

November 18, 2022

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

**RE: Application #: PZ22-12000042**  
**KEITH Project No. 12901.01**

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated November 07, 2022, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

Plan Reviewer: Daniel Keester

Status: Authorized With Conditions

1. Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a warehouse/distribution industrial building (60,669 square feet). The proposed industrial uses are listed as permitted principal uses in this land use.  
**RESPONSE: Building square feet changed to 59,912.**
2. The property is platted (Alpha 250 Plat- Parcel 16) recorded in the Broward County Records (PB 156, Pg 26), which has been subsequently amended: PB 29264 Pg 1894, PB 38390 Pg 1651, PB 47531 Pg 1689, and PB 48429 Pg 1122. The original plat note restricts parcels 1-16, 18, 19, 22 & 23 to 2,000,000 square feet of industrial uses. A revised plat note (PB 47531 Pg 1689), specified that Parcel 4, 5 & 16 were restricted to 232,120 square feet of industrial uses (172,120 square feet of existing and 60,000 square feet of proposed). According to this plat note, only 60,000 square feet is permitted, but the proposed development is a 60,669 square foot building. The Applicant must either amend the plat note, or reduce the building size to conform to the approved plat note.  
**RESPONSE: The plat note is the governing permitted square feet. The site plan has been revised to a building under 60,000 square feet to be in compliance.**
3. The property is abuts NW 19 Street and NW 25 Avenue. The site plan indicates that there is an existing 30 feet of right-of-way measured to the centerline of the road, and the total width of the right-of-way is 60 feet. The right-of-way is sufficient to comply with the requirements in Chapter 100. These measurements should be included on the survey for future submittals.  
**RESPONSE: Will provide.**
4. The property does not front on any roads identified on the Broward County Trafficways Plan. No additional right-of-way is required.  
**RESPONSE: No comment required.**

5. The city has sufficient capacity to accommodate the proposal.

**RESPONSE: No comment required**

6. Applicant may submit to DRC for a formal review.

**RESPONSE: Submittal DRC 1 being made.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Review Status: Authorized With Conditions

Pre-Application review 11-8-22 david.mcgirr@copbfl.com 954-786-5514

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**RESPONSE: Acknowledged. Keith will process a Surface Water License with an Environmental Resource permit to BCEPMGD once plans are permit ready.**

2. The water and sewer are provided by BCOES for this area. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.

**RESPONSE: Acknowledged. Keith will process both a Water and Waste Water service Utility permit once plans are permit ready. Keith will provide permits once obtained.**

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

**RESPONSE: Acknowledged. Keith will coordinate with the city's utility Division for plan approval.**

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

**RESPONSE: Understood.**

5. 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: Acknowledged. Keith will include with this submittal an Erosion Control Plan to identify the BMPs to be implemented by the contractor. The contractor will submit the NPDES General permit through FDEP.**

6. 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: Acknowledged. Keith will include with this submittal an Erosion Control Plan to identify the BMPs to be implemented by the contractor. The contractor will submit the NPDES General permit through FDEP.**



7. The existing drainage within the city ROW is owned and maintained by the COPB Utilities Div. 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 the existing drainage. Show the location of all existing City owned and maintained storm drainage lines on the proposed landscape plans.

**RESPONSE: Note has been added to 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.

8. Submit / upload a sediment and erosion control plan for the subject project.

**RESPONSE: Acknowledged**

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. \*\*\*\*

**ZONING DEPARTMENT COMMENTS: HELLENA LAHENS**

Plan Review: Hellena Lahens

Status: Authorized With Conditions

11-7-22

1. This project would be a considered a "Major Site Plan with Building Design" (155.2407).

**RESPONSE: Understood application being made as major application.**

2. The property is platted (Alpha 250 Plat- Parcel 16) recorded in the Broward County Records (PB 156, Pg 26), which has been subsequently amended: PB 29264 Pg 1894, PB 38390 Pg 1651, PB 47531 Pg 1689, and PB 48429 Pg 1122. The original plat note restricts parcels 1-16, 18, 19, 22 & 23 to 2,000,000 square feet of industrial uses. A revised plat note (PB 47531 Pg 1689), specified that Parcel 4, 5 & 16 were restricted to 232,120 square feet of industrial uses (172,120 square feet of existing and 60,000 square feet of proposed). According to this plat note, only 60,000 square feet is permitted, but the proposed development is a 60,669 square foot building. The Applicant must either amend the plat note, or reduce the building size to conform to the approved plat note.

**RESPONSE: The plat note governs the amount of permitted square feet at 60,000 square feet and the building has been revised to 59,912 square feet to comply.**

1. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point



located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Dimension sight triangle on the site plan.

(155.5101.G.9.b)

**RESPONSE: Sight Triangle indicated on site plan with dimensions. Please refer to SP-101.**

2. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Provide a 10ft wide landscape strip in accordance with the Code.

(155.5203.D.3)

**RESPONSE: Perimeter planting has been provided as per code requirements**

3. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

**RESPONSE: Planting has been provided as per code requirements**

4. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b).

**RESPONSE: Required trees have been provided as per code requirements**

5. A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

**RESPONSE: A superior landscape design will be incorporated where possible to mitigate the lack of base planting area**

6. All proposed mechanical equipment must be in compliance with Section. 155.5301.A. Please demonstrate that the screening of the mechanical equipment is in compliance with Code requirements.

**RESPONSE: Ground mounted equipment will be screened with shrubs per code**

7. Provide the dumpster enclosure details. Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate (155.5301.C).

**RESPONSE: Refer to sheet A-0.3 for dumpster details.**

8. Provide evidence that the proposed development complies with the Industrial Design Standards (155.5603).



**RESPONSE:** In compliance with the industrial design standards requirements, the Architectural Elements along the southern street façade (NW 19th St.) and the eastern façade (NW 25th ave) of the building incorporate all the required wall plane horizontal articulation/vertical articulation, entrance. Building is further detailed with horizontal features, projecting in and away from the concrete tilt up panels, such as reveals, canopies and metal accent bands over the entries which incorporate storefront glass and door systems in clear aluminum metal frames. Please refer to building elevations, sheet A-4.0 & A-4.1 for more information.

9. Provide a callout legend of the building materials on the elevation. 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 (155.5603.G).

**RESPONSE:** Refer legend and building elevations, sheet A-4.0 & A-4.1

10. A photometric plan must be submitted in compliance with the Code. For the minimum requirements refer to zoning code section 155.5401.

**RESPONSE:** Refer to sheet A-0.2 for Site Photometrics.

11. Provide a maneuverability diagram showing the circulation plan for the property.

**RESPONSE:** Site maneuverability/ circulation plan is provided.

12. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. The Nonresidential and mixed-use development in all other districts shall achieve at least 12 points (155.5802).

**RESPONSE:** Refer to highlighted points in Sustainable points document attached.

13. Additional comments may be rendered at time of submittal.

**RESPONSE:** Understood

**BUILDING DEPARTMENT COMMENTS: JAMES DEMARS**

Plan Reviewer: James DeMars

Review Status: Authorized With Conditions

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:** Noted. All provisions to be provided prior final submittal.



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: Noted. All provisions to be provided prior final submittal.**

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: Noted.**

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: Noted. Refer to life safety plan, Sheet A-1.1.**

6. 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.

**RESPONSE: The above does not apply. The proposed occupancy is F-1.**

7. 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: Refer to life safety plan, Sheet A-1.1.**

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

**RESPONSE: Noted. Project wishes to defer submittals. Product approvals will be reviewed and submitted prior to construction.**

9. 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: Noted. Project wishes to defer submittals. Product approvals will be reviewed and submitted prior to construction.**



10. 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: Noted.**

11. 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.**

12. 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: Noted.**

13. 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: Noted.**

14. 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: Noted.**

15. 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.

**RESPONSE: Noted. To be provided by 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.

**RESPONSE: Noted. To be provided by contractor.**

16. 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: Site complies with requirements.**

17. 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: Site complies with requirements.**

18. 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: Site complies with requirements.**

19. 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**

20. 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**

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

**RESPONSE: Acknowledged**

22. 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: Noted. To be provided by contractor.**

23. 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: Noted. Refer to notes in cover sheet. A-0.0.**

**BSO DEPARTMENT COMMENTS**

Plan Reviewer: Frank Manusky | Frank.Manusky@copbfl.com

Review Status: Assigned

No Comments

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com <mailto:jim.galloway@copbfl.com

Review Status: Pending Resubmit

11/07/2022



1. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**RESPONSE: Noted. To be provided with next submittal.**

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

**RESPONSE: A fire hydrant test has been requested through the county's utility department, Results are still pending.**

3. Locate proposed FDC within 10ft to 15ft of proposed fire hydrant on same side of fire apparatus access road.

**RESPONSE: Acknowledged, FDC location has been moved to be within 10ft of fire hydrant. See Sheet CU-101**

4. Proposed fire hydrant on East side. Locate at road and access road along North side of building.

**RESPONSE: Acknowledged, The proposed fire hydrant has been moved to north east side of building along NW 25<sup>th</sup> Ave. and drive way.**

5. Proposed fire hydrant, fire sprinkler system and domestic water must each have separate water supply taps.

**RESPONSE: Broward county utilities provides a master meter designed for both domestic and fire usage on one system.**

6. All plans sheets including landscaping and site plans: show location of proposed fire hydrants and FDC. Proper clearance must be maintained of 3ft to rear and each side with 6ft wide clear access to fire apparatus access route.

**RESPONSE: Site plan complies with requirement.**

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

**RESPONSE: Acknowledged**



8. Additional egress may be required for proposed facility. Common path of travel and dead end travel distances may be exceeded during interior build outs.

**RESPONSE: Refer to life safety plan, Sheet A-1.1.**

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

**RESPONSE: Refer to notes in life safety plan, Sheet A-1.1.**

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

#### **LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

Plan Reviewer: Wade Collum | wade.collum@copbfl.com <mailto:wade.collum@copbfl.com

Status: Authorized With Conditions

#### 11.7.22

1. Landscape plan is preliminary in nature.

**RESPONSE: Acknowledged.**

2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

**RESPONSE: Updated signed and sealed landscape plans will be submitted with the DRC application.**

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.

**RESPONSE: A signed and sealed survey with tree data will be submitted with the DRC application.**

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



removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**RESPONSE: Tree appraisals will be submitted with the updated landscape set.**

5. 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 values will be provided with the submission.**

6. Provide a disposition as to the status of trees.

**RESPONSE: A Tree Disposition Plan will be provided.**

7. Do not include trees not within the proposed scope of work, i.e. across the street. But include trees north of property line as it appears to be part of a perimeter / littoral planting around existing lake.

**RESPONSE: Offsite trees have been omitted from the plans to avoid confusion.**

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

**RESPONSE: A landscape data table will be provided with the submission.**

9. Provide a mitigation plan. It appears that some of the mature trees may be relocated to this project, please consider and adjust.

**RESPONSE: See planting plan for proposed relocations.**

10. 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: This will be provided in the data table.**

11. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building on the West and SW sides. Including the truck court.

**RESPONSE: This will be provided in the data table.**

12. Provide the original approved landscape plan of record as part of this submittal, and align proposed to meet the minimums.

**RESPONSE: This will be provided prior to permit.**

13. Update plan to have callouts and provide an accurate plant list to include heights, caliper, spreads, etc.

**RESPONSE: This will be provided with the landscape plan set.**



14. 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: This will be provided with the landscape plan set.**

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

**RESPONSE: A note is provided. Bubblers will be shown on the permit set irrigation plan.**

16. 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.

**RESPONSE: Plant requirements will be shown on the plant list.**

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

**RESPONSE: This note has been added to the landscape plans.**

18. 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 has been added to the landscape plans.**

19. 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 has been added to the landscape plans.**

20. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**RESPONSE: Acknowledged.**



21. 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 has been added to the landscape plans.**

22. 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 has been added to the landscape plans.**

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

**RESPONSE: This note has been added to the landscape plans.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

**UTILITIES DEPARTMENTS COMMENTS:**

Plan Reviewer: Frank Manusky | [Frank.Manusky@copbfl.com](mailto:Frank.Manusky@copbfl.com)

Review Status: Assigned

No Comments

**WASTE MANAGEMENT DEPARTMENT COMMENTS**

Plan Reviewer: Frank Manusky | [Frank.Manusky@copbfl.com](mailto:Frank.Manusky@copbfl.com)

Review Status: Assigned

1. Ensure that a double enclosure with two containers (8 yards each?) is enough to accommodate the amount of garbage generated at this site. 60,000 square feet of area is a fairly large amount of space.

**RESPONSE: A double enclosed dumpster is provided.**

**CRA DEPARTMENT COMMENTS**

Plan Reviewer: Frank Manusky | [Frank.Manusky@copbfl.com](mailto:Frank.Manusky@copbfl.com)

Review Status: Assigned

No Comments





**DRC**

Engineering Inspired Design.

P222-1200042

12/21/2022