

September 29, 2022

Mr. Diego Guevara
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Project Name: Alliance - Gateway
Application No.: PZ22-12000009

Dear Diego,

We have received your comment letter dated August 8, 2022 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

PLANNING:

1. *Land use for this parcel is Industrial (I). The proposed use listed on the site plan indicates this is a "1-story warehouse," (approximately 41,687 square feet) which is a permitted use in this land use category.*

RESPONSE: Noted.

2. *The property was platted in 1974 (Gateway Industrial Center No. 9 Parcel "A"/ Plat Book: 84 Pg.: 8), and there are no plat note restricting the use of the property. Based on the approved plat & proposed scope, there do not appear to be any additional platting requirements. The applicant may confirm with Broward County Planning Council for platting requirements.*

RESPONSE: Noted.

3. *The property is abutting SW 27 Avenue. The survey indicates that there is an existing 30 feet to the centerline, which was dedicated at the time of the plat. The required right-of-way width at this location is 60 feet. Thus, no additional dedications are required.*

RESPONSE: Noted.

4. *The city has sufficient capacity to accommodate the proposal.*

RESPONSE: Noted.

5. *Applicant may submit to DRC for a formal review.*

RESPONSE: Noted.

ZONING:

1. *As required by Sec. 155.5101.1.1.b Sidewalks Required, all developments shall install sidewalks along the front of the development site with an existing street (unless an existing sidewalk meeting city standard is already in place). Revise to comply.*

PZ22-12000009
11/16/2022

RESPONSE: A sidewalk has been added along SW 27th Avenue. Please see sheet C-301 for reference.

2. *The total square footage of the building area in the drawing does not math the square footage on the Site Data Table. Revise and coordinate.*

RESPONSE: The building square footage is now in agreement on both the site plan and site data table. The building will total 41,379 sf. Please see sheet C-301 for reference.

3. *All developments shall be served by an internal pedestrian circulation system as required by Sec. 155.5101.I – Pedestrian an access circulation. Painted markings shall be added indicating the safe pedestrian circulation within the parking area. Include signals and security elements as needed.*

RESPONSE: Striping has been added behind all parking stalls and up to the sidewalk for pedestrian access. Please see sheet C-301 for reference.

4. *The Code requires the provision of at least four (4) bicycle parking for each ten (10) car parking space. Therefore, additional four (4) bicycle parking are needed to comply with Sec. 155.5102.I.1.L. Revise and comply.*

RESPONSE: A second set of bike racks have been added f or a total of 8 spaces. Please see sheet C-301 for reference.

5. *Mechanical equipment mounted on the roof shall be screened as per Section 155.5301.1.a.*

RESPONSE: Roof screens will be provided to screen any required roof top mechanical equipment
Note has been added to Sheet A102 Roof Plan.

6. *Exterior off-street loading and service areas shall be screened from view from the street as required. By Sec. 155.5301.B. Revise to comply.*

RESPONSE: The site's proposed driveways have been shifted to allow for proper screening along SW 27th Avenue. Please see sheet C-301 and landscape plans for reference.

7. *Comply with Section 155.5603.E. Façade Articulation; particularly the following requirements.:*

- *Wall Plane Horizontal Articulation*
- *Vertical Articulation*
- *Roof Line Articulation*
- *Building Façade Materials*

RESPONSE: The proposed building façade is Horizontally Articulated per Section 1555.5603.E. Dimensions demonstrating the articulation are on Sheet A 201 Building Elevations.

8. *Provide a narrative explaining how the proposed building meets this requirement.*

PZ22-12000009

11/16/2022

RESPONSE: The proposed building façade is Horizontally Articulated per Section 1555.5603.E. Dimensions demonstrating the articulation are on Sheet A 201 Building Elevations.

9. *Provide color elevations with proposed materials and callouts describing them as required. Include dimensions and the total height of the facades.*

RESPONSE: Proposed materials and colors of the proposed building are called out and described in the Exterior Finish Legend. Heights of all elements are on Elevations as well.

10. *Elevation height should be measured from the average finish grade, not the finished floor. Add dimensions showing compliance.*

RESPONSE: Heights of all elements in relation to grade are shown on Building Elevations.

11. *Loading and service areas shall be separated from patron parking, pedestrian areas, and main drive aisles as required by Sec. 155.5603.H. The truck turn plans submitted suggest that the vehicles must use both the north and south parking areas to maneuver trucks into the loading zones.*

RESPONSE: The truck loading and vehicle parking areas have been separated. Please see sheets C-301 and C-302 for reference.

12. *As required by Sec. 155.5603.I., no more than two bays of Off-street parking may be located between the front building façade and the street it faces. The proposed building not only exceeds the number of off-street parking bays located at the front of the building. It also has all the loading berths facing the street at the front of the structure. Revise to comply.*

RESPONSE: The proposed parking has been revised to only two parking areas and the loading bays have been screened from view. Please see sheet C-301 for reference.

13. *Upon resubmittal, provide a response sheet explaining how all the comment issues have been addressed.*

RESPONSE: Comment responses have been provided in the submittal package.

14. *Additional comments may be rendered after resubmittal.*

RESPONSE: Noted.

BUILDING DIVISION:

1. *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.*

RESPONSE: Noted.

2. *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*

PZ22-12000009
11/16/2022

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.

RESPONSE: Noted.

3. *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.*

RESPONSE: Best management practices for pollutant and sediment control have been outlined on sheet C-601.

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

RESPONSE: A construction fence has been shown on sheet C-601.

5. *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.*

RESPONSE: Noted. A construction fencer has been shown on C-601 for added pedestrian safety.

6. *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) through City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), based flood elevation(s), and ground elevations if necessary, for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).*

RESPONSE: The entire site appears to be within FEMA flood zone AH (EI = 7.0'). This information has been included on the bottom right corner of sheet C-401 along with reference to the appropriate FEMA map and revision date,

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

RESPONSE: Noted.

8. *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.*

PZ22-12000009
11/16/2022

RESPONSE: Noted.

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

RESPONSE: Pedestrian access from parking to the building has been striped out. Please see sheet C-301 for reference.

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

RESPONSE: Noted.

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: Noted.

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

RESPONSE: Noted. Irrigation will be provided with a site plan approved by staff.

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.

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*

PZ22-12000009
11/16/2022

those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

RESPONSE: Noted.

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

RESPONSE: Accessible routes have been provided from both ADA parking stalls.

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.*

RESPONSE: Noted.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

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

RESPONSE: All design documents have been signed and sealed.

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

RESPONSE: Noted.

PZ22-12000009
11/16/2022

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

RESPONSE: Noted.

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

RESPONSE: Noted.

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

FC 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 heigh/pressure threshold allowed in the applicable protocols herein.

RESPONSE: Noted.

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

RESPONSE: The minimum number of parking stalls for the site has been calculated as 20 spaces per the site data table on sheet C-301. The proposed plan exceeds this requirement.

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

RESPONSE: Parking has been provided on accordance with Pompano Beach code at the appropriate calculation per square foot for an industrial warehouse. Please see the site data table on sheet C-301 for reference.

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

RESPONSE: The appropriate ADA parking signage has been called out on sheet C-301 and a sign detail has been included on sheet C-901.

PZ22-12000009
11/16/2022

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

RESPONSE: A perimeter wall has been provided to assist in grading back to adjacent properties.

19. *1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at the 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 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: The ground adjacent to the proposed building is proposed to slope away from the building within the required parameters. Please see the grading plan on sheet C-401 for reference.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

22. *FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect of 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 and chapter 633, Florida Statutes.*

RESPONSE: Noted.

ENGINEERING DEPARTMENT:

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

RESPONSE: An application will be submitted to BCEPMGB.

PZ22-12000009
11/16/2022

2. *Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.*

RESPONSE: An application will be submitted to FDEP.

3. *Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.*

RESPONSE: An application will be submitted to FDEP.

4. *Submit / upload a copy of the (BCOES) Broward County Water and Wastewater Service Utility permit or exemption for the proposed utility work.*

RESPONSE: An application will be submitted to BCOES.

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

RESPONSE: Noted.

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

RESPONSE: The erosion control plan has been included in the submittal package. Please see sheet C-601 for reference.

FIRE DEPARTMENT:

1. *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. WAS THIS TEST WITNESSED BY POMPANO BEACH? INFORMATION WAS NOT PROVIDED ON PBFR FLOW DOCUMENTS.*

RESPONSE: The hydrant flow test has been included in the submittal package.

2. *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: Fire Flow Data is part of the Fire Hydrant Flow Test document included in the submittal package.

3. *City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access*

PZ22-12000009
11/16/2022

roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

RESPONSE: Fire Hydrant Flow Test document included in the submittal package.

4. *Locate FDC with fire hydrant, within 10 to 15ft. FDC must include sign stating addresses of building FDC supplies. FDC NOT LOCATED ON CIVIL PLANS. PLANS SHOW TWO FIRE HYDRANTS?*

RESPONSE: The FDC's and both hydrants have been shown on sheet C-501.

5. *What is the proposed fire sprinkler system design: commodity class, method of storage, as per NFPA 13. Fire Pump required? Size of water main shown is 6 inch. Has an Owner's Certificate Information been provided for this project as per NFPA 13.*

RESPONSE: The proposed fire sprinkler design will be for Commodity Class III, non-encapsulated on open shelves of single row and back to back shelving, up to 25'. Owner's Certificate information will be provided to Sprinkler Company prior to design.

6. *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 firm alarm supervision (tamper switches).*

RESPONSE: Noted. Documentation will be provided prior to construction.

7. *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. 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)*

RESPONSE: Noted.

PZ22-12000009
11/16/2022

BSO:

- A. *Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.*

RESPONSE: No Trespass Affidavit is included in this submission.

- B. *Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.*

RESPONSE: 'No Trespass' signage will be posted at entrances and all sides of property as shown on CPTED Plan and noted.

- C. *Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.*

RESPONSE: 'No Trespass' signs will be posted as recommended for unobstructed viewing and to prevent vandalism of signs.

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and access Control a. Install a 180 degree wide angle door viewer (peephole) on all solid exterior doors.

RESPONSE: There are no solid exterior doors.

1. *Parking Lot, and Adjacent Access Perimeters:*

- a. *Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:*

RESPONSE: Noted.

- b. *Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.*

RESPONSE: Not applicable. The development is not mixed use.

- c. *Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).*

RESPONSE: Noted.

PZ22-12000009
11/16/2022

- d. *Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.*

RESPONSE: Noted.

- e. *Ensure comprehensive parking lot area surveillance camera coverage/ capture f. Show overlapping sight “cones”.*

RESPONSE: Approximate locations of surveillance cameras are shown on the CPTED Plan with corresponding sight “cones”, which show overlapping (comprehensive) coverage.

2. *Electronic Surveillance – Security Strengthening*

- a. *Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.*

RESPONSE: Approximate locations of surveillance cameras are shown on the CPTED Plan with corresponding sight “cones”, which show overlapping (comprehensive) coverage.

- b. *Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.*

RESPONSE: Cameras have been located as such.

- c. *Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.*

RESPONSE: Cameras have been located away from building mounted lighting to avoid conflicts.

- d. *Security cameras must fully view all parking areas, building entrances, all hallways in storage facilities and pedestrian paths of travel along the building perimeters.*

RESPONSE: Sight cones shown on Sheet A103 CPTED plan exhibit comprehensive coverage.

- e. *Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.*

RESPONSE: Electronic surveillance provides coverage of all areas of the lot.

- f. *Ensure video surveillance at all exterior building entrances.*

RESPONSE: Video surveillance cameras provided at all building entrances.

- g. *Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.*

RESPONSE: Electronic surveillance provides coverage of all areas of the lot.

PZ22-12000009

11/16/2022

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.*

RESPONSE: Video surveillance cameras provided at all building entrances.

LANDSCAPE:

1. *No comment response sheet was offered, and resubmittal does not appear to incorporate previous comments.*

RESPONSE: Noted.

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

RESPONSE: Noted. Refer to sheet C-703.

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

RESPONSE: Noted.

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

RESPONSE: Noted. Refer sheet C-701.

5. *Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all 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: Noted. Refer to sheets C-701, C-702. Certification from arborist to follow.

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

RESPONSE: Noted, refer to C-703.

7. *Provide VUA requirements as per 155.5203.D along all sides. Palms do not count.*

RESPONSE: Noted, refer to C-703.

PZ22-12000009
11/16/2022

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.*

RESPONSE: Noted, refer to C-703.

9. *Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 22' of landscape areas between a vehicular use area and an abutting building.*

RESPONSE: Noted. Twenty-nine (29') feet of landscape area provided, refer to C-703.

10. *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)*

RESPONSE: Noted. All palms are placed in multiples of three. Refer to C-703.

- ii. *If palms and trees are combined, one row of shrubs can be provided*

RESPONSE: Noted. Refer to C-703.

- iii. *If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers*

RESPONSE: Noted. Refer to C-703.

- iv. *If trees are provided, design must include a minimum of 2 species*

RESPONSE: Noted. Five (5) species provided. Refer to C-703.

- v. *Trees or palms must be a minimum of 14 feet in height*

RESPONSE: Noted. Refer to C-703.

- vi. *Layered or height tiered shrubs are provided in variety with a minimum of two (2) species*

RESPONSE: Noted. Refer to C-703.

- vii. *Suspended pavements systems are provided for the adjacent vehicular use area.*

RESPONSE: Noted. Refer to C-703.

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

PZ22-12000009
11/16/2022

RESPONSE: Noted. One-hundred (100' LF) linear feet of two-tier foundation planting has been provided. Refer to C-703.

12. *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: Noted. Lighting coordination will be required to meet site requirements. Refer to C-703.

13. *As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.*

RESPONSE: Noted. Landscape area including trees and or shrubs/sod has been provided for each row of parking. Refer to C-703.

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

RESPONSE: Noted. Refer to C-703.

15. *Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.*

RESPONSE: Noted. Over sixteen percent (16.5%) interior landscape area has been provided. Refer to C-703.

16. *Provide Street Trees at 1:40' as per 155.5203.G.2.c.*

RESPONSE: Noted. Refer to C-703.

17. *Show sod, street trees and irrigation in the ROW swale area.*

RESPONSE: Noted. Refer to C-703.

18. *Utilities are shown intersecting required landscape areas, correct and adjust.*

RESPONSE: Noted. Landscape has been revised to avoid utility conflicts. Refer to C-703.

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

RESPONSE: Noted. Refer to item 52, C-705.

20. *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,*

PZ22-12000009
11/16/2022

include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

RESPONSE: Noted, irrigation plans to follow.

21. *Show retention areas on the landscape plan and adjust tree species as needed.*

RESPONSE: Noted. Refer to C-703.

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

RESPONSE: Noted.

23. *Provide a mechanical equipment screening detail.*

RESPONSE: Noted.

24. *Provide a real plant list with specifications.*

RESPONSE: Noted.

25. *Provide landscape notes and details sheets.*

RESPONSE: Noted, refer to sheets C-704, C-705.

26. *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: Noted, refer to sheets C-703, C-704, C-705.

27. *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: Noted, refer to sheet C-703.

28. *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: Noted, refer to sheet C-703.

29. *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: Noted. Refer to item 19, sheet C-705.

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

PZ22-12000009
11/16/2022

RESPONSE: Noted.

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

RESPONSE: Noted.

32. *Additional comments may be rendered a time of resubmittal.*

RESPONSE: Noted.

WASTE MANAGEMENT:

1. *NOTE: As of this writing, owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. or the current City franchise collector. Coastal Waste and Recycling will be the City's franchise collector starting October 1, 2022.*

RESPONSE: Noted. Collection service will be secured by the property owner.

2. *NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.*

RESPONSE: Noted.

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

RESPONSE: Noted.

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

RESPONSE: Noted.

CRA:

1. *Not within the CRA boundaries.*

RESPONSE: Noted.

UTILITIES:

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

PZ22-12000009
11/16/2022

RESPONSE: Noted.

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

RESPONSE: An application will be submitted to Broward County EPD for a SWM permit.

3. *Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.*

RESPONSE: Erosion and sedimentation control have been provided. Please see sheet C-601 for reference.

4. *Broward County Water and Wastewater service area. Please coordinate with the Broward County for any water or sewer utility connections.*

RESPONSE: Water and sewer connections will be coordination with Broward County.

5. *Please submit a sedimentation and erosion control plan.*

RESPONSE: Erosion and sedimentation control have been provided. Please see sheet C-601 for reference.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,

BOHLER ENGINEERING



Merouane El Kaoussi, P.E.
Branch Manager

cc: File