



## Plan Review Response

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To:	<b>Lauren Gratzner</b> <b>Senior Planner</b> <b>City of Pompano Beach</b> <b>Street Address</b> <b>City, State, Zip</b>	Date:	<b>September 10, 2024</b>
From:	<b>Jeff Schroeder, Project Coordinator</b> <b>Central Design Group II</b> <b>200 Old 63 South, Suite 305</b> <b>Columbia, MO 65201</b>	Project:	<b>Condo Hotel</b> <b>872 E McNab Road</b> <b>Pompano Beach, FL</b> <b>PZ 23-12000045</b>
		CDG No.:	<b>22031</b>

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The following are the plan review comment responses intended to provide clarity and identify revisions made to the construction drawings addressing the concerns indicated.

### **Response to the Staff Report comments from the Development Review Committee, Meeting Date 7/3/24.**

#### **Planning:**

1. Land use for this parcel is Commercial (C). The Applicant is requesting to construct a 67-room condo hotel (four-story, 36,275 square feet) and associated parking. The proposed commercial use is listed as a permitted principal use in this land use category as "Hotel, motel, time shares and similar lodging."

**CDG Response: Proposed use is permitted per zoning.**

2. The site is platted (Parcels A of Croatian American Social Club) and recorded in the Broward County Records (PB 175, Pg 196). This Plat is currently in process for a Plat Note Amendment for the subject development (PZ23-14000002), as the current plat restricts the site to 5000 square feet of commercial development. Provide the recorded amendment when processed, or the approval of the amended plat note will be a condition of approval for the site plan development order.

**CDG Response: Broward County plat amendment is provided for review**

3. The property abuts E McNab Rd / SE 15 St. The survey indicates that there is an existing 40 feet of right-of-way measured to an assumed "centerline" of the road, and the total width of the right-of-way is required to be 80 feet. This portion of McNab Rd / SE 15 St is not on the Broward County Trafficways Plan. No additional right-of-way is required to comply with the requirements in Chapter 100, Code of Ordinances.

**CDG Response: No additional right of way required for compliance.**

4. Pompano has available raw water withdrawal as well as water and wastewater treatment plant capacity to serve the proposed development.

**CDG Response: Existing water & wastewater capacity is available for the development.**

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10/16/2024 **Zoning:**

1. This is being reviewed as a major site plan with building design.  
**CDG Response: Development reviewed as a major site plan with structure.**
2. Provide the recorded plat note amendment that revises the restrictive note on the plat and allows the hotel use.  
**CDG Response: Plat amendment in progress and to be recorded.**
3. The applicant provided a narrative with a "list of adjustments requested". Revise this list after discussions with Staff at the DRC meeting. Some of these do not apply to this project, such as the walking distance between shared or off-site parking....this project doesn't propose shared or off-site parking. Additionally, some of the landscape items may be able to meet code requirements pending discussions with the Urban Forester. Any other requests for a variance or administrative adjustment must be able to meet the standards of the request.  
**CDG Response: Narrative with list of adjustments provided by developer.**
4. The proposed number of parking spaces (56) is not meeting the requested parking reduction of 15% for being near a bus stop (57 spaces). The proposed parking is a reduction of 16.42% and therefore exceeds the minimum that can be approved for this request. The applicant shall revise the site plan to add in at least one more parking space OR apply for either a Variance from the ZBA or a Major Administrative Adjustment from the PZB. A Minor Administrative Adjustment only allows for a 10% reduction, which is not sufficient for this request.  
**CDG Response: Guestroom count reduced to 62 units. A12.1 revised to show 53 parking spaces.**
5. On the site plan data table provide the note that the required rear yard setback is 30' and state "Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft". This additional setback requirement is also required for the interior side yard setback. Note this as well on the chart. The current proposed building height is above 50' and does not provide these required setbacks. Revise the portion above 50' to be setback at least 2' per this code requirement.  
**CDG Response: A12.1 revised to include a notes on the zoning requirements table indicating the complete zoning setback requirements. Main parapet height reduced to be 50 feet above finished grade at south and east sides.**
6. Nonresidential uses shall provide stacking between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 155.5101.G.8.b: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways. There shall be at least 50' from the front property line to the beginning of the first parking space. The applicant shall either revise the plans OR may submit for either a Variance from the ZBA or a Major Administrative Adjustment from the PZB.  
**CDG Response: Variance or Major Admin Adjustment requested by developer.**
7. Remove the dotted lines in the first four parking spaces, on the east and west sides of the entrance, that represents the required stacking distance. This is not necessary to call out as the proposed 35' stacking is being called out and the extra lines clutter the site plan.

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10/16/2024 CDG Response: Stacking lines and notations removed from the A12.1.

8. The proposed public sidewalk within the ROW does not match the existing sidewalk layout. Provide a call out on the site plan for the “new sidewalk” and identify the width of the sidewalk.  
CDG Response: A12.1 revised to show 10 foot walk and coordination requirement with city streetscape improvement project.
9. The “provided” lot area listed on the site plan data table is inaccurate. It should be listed as 33,600 SF (160’ x 210’). Revise.  
CDG Response: A12.1 revised to show site area of 33600 SF.
10. On the site plan provide the ROW distance from the north property line to the centerline of the McNab road. This should match the survey (40’).  
CDG Response: A12.1 revised to show dimension from property line to centerline of ROW.
11. Landscaping elements shall be provided around the base of all free-standing signs in accordance with Code Section 156.04.C.4. Call out the monument sign on the landscape plan and illustrate the following requirement: The landscaping shall consist of native vegetation and an irrigation plan. The dimensions of the landscaping shall extend at least three feet in all directions from the base of the sign. The landscaping's location shall not obscure the address of the building listed on the sign.  
See Landscape Architect response.
12. The site plan data table, as well as the drawing, identifies 3 compact parking spaces. However, only one space is called out as less than 9’ wide. Correctly identify the width of the compact parking spaces within the garage, measuring to the inside of the poles.  
CDG Response: A12.1 revised to show dimensions from column faces. 3 compact spaces are shown.
13. Provide a side note on the site plan, outside of the drawing, stating the 20’ alley way has been abandoned per ORD 2023-71 and remove this dotted line/call out from the drawing itself in order to reduce unnecessary and confusing lines.  
CDG Response: A12.1 revised to include a site note indicating abandonment of alley. Depiction of the alley and notation has been removed from the site plan.
14. Provide the actual lot coverage square footage number, in addition to the percentage, on the site plan data table. The lot coverage should be the total footprint of all roofed structures. Additionally, provide the pervious area square footage number on the data table.  
CDG Response: A12.1, data table revised to include square footages of roofed structures and of the pervious area.
15. On the site plan data table include the provided setback for both the east and west sides, calling each one out on the chart.  
CDG Response: A12.1, data table revised to indicate separate listing for both east and west setbacks.
16. On the site plan data table remove the irrelevant information: the street side setback, the waterway setback, the dune setback, and the accessory structure setbacks as these do not apply to this project.  
CDG Response: A12.1, data table revised to remove irrelevant information.

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17. On the elevations, call out all roof top structures. It is unclear what these are proposed to be.  
CDG Response: A6.1, roof plan revised to clarify and identify roof top structures & elements.
18. Call out the 0.0' grade position on the elevations.  
CDG Response: A7.1 and A7.2, exterior elevations revised to show grade at 0'-0".
19. The north elevations are not illustrating the staircase bump out in the northwest corner. Show all proposed building elements on the elevations.  
CDG Response: Stair tower elevation is shown to the right of the main entry in the north elevation on A7.1. Note 15 has been added to call out its location.
20. Clarify the purpose of the 6' security fence on the south façade. Is this covered or open air? Show it on the elevations.  
CDG Response: The security fence at the south end of the building has been removed. The vehicle backup area is not covered.
21. Remove the wheel stops from the plans. All exterior parking spaces shall have a continuous curb, not wheel stops (155.5102.C.9). Provide a continuous curb for the exterior parking spaces nearest to the building. Remove the wheel stop detail from sheet C-6.  
CDG Response: A12.1 revised to remove wheel stops and show continuous curb.
22. The parking spaces shall be measured 16' from the edge of the stall to the curb with a 2' overhang beyond the curb for a total length of 18 feet (155.5102.I.1). Revise the site plan to demonstrate this. Note that the 2' overhang area shall not count towards the minimum pervious requirements of the site or the minimum required sidewalk width (155.5102.C.9). Revise the pervious calculations as necessary.  
CDG Response: A12.1 revised to show 16' parking spaces with 2' overhang beyond curb. The overhang area not included in the pervious calculation.
23. Call out the required 2' overhang for all exterior parking spaces with a dotted line.  
CDG Response: A12.1 revised to show 2' overhang at exterior parking spaces.
24. Revise the parking chart to state the appropriate required parking formula per table 155.5102.D.1: "1 space per lodging unit without a separate bedroom". It is unclear what "1 per GR" means.  
CDG Response: A12.1, parking calculation revised to expand parking requirement description.
25. On the site plan, increase the width of the interior sidewalks. These shall be at least 7' wide (155.5101.I.3).  
CDG Response: A12.1 revised to show minimum 7' wide walk extending through the site.
26. Provide a note on the roof plan or the elevations stating the roof top mechanical equipment screening will be equal to or higher than the equipment itself (155.5301.A.1.a.i).  
CDG Response: A6.1 revised to expand note 10 to indicate the minimum height to be equal to or greater than the height of the equipment.

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27. Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Identify the 15' radius around each proposed light pole on the landscape plan.  
**See Landscape Architect's response. Light pole placement coordinated with landscape design.**
28. The north, south, and west sides of the property shall have a 10' Vehicular Use Area (VUA) perimeter buffer (155.5203.D.3.c). Increase the south and west landscape buffers from 7.6' to 10'. This reduction is more than 30% and would require approval of a Variance from the ZBA.  
**CDG Response: A12.1 parking layout has been revised. A 7'-6" VUA buffer is shown along the west property line and a minimum VUA buffer of 7'-0" is shown at the drive backup area. This is a 30% reduction from the required 10'-0". An administrative reduction is requested by the developer for this accommodation.**
29. The landscape islands are required to be at least 8' wide, measured inside of the curbing (green space). Revise the site plan to show this dimension on all landscape islands. The site plan currently measures them from outside of the curbing. Not all landscape islands meet this requirement, revise or seek a variance. An administrative adjustment is not applicable to this request.  
**CDG Response: A12.1 parking layout revised to show landscape islands at the end of each row of parking with dimensions to back of curb.**
30. Landscape islands shall be at each end of a parking row. Revise the site plan to include a landscape island on the south side of the dumpster.  
**CDG Response: A12.1 parking layout revised to show an island on south side of trash enclosure.**
31. Sheet C-1 has the wrong number of hotel rooms listed on the image of the building. Revise. Also remove the wheel stops from this sheet.  
**See Civil Engineer's response. The guestroom count has been revised to be 62 guest rooms.**
32. The site plan calls out a "6' semi-opaque screen fence" proposed along the south property line. Provide a detail of what this looks like. If this is a temporary construction fence, remove the note from the site plan. Fences or walls made of debris, junk, rolled plastic, sheet metal, plywood, or waste materials are prohibited in all zoning districts (155.5302.G.3).  
**CDG Response: A13.1 has been revised to include a fence detail. The fence is required for a type B buffer to adjacent residential.**
33. It is not clear what the parking garage exit on the north façade will look like. Please provide real life images of what is being proposed. Staff suggests revising this door to be more aesthetically pleasing as it is a major focal point of this front, street-facing façade. The Architectural Appearance Committee (AAC) may have concerns about the design of this front façade.  
**CDG Response: A8.1 sheet has been added to drawing set. Detail 2/A8.1 shows the design of the gates and an image similar to the proposed fire dept. access gates.**
34. Nonresidential must achieve at least 12 points from Table 155.5802: Sustainable Development Options and Points. The use of LED light fixtures is not a sufficient method to obtain the required sustainability points as these are standard practices and does not promote sustainability of the site. Please revise your narrative and choose another option to obtain the full 12 points required. One "other" option can include the use of EV chargers on site in order to obtain these points.  
**CDG Response: Sustainability narrative and plans have been revised to include sun shades at all south facing**

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35. The following items shall be submitted prior to building permit approval:

- a. Provide a Declaration of Condominium outlining how the operation/management of this building will occur. The following must be included in this document per Code Section 155.4225.A: Lodging units shall not be occupied by their owner(s) for more than 30 consecutive days and no more than a total of 180 days in any consecutive 12 month period. The restriction on owner-occupation shall be included in the Declaration of Condominium. A unified management operation plan shall be required as an integral part of the condo hotel facility for rental activities, including a uniform key entry service, customary daily maid services, back of house services, and other hospitality services. The management operation plan shall be included in the Declaration of Condominium.

**CDG Response:** Declaration of Condominium provided by the developer.

- b. A utility easement form shall be submitted at time of building permit for the construction of the parking spaces within the easement along the west and south sides of the property, the drive aisle through the 24' utility easement in the middle of the property, and the pavement along the north side.

**CDG Response:** A utility easement form will be submitted at time of permit.

### **Landscape:**

See responses from Andres Montero Landscape Architecture in addition to the following CDG responses:

1. Comment response sheet is vague and does not appear to capture all the comments and staff is not clear on what Acknowledged means towards addressing comments.
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
**CDG Response:** As discussed in the DRC meeting on July 17, 2024, the overhead wires are not able to be routed underground. The electrical utility provider will not underground the "harden" lines on metal pole. The other lines on wood poles would require extensive revisions beyond the site frontage which is not feasible at this time. The current proposed street scape project scope does not include any change the overhead utilities or pole placements.
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.
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.
5. Provide methodology for tree values as some numbers appear low

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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.
7. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings.
8. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang and include sod, shrubs and trees. Add an additional large canopy tree in this VUA perimeter strip on the West side.  
**CDG Response: An administrative adjustment request will be submitted by the developer. A maximum set back of 7'-0" is requested as shown in the submitted drawings.**
9. 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.
10. Verify availability of proposed plant species as many of them are outside the range of what is currently available. *Coccoloba diversifolia* and *Conocarpus erectus* 'sericeus' @ 16' Florida Grade #1. Show *Ligustrums* at 10' tall minimums.
11. Propose an alternate tree species to Dahoon, East Palatka or *Tabebuia heterophyllas* are an option.
12. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. South perimeter as part of Type B Buffer.
13. As per 155.5203.F., Provide a detail for the Type B buffer on the rear property line (South) and label whether it's option one or option two. Proposed existing large canopy trees and Sabals to remain beneath OHW shall be removed and replaced with understory trees @ 2:1.
14. 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. Provide what is required vs. what is going to be proposed as to a superior landscape design. If less than 24' is being proposed then proceed with landscape design per the criteria below.
15. 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;

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- 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.
16. Show how requirements as per 155.5203.E., Building Base Plantings are being met along McNab Rd.
17. 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).  
**CDG Response: No light poles are shown located in the planting areas. Light poles are located in line with parking stripes to allow vehicles to pull fully up to the curb.**
18. 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, at both ends of the parking rows south side. South of dumpster. Scoot north end island Oaks closed to the last parking stall.  
**CDG Response: The site layout has been revised to include additional landscape islands which are a minimum of 8' wide.**
19. 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, south of entrance.  
**CDG Response: All landscape island shown have a minimum dimension of 8' or greater and a minimum area of 120 sf or greater.**
20. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Please provide the sheet name and number.  
**CDG Response: A detail of the proposed building perimeter foundation is provided on the Site Details sheet A13.1.**
21. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C  
**CDG Response: Dumpster Enclosure is shown on the site plans and detail 1/A13.1 is provided. See Landscape details for any required plantings.**
22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
23. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.
24. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.
25. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

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26. Provide note that plant spacing shall supersede plant quantity to fill the bed.
27. Remove gallon sizes from plant list.
28. Show sod on the plan
29. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm. Washingtonia's or Sabals.
30. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.
31. All tree work will require permitting by a registered Broward County Tree Trimmer.
32. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
33. Additional comments may be rendered a time of resubmittal.

### **Fire Department:**

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

### **Engineering Department:**

See responses from Holland Engineering in addition to the following CDG Responses.

THERE IS A CITY OF POMPANO BEACH MCNAB ROAD STREET SCAPE GO BOND PROJECT THAT IS IN THE FINAL STAGES OF DESIGN. PLEASE CONTACT MATTHEW FURSETZER Matthew.Fursetzer@kimley-horn.com TO CORDINATE YOUR PLANS WITH THE STREET SCAPE PLANS SO THAT THERE ARE NO CONFLICTS.

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

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4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project. Show this existing meter on civil plan sheet 021 C-2
5. Plan sheet 021 C-2 needs to show a fire only meter at the property line before the DDCV
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.
7. 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
8. What is the purpose of the turf block pavers on plan sheet 020 C-1?? Submit a construction detail for the turf block pavers.  
**CDG Response: Turf block pavers are to facilitate egress of emergency vehicles from the parking garage to comply with the fire dept. "No Backing" policy.**
9. 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.
10. Please note on civil plan sheet 021 C-2 How to retire old laterals
  - If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
  - If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
  - If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
  - If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

### Utilities:

Comments not provided as of 6/24/24. Please contact Nathaniel Watson directly for comments.

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### BSO:

See the developer's response for signed responses to the BSO statements A thru K

See the CPTED narrative on sheet A14.2 for responses by the Florida CPTED Practitioner.

### Building Division:

#### 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.

**CDG Response: Final building design is intended to comply with all effective codes.**

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

**CDG Response: Evidence of any required approvals will be submitted as required by the AHJ.**

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.

**CDG Response: A project note has been added to A1.1 to indicate this requirement.**

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

**CDG Response: A project note has been added to A1.1 to indicate this requirement.**

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.

**CDG Response: A project note has been added to A1.1 to indicate this requirement.**

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),

### Central Design Group II, LLC

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10/16/2024 base flood elevation (s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A)

**CDG Response: See civil response and drawings for compliance.**

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

**CDG Response: Project design includes accessibility provisions for the disabled in accordance with federal and state requirements. Compliance with other requirements of the FHA are the responsibility of property management.**

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 2017 FBC Accessibility.

**CDG Response: The project has been designed to comply with federal and FBC accessibility requirements.**

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.

**CDG Response: The structure is designed to include an elevator in compliance with Federal and FBC accessibility requirements.**

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 2017 FBC.

**CDG Response: The project will be designed through rational analysis to comply with the requirements of the 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.  
**CDG Response: A project note has been added to A1.1 to indicate this requirement.**
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.  
**CDG Response: The project design will include an automatic fire sprinkler system.**
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

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10/16/2024 spread of fire to or from buildings, comply with this section of the code.

CDG Response: The design drawings will include provisions for compliance with code required fire resistance construction.

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.

CDG Response: Fire-resistant rated assemblies and components information shall be included in the design documents to demonstrate compliance with code fire resistance requirements.

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.

CDG Response: The design drawings will include information demonstrating compliance with the code means of egress requirements.

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.

CDG Response: Life Safety Plans, lighting, other plans will be included in the design drawings demonstrating compliance with code safety requirements. Also fire alarm and sprinkler system design submittals will be submitted to the AHJ for review and approval.

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 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.

CDG Response: Product and systems submittals as required by the AHJ will be required from the contractor for review and approval by the appropriate design team member and then provided to AHJ for review and approval.

8. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings, awnings, ...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.

CDG Response: Design architect/engineer reviewed and approved, code required, component

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10/16/2024 submittals from the contractor will be provided to the AHJ for review and approval.

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).  
CDG Response: Active digital signatures and impressed seal of the licensed design professional will be included on all documents
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.  
CDG Response: All plans and specifications will be signed, dated and sealed by a Florida licensed design professional.
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.  
CDG Response: A special inspector will be retained to perform inspections as determined by the AHJ and complete the special inspector form.
12. 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.  
CDG Response: A special inspector will be retained to prepare a plan and perform structural inspections to determine conformance with the construction documents.
13. 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.  
CDG Response: A project note has been added to A1.1 indicating this requirement and additional compliance requirements will be included in the full construction documents.
14. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.  
CDG Response: A12.1 shows the parking layout in compliance with parking requirements.
15. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided

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10/16/2024 for persons other than residents, parking shall be provided in accordance with table 208.2.  
CDG Response: A12.1 shows the parking layout in compliance with parking requirements.

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

CDG Response: See civil response and drawings for compliance.

17. 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.

CDG Response: See civil response and drawings for compliance.

18. 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.

CDG Response: See civil response and drawings for compliance.

19. 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.

CDG Response: A project note has been added to A1.1 indicating this requirement.

20. 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.

CDG Response: Estimated construction values will be determined and included on permit applications as required by the AHJ.

21. 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.

CDG Response: The statement will be included on cover page of the architectural drawings and specifications.

**Changes described in responses have been incorporated into the submittal drawings.**

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PLAN REVIEW RESPONSE

PZ23-12000045

10/16/2024

**Jeff Schroeder, AIA**  
**Project Coordinator**

**Central Design Group II, LLC**

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**September 11, 2024**

**RE: 872 McNab Hotel**

**File # LN-624**

## **ENGINEERING DEPARTMENT COMMENTS**

THERE IS A CITY OF POMPANO BEACH MCNAB ROAD STREET SCAPE GO BOND PROJECT THAT IS IN THE FINAL STAGES OF DESIGN. PLEASE CONTACT MATTHEW FURSETZER Matthew.Fursetzer@kimley-horn.com TO CORDINATE YOUR PLANS WITH THE STREET SCAPE PLANS SO THAT THERE ARE NO CONFLICTS.

The design for the streetscape project have been incorporated into the revised plans.

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

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.

A surface water license will be obtained prior to Building Department submittal.

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

Understood

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

Understood

4. There is an existing large diameter meter (6" or 8") that may not be in service or feeding any property. Check with our customer service dept. to see if that can be utilized for your project. Show this existing meter on civil plan sheet 021 C-2.

Customer service was contacted, and they confirmed this meter was registered to Florida Power & Light.

5. Plan sheet 021 C-2 needs to show a fire only meter at the property line before the DDCV

A fire only meter has been added to sheet C-2.

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.

The NPDES General Permit will be provided prior to construction.

7. 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

The NOI will be provided prior to construction.

8. What is the purpose of the turf block pavers on plan sheet 020 C-1?? Submit a construction detail for the turf block pavers.

The turf block pavers are for an emergency vehicle drive. Details will be provided with the final construction plans.

9. 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.

This note will be added to the landscape plans.

10. Please note on civil plan sheet 021 C-2

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

There is one (1) existing sewer lateral for this property and this project will utilize that lateral. No existing sewer laterals will be retired.

# DRC

PZ23-12000045

10/16/2024

HOLLAND ENGINEERING  
CIVIL ENGINEERING SOLUTIONS

**Holland Engineering, Inc**

**Civil Engineering Solutions**

301 SW 7<sup>th</sup> Street, Ft. Lauderdale, FL 33315

(954) 367-0371 office

CA0007325

**To:** City of Pompano Beach – Development Review Committee

**From:** Andres Montero, ASLA, PLA

**Reference:** 872 East McNab Road. Pompano Beach

**Review of Comments at the City Date:** July 3<sup>rd</sup>, 2024

**PROJECT:** PZ23-12000045

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**PLAN REVIEW CORRECTION RESPONSES**

**DATE: 9-10-2024**

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Andres Montero Landscape Architecture offers the following responses to the landscape comments listed below:

**ZONING DEPARTMENT By Lauren Gratzer**

11) Landscaping elements shall be provided around the base of all free-standing signs in accordance with Code Section 156.04.C.4. Call out the monument sign on the landscape plan and illustrate the following requirement: The landscaping shall consist of native vegetation and an irrigation plan. The dimensions of the landscaping shall extend at least three feet in all directions from the base of the sign. The landscaping's location shall not obscure the address of the building listed on the sign.

**Response: Provided. See sheets L-02 and L-05.**

27) Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203.B.2.g.i.c). Identify the 15' radius around each proposed light pole on the landscape plan.

**Response: Provided. See sheets L-02**

28) The north, south, and west sides of the property shall have a 10' Vehicular Use Area (VUA) perimeter buffer (155.5203.D.3.c). Increase the south and west landscape buffers from 7.6' to 10'. This reduction is more than 30% and would require approval of a variance from the ZBA.

**Response: South and west landscape perimeter buffers have been increased. See sheets L-02**

29) The landscape islands are required to be at least 8' wide, measured inside of the curbing (green space). Revise the site plan to show this dimension on all landscape islands. The site plan currently measures them from outside of the curbing. Not all landscape islands meet this requirement, revise or seek a variance. An administrative adjustment is not applicable to this request.

**PZ23-1200045**  
**10/16/2024**  
**Response: Landscape islands have been adjusted to meet this requirement. See sheets L-02**

30) Landscape islands shall be at each end of a parking row. Revise the site plan to include a landscape island on the south side of the dumpster.

**Response: Landscape islands have been adjusted/added to meet this requirement. See sheets L-02**

## **LANDSCAPE DEPARTMENT By Wade Collum**

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: Tree survey to be submitted by client/client's representative. Existing trees have been renumbered in the Tree Disposition Plan and arborist report from #1 thru #33.**

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 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: Acknowledged.**

5) Provide methodology for tree values as some numbers appear low

**Response: Acknowledged. See revised arborist report and calculations.**

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: See Arborist Report prepared by Alison Walker, ISA FL-9317A, ISA TRAQ and sheet L-01 Property Survey & Tree Disposition Plan.**

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

**Response: Understood.**

**PZ23-12080045**  
**10/16/2024**  
80045 provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang and include sod, shrubs, and trees. Add an additional large canopy tree in this VUA perimeter strip on the West side.

**Response: Provided. See revised sheets L-02 & L-03.**

9) 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: Provided. See revised plant list and tree specifications on sheet L-02**

10) Verify availability of proposed plant species as many of them are outside the range of what is currently available. Coccoloba diversifolia and Conocarpus erectus 'sericeus' @ 16' Florida Grade #1. Show Ligustrums at 10' tall minimum.

**Response: Adjusted based on plant material availability (plantANT). See revised plant list and tree specifications on sheet L-02**

11) Propose an alternate tree species to Dahoon, East Palatka or Tabebuia heterophyllas are an option.

**Response: Revised. See revised plant list and tree specifications on sheet L-02**

12) As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. South perimeter as part of Type B Buffer.

**Response: Addressed. See revised sheet L-02**

13) As per 155.5203.F., Provide a detail for the Type B buffer on the rear property line (South) and label whether it's option one or option two. Proposed existing large canopy trees and Sabals to remain beneath OHW shall be removed and replaced with understory trees @ 2:1.

**Response: Addressed. Buffer Type B – Option One. Existing large canopy trees and Sabals to be removed and replaced with understory trees @2:1 ratio. See revised sheet L-02.**

14) 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. Provide what is required vs. what is going to be proposed as to a superior landscape design. If less than 24' is being proposed then proceed with landscape design per the criteria below.

**Response: See response to comment #15**



PZ23-120030-45  
10/16/2024

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: Less than 24' is provided. The required landscaping between vehicular use areas and building has been designed following the above requirements. See revised sheet L-02**

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

**Response: Shrubs, groundcovers, small trees and palms proposed as building base planting along the façade of the building. See revised sheet L-02.**

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

**Response: Location of light fixtures within the V.U.A. has been revised to address this comment. See revised sheet L-02.**

18) 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, at both ends of the parking rows south side. South of dumpster. Scoot north end island Oaks closed to the last parking stall.

**Response: Addressed. See revised sheet L-02.**

PZ23-1200045  
10/16/2024  
19) 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, south of entrance.

**Response: Addressed. All planting areas for proposed trees exceed 120 square feet. See revised sheet L-02.**

20) Provide a cross-section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas. Please provide the sheet name and number.

**Response: Please see architectural plans for foundation details and detail #13 on sheet L-04.**

21) Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

**Response: See detail #10 on sheet L-04.**

22) Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

**Response: Landscape planting details have been revised to address comment. See sheet L-04**

23) Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

**Response: See revised details on sheet L-04**

24) Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.

**Response: See revised details on sheet L-04**

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

**Response: Addressed. See plant specifications on sheet L-02**

26) Provide note that plant spacing shall supersede plant quantity to fill the bed.

**Response: See note #5 on sheet L-02**

27) Remove gallon sizes from plant list.

**Response: Addressed. See plant specifications on sheet L-02**

PZ23-120045-15 How sod on the plan

10/16/2024

**Response: Addressed. See revised sheet L-02**

29) Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm. Washingtonian's or Sabals.

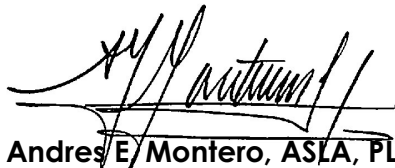
**Response: Addressed. See revised sheet L-02**

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

**Response: Understood.**

If you have any further comments or questions, please do not hesitate to contact me.

Sincerely,



**Andres E. Montero, ASLA, PLA**  
President