allowance. All flow rates are based on Type II construction and building square footage.

Building 1 : 100,196 sf	1,125 gpm
Building 2 : 129,566 sf	1,312.5 gpm
Building 3 : 190,535 sf	1,500 gpm
Building 4 : 215,785 sf	1,500 gpm
Building 5,6 & 8 : 203,766 sf	1,500 gpm each
Building 7 : 252,055 sf	1,500 gpm

Fire sprinkler demand for each building, based on 36' clear height would be approximately 2,000gpm. All flow rates shall be available at a minimum pressure of 20 psi. All flow rates shall be available for a minimum duration of 4 hours. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demand.

**BUILDING DEPARTMENT COMMENTS: TODD STRICKER**

Plan Reviewer: Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Authorized With Conditions

BLDG 6-20-23

**Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The

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building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

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

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

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

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

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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

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



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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

6. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**RESPONSE: Acknowledged**

7. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the

**DRC**



design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

12. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

**RESPONSE: Acknowledged**

13. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

**RESPONSE: Acknowledged**

14. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

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**RESPONSE: Acknowledged**

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**RESPONSE: Acknowledged**

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

**RESPONSE: Acknowledged**

16. 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: Acknowledged**

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

**RESPONSE: Acknowledged**

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: Acknowledged**

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.

**RESPONSE: Acknowledged**

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

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road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**RESPONSE: Acknowledged**

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: Acknowledged**

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: Acknowledged**

**CRA DEPARTMENT COMMENTS: KIMBERLY VAZQUEZ**

Plan Reviewer: Kimberly Vazquez | [Kimberly.Vazquez@copbfl.com](mailto:Kimberly.Vazquez@copbfl.com)

Status: Authorized

This project does not fall within the CRA Boundaries.

**LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

Plan Reviewer: Wade Collum | [Wade.Collum@copbfl.com](mailto:Wade.Collum@copbfl.com)

Status: Review Pending Resubmit

5.1.23

No comment response was located in the docs folder

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

**RESPONSE: Note is included on sheet LP-101, note #11. This does not include the overhead lines along the southern property line.**

2. Is there going to be Phasing?

**RESPONSE: No phasing is proposed at this time.**

3. Confirm that there is going to be a wall along the west drive aisle with only a small hedge row. Staff feels like minimally this area could benefit from trees/palms if only understory.

**DRC**

**RESPONSE: There is an 8' wall proposed with shrubs on both sides, trees on the west, and palms along the east side.**

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

**RESPONSE: A tree survey is included in the resubmittal package. Please refer to drawings folder.**

5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**RESPONSE: The required tree data is included in the tree table on the tree disposition list on sheets LD-101-LD-104.**

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: Mitigation requirements for trees and palms are in the Tree Table on the Disposition Plans, sheet LD-004.**

7. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

**RESPONSE: Approvals will be provided from Broward County Surface Water Management at time of permit.**

8. Please make the overall landscape sheet LP.100 more detailed in addition to the 'Key Sheet', to match the overall site plan.

**RESPONSE: The scale of the overall sheet now matches the site plan at 1"=150'. The size of the project prohibits a legible plan that fits on a standard sheet. A larger format hardcopy plan will be provided to Urban Forestry staff for reference in addition to the overall plan in the drawing set.**

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

**RESPONSE: A Landscape Table with landscape requirements is provided on sheet LP-002.**

10. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building. PLEASE PROVIDE A GRAPHIC SCALE ON THESE.

**RESPONSE: Refer to the Architect's elevations, sheets A7 - A12 for building height information.**

**DRC**

11. Provide VUA requirements as per 155.5203.D along all sides

**RESPONSE: A Landscape Table with landscape requirements is provided on sheet LP-002.**

12. 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: Trees and palms that comply with this requirement are provided throughout the site. See Landscape Table for quantities, sheet LP-002.**

13. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' 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. Including truck courts between the bays.

**RESPONSE: A Landscape Table with landscape requirements is provided on sheet LP-002. Additional trees, palms, and layered shrubs are provided. The building areas are designed per the 'superior landscape design' principles.**

14. 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: Additional trees, palms, and layered shrubs are provided. The building areas are designed per the 'superior landscape design' principles.**

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

**RESPONSE: The base building area provided is reflected in the Landscape Table, sheet LP-002. The building areas are designed per the 'superior landscape design' principles.**

16. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular use 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 pole clearances have been added to the landscape sheets to confirm the poles are a minimum of 15' from tree locations.**

**DRC**

17. 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: Landscape islands are provided at 10 spaces maximum, and are eight foot minimum.**

18. 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: The minimum planting area is provided where tree planting is proposed.**

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

**RESPONSE: Continuous curbing is provided throughout the roadways and VUA areas.**

20. Provide or Verify Street Trees at 1:40' as per 155.5203.G.2.c.

**RESPONSE: The Street Tree requirements are verified and in the Landscape Table on sheet LP-002.**

21. Note required Type C Perimeter Buffers as per 155.5203.F.3. on the plans and provide a cross section detail on the landscape plans for reach different application.

**RESPONSE: The Type C buffers are labeled and typical sections are provided on sheet LP-501.**

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

**RESPONSE: The VUA requirements will be added to the Landscape Table on sheet LP-002.**

23. Provide correct plans for entire south perimeter. Plans continue to not reflect the required buffer along the south side. REMOVE NOTE STATING PORTION OF SITE NOT WITHIN PROJECT IMPACT AREA.

**RESPONSE: Additional sheets are provided for the areas west of the current sheet limits. The note has been removed. Refer to sheets LP-115-LP-117.**

24. South perimeter does not match Exhibit V, please correct and show on the plans the full length as required per the Exhibit. It appears that the now proposed lake encroaches into the required 63' required landscape buffer, please correct and adjust.

**RESPONSE: PCD Exhibit V will be amended to reflect the proposed landscape buffer provided in the landscape plans for the south property line.**

25. Please provide the remainder of the sheets to continue the required south buffer planting all the way to the west as per the PCD and previous submittals meeting the requirement. Not on sheet LP.113 stating existing trees to remain does not appear to be accurate.

**RESPONSE: Additional sheets are provided for the areas west of the current sheet limits. The note has been removed. Refer to sheets LP-115-LP-117.**

26. Planting arrangement on sheet LP.13 is not reflective of the new Exhibit V as it relates street trees/palms, landscaping, species, berm, wall location, etc, Correct to match exhibit.

**DRC**

**RESPONSE: Additional sheets are provided for the areas west of the current sheet limits. The note has been removed. Refer to sheets LP-115-LP-117.**

27. Show Burrowing Owl Relocation area and State Approval as agreed to as part of the pond demo permit.

**RESPONSE: The relocation area will be shown for reference. State approvals and permits will be provided by the environmental expert.**

28. Provide access gates for the purposes of maintenance along outside of buffer walls.

**RESPONSE: Openings will be provided for maintenance activity.**

29. Verify roadway widths to be in line with Exhibit F, T5.

**RESPONSE: This comment is not applicable to this development. All interior drive aisles are private and Exhibit F1 does not designate the internal roads for this development. The minimum development standards for access aisle widths per code section 155.5101 are provided.**

30. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

**RESPONSE: The medians where provided adhere to these requirements.**

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

**RESPONSE: This note is on the Landscape Plan sheet LP-101, note #18.**

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.

**RESPONSE: Irrigation Plans have been provided. Refer to sheets LI-101-LI-117.**

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

**RESPONSE: This note is on the Landscape Plan sheet LP-101 (note #4) and LI-101 (note #3).**

34. 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: This note is on the Tree Disposition Plan, sheet LD-001 (note #8).**

35. 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: This note is on the Landscape Plan sheet LP-101, notes #17.**

36. 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

**DRC**



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: This note is on the Landscape Plan sheet LP-101, notes #17.**

37. 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: Tree relocation methodology and schedule will be provided prior to permit issuance.**

38. 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.

**RESPONSE: This note is on the Landscape Plan sheet LP-101 (note #16) and LP-001 ( Section F.5).**

39. 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: Tree relocation methodology and schedule will be provided prior to permit issuance.**

40. 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: This note is on the Landscape Plan sheet LP-101, note #15.**

41. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**RESPONSE: This note is on the Landscape Plan sheet LP-101, note #6.**

42. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

**RESPONSE: This note is on the Landscape Plan sheet LP-101, note #7.**

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

**RESPONSE: This note is on the Landscape Plan sheet LP-101, note #8.**

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

**RESPONSE: A comment response sheet will be supplied with resubmittal package.**

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

**RESPONSE: Acknowledged**

**UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer: Nathaniel Watson | [Nathaniel.Watson@copbfl.com](mailto:Nathaniel.Watson@copbfl.com)

Status: Pending Resubmit

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

**RESPONSE: Acknowledged.**

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal.

**RESPONSE: Acknowledged. This will be provided during the City permitting process.**

3. Please indicate on civil plan 422-CU-100 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.

**RESPONSE: Comment Acknowledged. Please see Water & Sewer Consumption/Discharge Table on CU-100 as requested**

4. Please indicate on civil plan 422-CU-100 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.

**RESPONSE: Comment Acknowledged. Please see Water & Sewer Consumption / Discharge Table on CU-100 as requested.**

5. Please note on civil plan 422-CU-100 Water & Sewer Plan that any existing water and or sewer connection to the subject lots not utilized must be cut and capped at the main as per City specification. Please correct.

**RESPONSE: Comment Acknowledged. Please see sheet CU-100**

6. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

**RESPONSE: Comment Acknowledged.**

7. Civil plan 425-CU-103 Water & Sewer Plan proposes a new 8" water main connection along SW 3rd Street / Race Track Road. Please note that an existing water main crossing just to the west of the proposed connection exist. Either propose to utilize that connection or indicate that the

**DRC**

existing water main shall be terminated at the water main along SW 3rd Street / Race Track Road. Please correct.

**RESPONSE: Sheet CU-103 has been revised to show the utilization of the existing connection. The existing connection is 6". We propose to pipe burst this existing 6" connection to install an 8" connection across SW 3<sup>rd</sup> Street/Racetrack Road.**

8. Please attach the following 2022 City Engineering Standard Details as they apply: 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

**RESPONSE: Comment Acknowledged. Please see CU-505.**

9. Civil plan 433-CU-111 Water & Sewer Plan proposes sewer manhole #18 and #20. Please indicate that both manholes shall be sewer coated to City specification. Please also note that both existing sewer manholes that shall be cored along the looped public-right of way shall also be sewer coated to City specification and shall have the bench reworked to accommodate the new flow. Please correct.

**RESPONSE: The manholes shown on the Loop Road are now showing a service for this project. This would avoid the need to demolish the road. A callout has been provided for manholes 18 and 20 to be sewer coated as requested.**

10. Please submit an approved FDEP notice of intent permit for the propose water main installation. Required during official e-plan submittal.

**RESPONSE: Comment Acknowledged. This will be provided during the City permitting process.**

11. Please submit a Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.

**RESPONSE: Comment Acknowledged. This will be provided during the City permitting process.**

#### **ZONING DEPARTMENT COMMENTS: MAX WEMYSS**

Plan Review: Max Wemyss | [Max.Wemyss@copbfl.com](mailto:Max.Wemyss@copbfl.com)

1. Provide a comment response sheet to address this DRC review (outstanding comments/questions from Pre-App have been incorporated into my comments here).

**RESPONSE: Comment Acknowledged.**

2. Brief of any outside agency or relevant approvals (plat modification, roadway improvement, FFWC, Stormwater permit revision, easement abandonments, etc.)

**RESPONSE: Comment Acknowledged.**

3. Confirm the square feet of commercial recreation/accessory uses being demolished.

**RESPONSE: Per the square footage indicated on the original approved 2005 site plan data table for all commercial recreation buildings within the PCD limits, 701,315 square feet (All buildings except existing casino) will be demolished.**

# DRC

4. Trip Generation - this project is anticipated to result in net new pm peak hour trips of 952. The threshold for Phase 1 improvements is 965 trips. It is reasonable that the next site plan will require the completion of Phase 1 improvements. Provide the status of these improvements.

**RESPONSE: Kimley Horn is in process of obtaining FDOT and County permits for Phase 1 improvements.**

5. Site Plan provides that the gross building area will be exactly 1.5 million square feet. This is the maximum entitlement permitted for this district. Buildings appear tall enough to include additional (second floor /mezzanine) spaces. Please ensure that additional space will not be necessary beyond what is provided on the site plan and floor plans.

**RESPONSE: Noted, no additional floor area beyond the 1.5 million limited is being considered.**

6. Access truck/freight movement is to be limited to one point (the easternmost) with three total points of access for other vehicle types. Freight traffic is restricted to right-out and left-in to and from the east on Racetrack Road. Narrative inaccurately reflects that restriction. (Exhibit E2 and F)

**RESPONSE: PCD Exhibit E2 and F will be amended to reflect what is stated in the narrative for the proposed development. The project narrative has been updated to reflect the following: *The project will feature (3) vehicle access points along the northern property frontage (Racetrack Road). The westernmost access features a right-in / right-out driveway. The center access features a full access driveway for vehicles other than tractor trailers. Tractor trailers are restricted to a left turn into the property at the center access point and restricted to a right turn upon exiting the property. The easternmost access point will also feature a right-in / right-out driveway for vehicles and tractor trailers. All vehicles will be able to make a left turn into the property at the easternmost access point through the median opening on Racetrack Road.***

7. The Deviations Table provides a maximum stacking lane of 100 feet. As this site plan serves 500+ parking spaces, a minimum stacking lane of 100 feet is required at parking lot entrances.

**RESPONSE: The site plan has been adjusted to reflect 100' of vehicle stacking space. Please refer to Sheet SP-100.**

8. Consistency with Southern Buffer landscaping as demonstrated in Exhibit V. Exhibit V shows the wall on the north end of a 63' wide area that is landscaped on both sides but heavily landscaped on the exterior. Please revise.

**RESPONSE: A PCD Exhibit V will be amended to reflect the proposed landscape buffer provided in the landscape plans for the south property line.**

9. Show and label the 10' wide Perimeter Buffer along the north property line on the landscaping plan.

**RESPONSE: The 10' landscape buffer call out has been added to the landscape plans, refer to sheet LP-101-LP-103.**

**DRC**

10. A Type C Buffer is to be provided along the entire west perimeter as this is an industrial development abutting non-industrial zoning district.

**RESPONSE: A Type-C Buffer with 8' masonry wall is provided along the west property line adjacent to Top Golf.**

11. Provide the calculation of compact parking spaces on the site plan, not to exceed 25%.

**RESPONSE: There are no compact parking spaces proposed with this application.**

12. Obtain Superior Design Alternative, following the direction provided by the AAC Supplemental Criteria for the North Elevations fronting Racetrack Road (assuming this is the course of action intended) for the deviations from the massing and fenestration/transparency requirements of the Commercial/Mixed Use Design Standards.

- a. As the project is within the PCD, it is contemplated that the whole thing could follow commercial/mixed-use design standards; however, that may complicate the industrial building designs. Yet, a district-wide application of commercial/mixed-use design standards may benefit future residential development. Please be aware of this precedence as your project's advance.

**RESPONSE: Comment Acknowledged**

13. The narrative does not indicate anticipated phasing or additional deviations from the PCD.

**RESPONSE: All buildings will be constructed in one phase. The applicant will be amending certain PCD Exhibits as a separate submittal for staff approval.**

14. Property to be unified.

**RESPONSE: Please refer to the uploaded unity of control document uploaded to documents folder.**

15. Provide Sustainability Narrative demonstrating that the project will meet or exceed the 12 points required from Table 155.5802: Sustainable Development Options And Points.

**RESPONSE: A sustainability narrative have been uploaded to the documents folder within eplan. It was provided for the previous submittal.**

16. Plans include a Roof Plan / Line of Sight Study. All rooftop mechanical equipment must be screen to the height of the equipment (regardless of line of sight). Plans appear compliant, just FYI. Remove the note that screening will be provided based on line of sight studies.

**RESPONSE: Note has been removed.**

17. Property is substantially over parked. This is permitted for an industrial use. However, accommodations may be made if additional landscaping is required.

**RESPONSE: Comment Acknowledged.**

**DRC**

18. The buffer within "Development Area B and D" as identified on Exhibit M2 and V must be installed on property prior to the issuance of the first CO for new development within the designated area. This buffer runs the majority of the length of the northern and southern property line. Please include in plans.

- a. 10' Landscape Perimeter required on property along racetrack road with trees generally provided 1 per 30 linear feet.

**RESPONSE: Comment Acknowledged.**

- b. 63' Landscape Perimeter and portion with 20' wall required along southern boundary consistent with "Exhibit V." FYI only previous approvals required Live Oaks installed at 18'

**RESPONSE: A PCD Exhibit V will be amended to reflect the proposed landscape buffer provided in the landscape plans for the south property line.**

19. Note to master developer: The buffers within Development Area A shall be installed prior to issuance of CO for new development, except for any casino related expansion. This is the first application for Non- casino related development. This will require the installation of the buffer within Development Area A.

**RESPONSE: Comment Acknowledged.**

20. Include a Building Design narrative, detailing how the required building design criteria is met. When appropriate, include 11x17 material board providing samples of all colors and materials. These will be requirements of the AAC.

**RESPONSE: Comment Acknowledged. Will be provided for AAC submittal.**

21. Provide evidence on elevations, supplemented by Building Design Narrative for AAC that demonstrates compliance with (assuming Industrial Design Standards) Facade Articulation requirements as follows:

- a. Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards:

- i. Wall Plane Horizontal Articulation

Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet.

**RESPONSE: Façade is broken up in sections with different design compositions, depths, materiality. There are bands/frames generated by reveal lines application of accent colors. There is textures generated by reveal lines and there are projections generated at entrances by cantilevered canopies, generating protection from the rain and the sun at entry points.**

- ii. Vertical Articulation

Each facade greater than 30 feet in height shall incorporate a change in



the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet.

**RESPONSE: There are different levels of articulation in elevation generated by changes in color, texture and clerestory windows.**

iii. Roof Line Variation

The facade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the facade.

**RESPONSE: Roof line has been broken into sections accentuating the main entry features.**

b. Entrance

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

- i. Canopy or portico; **Provided at every front (main) entrance location.**
- ii. Roof overhang;
- iii. Horizontal recess or projection;
- iv. Arcade or arch;
- v. Peaked roof form;
- vi. Outside patio;
- vii. Display window; **Provided at every front (main) entrance location.**
- viii. Architectural tile work or moldings integrated into the design of the building facade;
- ix. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- x. Similar architectural features not found on the remainder of the building facade.

c. Building Facade Materials

**RESPONSE: See above in BOLD**

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

**RESPONSE: No unfinished materials are being proposed at the moment.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | [David.Mcgirr@copbfl.com](mailto:David.Mcgirr@copbfl.com)

Status: Review Pending Resubmit

5-2-23

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

**DRC**



1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged.**

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

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

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

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

6. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

7. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems, sewer force mains the and private lift station shown on the civil engineering plans.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems sewer force mains and the private lift station shown on the civil engineering plans.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering

**DRC**

Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

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

**RESPONSE: All existing and proposed utilities are shown on the landscape plans. Refer to sheet LP-101 for required notes.**

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Comment Acknowledged. Please see 2022 standard details added to sheets CP-501-503 & CU-501-505.**

13. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway restoration on SW 3 St. for the proposed 12"X8" watermain tap and 8" watermain being constructed within the county right-of-way on plan sheet 425-CU-103.

**RESPONSE: Comment Acknowledged. This will be provided once approval is received.**

14. Confirm with utilities if the proposed lift station is going to be public or private.?

**RESPONSE: The proposed lift station will be public.**

15. Plans sheet 433-CU-111 proposed sewer manholes 18 and 20 need to be set just inside the property line as this will be the access point for utilities. Confirm with Utilities that these two manholes will be public.

**RESPONSE: The manholes will be public and have been shifted to the property line within the existing easement. Please see CU-111**

16. Place note on plan sheet 433-CU-111 that all public manholes will require the interior be coated with SEWPER COAT by an approved applicator.

**RESPONSE: Callouts and a note have been provided as requested. Please see CU-111**

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

**DRC**

PZ23-12000013  
06/21/2023

*Engineering Inspired Design.*