

July 29th, 2021

Matt Edge
Planner
City of Pompano Beach Planning & Zoning
100 West Atlantic Blvd.
Pompano Beach, FL 33060

**Re: Response to Pre-Application Comments Dated 6-7-21
U-Haul North Pompano
PZ21-12000027
SDA Project #1085A.00**

Dear Mr. Edge,

Please find below responses to the Pre-Application comments issued for this project.

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. **Acknowledged.**
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. **Acknowledged.**
3. 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. **Automatic sprinklers have been included for all buildings.**
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter,

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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.

Acknowledged.

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. **Acknowledged.**
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. **Acknowledged.**
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 plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. **No residential occupancies proposed.**
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 accepted agency for rated walls and penetration details. **Life safety plan to be submitted at time of building permit.**
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. **Acknowledged.**
10. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings,

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(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. **Acknowledged.**

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). **All plans will be electronically signed as required.**
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. **All plans will be electronically signed per F.A.C. requirements.**
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. **Acknowledged.**
14. 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. **Acknowledged.**
15. 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. **Acknowledged.**
16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.
Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. **Acknowledged.**
17. 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

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to the number of spaces required for each parking facility. **Parking complies.**

18. 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. **Parking complies.**
19. 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. **Parking complies.**
20. 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. **Acknowledged.**
21. 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. **Acknowledged.**
22. 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. **All site features grade away from buildings.**
23. 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. **Acknowledged.**
24. 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. **Acknowledged.**
25. 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

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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. **Acknowledged.**

Fire Department

1. What is the proposed use of the structure? **The proposed use of the warehouse portion of the structure is bulk storage. The proposed use of the showroom portion of the structure is retail and light truck rental.**
2. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18). **A fire hydrant flow test has been submitted with this application.**
3. Submit results of a 24hr static/residual Fire Hydrant Flow Test. Fire hydrant flow test must have been completed within last 12 months of plan submittal. A fire hydrant flow test is required to provide current water supply analysis of the proposed development area. Sufficient flow must be available for the fire flow requirements of the proposed project. All fire sprinkler and standpipe hydraulic calculations must be based off of these flow test results. **A fire hydrant flow test has been submitted with this application. The Fire Flow Report form has also been submitted.**
4. All structures existing/proposed require fire sprinkler protection. **All structures will be equipped with automatic fire sprinklers.**

Waste Management

1. Standard dimensions for a single trash enclosure are 10' by 10'; standard dimensions for a double trash enclosure are 20' by 10'. The enclosure on the plans is 15' by 10'. Please specify what size container(s) will be in the enclosure and if the containers are used for recycling and/or garbage. **The enclosure has been revised to 10'x10'. The enclosure will contain either one 6yd or one 8yd dumpster. No recycling is proposed. Enclosure details have been provided on sheet CE7.**
2. The placement of the light pole to the garbage enclosure may be an issue. A front-loading garbage truck might hit the light fixture while servicing the containers. Ensure there is adequate room so that doesn't happen. **The light pole has been relocated so that it does not overhang onto the pavement and will not be in conflict with the garbage truck.**

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Landscaping

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. **Existing overhead utility lines are located on the adjacent property to the west which is currently being re-developed. It is to the understanding of the applicant that these overhead utility lines would have been placed underground concurrently with the re-development of the adjacent property, if possible.**
2. Landscape plan is incomplete. **The plan has been updated.**
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 5. **Please see sheet L-1 for existing tree plan.**
4. Submit a Tree Appraisal by an ISA Certified Arborist or a Florida Registered Landscape Architect in accordance with the Council of Tree and Landscape Appraisers, Guide for Plant Appraisal 9th Edition, 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. Tree appraisal is form 2016, are all existing trees still being proposed to be removed? **The arborist report is on sheet L-1. All of the existing trees are to be removed and replaced to meet code. Tree 'AO' will be mitigated based upon arborist valuation.**
5. Provide required Type B Perimeter Buffers along all perimeters of the site except where a Type C Perimeter Buffer is required as per 155.5203.F.3.; provide a cross section detail of the required buffers on the landscape details plan. **It has been determined that this is not applicable.**
6. There is conflicting information in the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. (i.e. West perimeter data information in the data table is incorrect. Provide accurate measurement and tree requirements). **This information has been updated.**
7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas. **The site plan has been corrected to depict the correct landscape area.**

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8. Show how requirements as per 155.5203.E. Building Base Plantings are being met for the proposed storage building. **The landscape plan now includes the building base plantings.**
9. 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. **Landscape islands have been provided at the beginning and end of each row of parking. Each will contain a tree and irrigation.**
10. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). Please label all light fixtures on plans and where conflicts exist, move the light fixtures. **Light fixtures have been located in areas so as not to prohibit placement of code required landscaping.**
11. 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. **The height of trees and palms has been adjusted so that 50% of canopy trees and palms are 16' tall and 22' tall.**
12. What is shunting area? **Shunting means the movement of trailers/ trucks in and around a yard/ site.**
13. Provide an alternate large canopy species to IA. **We have now specified Eagleston Holly's (Ilex Attenuata "Eagleston").**
14. Clarify if there is to be OUTDOOR STORAGE. If no outdoor storage is proposed, note NO OUTDOOR STORAGE on the landscape and site plans. **There is no outdoor storage on site a note has been added to the plan.**
15. Drive isle appears to be larger than usual. Reduce and convert these areas to landscape areas. **The drive aisles are sized to accommodate trucks and moving vehicles.**
16. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots. **A note has been added to shave the root ball of containerized trees at the periphery to remove all circling roots.**
17. It is recommended to provide bubblers for all new tree installations until establishment. **The irrigation plan will depict bubblers for all new trees.**
18. Provide an irrigate on plan as per 155.5203.B.5.a., and provide a note that the

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irrigation will provide 100% with 50% overlap and clarify if reuse water is going to be used. **A note has been provided stating that the irrigation system will provide 100% coverage with at 50% overlap. Also a note has been added to the plan stating that reuse water will be the source of water for the irrigation system.**

19. Provide Street Trees at 1:40' as per 155.5203.G.2.c. **Street trees have been provided at 1:40' along NE 48th Street.**
20. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed. **Plant material has been specified with the spread of the plants. A note has been added that plant spacing shall supersede plant quantity to fill the bed.**
21. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. **Note has been added to plan.**
22. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway. **Note has been added to plan.**
23. Provide dollar value of trees removed vs. dollar value of trees (only) replaced. **The value of tree 'AO' has been indicated on the plan, the value of the mitigation trees has also been provided.**
24. All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail. **All ground mounted mechanical equipment is being screened by shrubs.**
25. All trees are to be large canopy trees. **Trees specified are large canopy trees except for trees near overhead power lines.**
26. Provide a tree protection barricade detail. **A tree protection barricade has been provided on sheet L-1.**
27. Provide tree, palm, shrub, and sod planting, staking, and guying details, and provide a note on the plan indicating: ONLY BIO-DEGRADABLE MATERIAL CAN BE ATTACHED TO THE TRUNKS OF TREES. Change planting details provided and notes to show only bio-degradable material attached to the trunks. **A note has added stating that only bio-degradable material can be attached to tree trunks. Additionally in general notes on Sheet L-3 Bio-Degradable jute is specified. Our details indicate that the staking connection to the tree is to be jute. We also specify all plastic nursery tape is to be removed**

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from trees.

28. Show sod in the retention area. **Sod has been specified in retention areas and all areas of the site not covered in shrub ground cover, paving or buildings.**
29. Provide mitigation for trees proposed to be removed. **Mitigation has been provided for tree 'AO'. We have used palm trees for the mitigation for tree 'AO' to provide some height against the proposed building.**
30. Provide parking row and stall dimensions on the landscape plan. **The dimensions have been added to the plan.**
31. Upload all previous Development Orders, Temporary Permit requirements and provide a comment response sheet as to how the conditions of approval have been met. **On the 2016 temporary use permit the condition of providing a perimeter buffer and having the buffer approved by the landscape department was complied with.**
32. Provide a comment response sheet to the last round of DRC comments and how they were addressed. **The site plan has been totally revised and previous DRC comments would not be applicable.**
33. All tree work will require permitting by a registered Broward County Tree Trimmer. **A note has been added to the plan stating that a registered Broward County Tree Trimmer will be required for any tree work.**
34. A Tree Permit Application for all proposed tree work will be required at the time of permit submittal. **A Tree Permit Application will be submitted for all tree work at the time of permit submittal.**

Utilities

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. **Acknowledged.**
2. Please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work. **An Erosion Control Plan, sheet CE10, has been submitted.**
3. 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. **A Broward County Surface Water Management License will be obtained for this project and will be submitted at time of engineering permitting.**

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4. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal. **A Broward County Wastewater Collection permit will not be required for this project. This development will utilize the existing gravity sewer connection to the property.**

Planning

1. Land use for this parcel is Industrial (I). A warehouse and showroom are permitted uses within this land use category. **Acknowledged.**
2. Provide information on a road easement, recorded in the Broward County Records (ORB 18216 Page 274), which appears to go through the property north-south, but is not noted on the survey. If the agreement is no longer applicable or has been abandoned, please provide proof of the termination of this agreement. **The document referenced (ORB 18216, PG 274) is an unrelated agreement between Broward County and the previous property owner of the gasoline service station to construct water and sewer services for the property. This document is not a recorded road easement, nor does the agreement itself mention a road easement. The only reference to a road easement would be found in a survey from 1966 included in that document, however there is no recording information shown for that easement. Multiple recent title searches for this property did not find evidence of a recorded road easement.**
3. The property is unplatted. Provide a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development. **A platting determination letter from Broward County has been uploaded. It states that the property must be platted for this proposed developed.**
4. The property front onto NE 48 Street, which is identified on the Broward County Trafficways Plan. The Trafficways Plan requires a minimum of 70 feet for this roadway. The survey illustrates the minimum 35 feet to the centerline of the road, and thus no additional dedications are required. **Acknowledged.**
5. The city has sufficient capacity to accommodate the proposal. **Acknowledged.**
6. Applicant may submit to DRC for a formal review. **Acknowledged.**

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BSO

1. 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. **Acknowledged.**
2. BSO Trespass Signage – strategic placement is essential to be effective versus just convenience placement. **BSO No Trespass signage will be posted on all sides of the property to maximize visual exposure. A signed BSO Trespass Affidavit has been submitted.**
3. Security features such as cameras, lights, trespass signs, etc., must be placed keeping that current and future landscaping placement always primarily in mind so that there will not be future critical conflicts causing obstructions of any security features. **These site features will be placed so that they do not conflict with landscaping.**
4. Must include language that clearly addresses and illustrates that lighting will be tamper & vandal proof, and specifically that security lighting will be placed ensuring that any potential concealment or ambush points will be eliminated. **This language has been included in the CPTED narrative.**
5. Details of any burglar alarms or other security devices or alerts must be included. **Security alarm details will be provided.**
6. Any dumpster security details or items must be included. **Dumpster enclosure security details are shown on sheets CE5 and CE7 and referenced in the CPTED narrative.**
7. Parking lot must have surveillance to the perimeter lines of the entire facility. **Security camera placement will cover the entire parking facility.**
8. Any electric power or water service that is publicly accessible must have security features such as a secure internal shut off or robust security locks. **There are no proposed publicly accessible electric power or water services.**

Zoning

1. While the access points along NE 48th Street are one-way, staff suggests channelizing the entrance and exit so as to avoid confusion. **Access along NE 48th Street has been revised to provide a single channelized right-in, right-out driveway.**

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2. Provide a bicycle cross-access easement. **A bicycle cross-access easement will be provided.**
3. Provide a bike path. **A 7' bicycle path has been provided.**
4. Provide a sidewalk along the north property line. **The existing sidewalk along the front of the property has been extended along the north property line.**
5. Provide pedestrian cross-access easement. **A pedestrian cross-access easement will be provided.**
6. Provide internal pedestrian walkways that connect the entrance of the building to the sidewalk. **Internal pedestrian walkways have been provided to connect the building entrances to the parking areas and right-of-way.**
7. Show double striping on the plans. **Double striping is now shown for all parking spaces.**
8. All off-street parking and loading areas shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level. Provide this info on the civil plans. **Grades are shown on sheet CE3 and comply.**
9. Remove the wheel stops from the parking spaces in front of the west façade. **Wheel stops have been removed from the plans.**
10. Revise the site plan to clarify Parking Requirements. **Parking requirements have been revised to account for all building square footage.**
11. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area. **Bicycle parking has been provided for 8 bicycles.**
12. Provide bike rack(s). **Bike racks have been added in front of the retail building.**
13. The landscaping around the larger portion of the building is deficient (2.5 feet, 4.5 feet, 8 feet, 0 feet). 21.5 feet of landscaping is required. **Landscaping has been revised to provide 8' around the perimeter of the retail building in all areas except for direct access to the building, which complies with code requirements. Landscaping has been revised around the warehouse building to provide a minimum of 11' while also providing additional plantings in these areas to create a superior landscaping design.**

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14. Show all mechanical equipment and the required screening. Ensure compliance with 155.5301. **All mechanical equipment is shown on sheet CE2. Screening is shown on sheet L-2.**
15. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties. **The exterior loading area on the south side of the warehouse building will be screened from view with a continuous hedge, as shown on the landscaping plans.**
16. Provide screening for the loading spaces to the south of the building. **The exterior loading area on the south side of the warehouse building will be screened from view with a continuous hedge, as shown on the landscaping plans.**
17. Provide dumpster enclosure details that show compliance with 155.5301.C.1.a. **Dumpster details are shown on sheet CE7.**
18. Provide a photometric plan that shows compliance with 155.5401. **See sheet CE9, Site Lighting Plan.**
19. This building must have a primary entrance on the north façade. **The retail building has been revised so that the primary patron entrance is located on the north façade.**
20. 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. Revise the north warehouse façade to comply. **Change in materials and paint have been used so there are no uninterrupted vertical planes exceeding 30' on the north façade.**
21. 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. Revise the north warehouse façade to comply. **Parapet height changes at the roofline on the north façade fall within the required 60' intervals.**
22. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons. Revise the entrance to comply. **The primary entrance utilizes multiple design features such as a canopy and display window to comply with this requirement.**
23. The use of vinyl siding aluminum siding, corrugated metal siding, any other metal

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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. Provide details on the elevations. Include materials and colors. **Material and colors provided on the elevations. None of the referenced building materials above are used as a primary building material.**

24. Provide a narrative that states which sustainability measures you will integrate into the design. **A sustainability point narrative has been uploaded.**

Engineering

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans. **A Broward County Surface Water Management License will be obtained at time of engineering permitting.**
2. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections. **Broward County Water and Wastewater permit and approval will be obtained at time of engineering permitting.**
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Acknowledged.**
4. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices. **An Erosion Control Plan, sheet CE7, has been uploaded.**
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. **An FDEP NOI for stormwater discharge from construction activities will be provided at time of engineering permit.**
6. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **An FDEP acknowledgement to use the NPDES general permit for stormwater discharge from construction activities will be provided at time of engineering permit.**
7. Broward County Highway Construction and Engineering Division for the proposed street roadway improvements. NE 48 St. Submit copy of the approved permit or exemption. **Broward County Highway Construction and**

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Engineering Division approval will be submitted at time of engineering permitting.

8. Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan. NE 48 St. Submit copy of the approved permit or exemption. **Broward County Traffic Engineering Division approval will be submitted at time of engineering permitting.**

Revised plans and supporting documents have been uploaded to Electronic Plan Review as part of this DRC submittal, for your review.

Sincerely,

SHAH, DROTOS & ASSOCIATES



Matthew J. Giani, P.E.
Project Manager
Florida Reg. #84229

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