

January 14, 2026

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 3300

RE: 951 South Andrews Avenue

Project #: 25-12000039

KEITH Project No.: 15427.00

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date December 8, 2025, KEITH and the project team offer the following responses to your comments/questions:

ENGINEERING DEPARTMENT

David McGirr | David.mcgirr@copbfl.com

Status: Review Complete- Resubmittal Required

1. **Condition:** The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting.
RESPONSE: Comment Acknowledged
2. **Condition:** Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
RESPONSE: This will be submitted at time of building permit.
3. **Condition:** Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.
RESPONSE: This will be submitted by the contractor at time of building permit.
4. **Condition:** Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.
RESPONSE: This will be submitted by the contractor at time of building permit.
5. **Condition:** Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.
RESPONSE: This will be submitted at time of building permit.
6. **Condition:** Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

RESPONSE: This will be submitted at time of building permit.

7. **Condition:** PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

RESPONSE: Please see attached response letter.

8. On the plan sheet CU-101, show a sewer cleanout at the property line.

RESPONSE: Proposed 6" sewer lateral attached to existing cleanout.

9. On the plan sheet CU-101, show fire-only meters at the property line just before the DDCV, as per the detail.

RESPONSE: Fire-only meters at property line per detail 106-3 (Sheet CU-501)

10. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) 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 obstructions 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 Division, for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.

RESPONSE: These notes have been included on sheet LP-101, notes #12 & #13. All existing utilities have been shown on the proposed landscape plan.

FIRE DEPARTMENT

Jim Galloway | Jim.Galloway@copbfl.com

Status: AUTHORIZED

1. 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.

URBAN FORESTRY

Mark Brumet | mark.brumet@copbfl.com

Status: Review Complete- Resubmittal Required

1. Clarify the different hatching / symboling as it relates to concrete / asphaltting / outdoor storage surfaces as shown on the SP and LP. Staff could not locate a key.

RESPONSE: A key has been provided to distinguish the different materials on site. See sheet SP-101.

2. As per 155.4228.3.a. i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall. Chain link with slats is not an acceptable approach.

RESPONSE: The outdoor storage areas are screened with a Type-C Buffer along SW 12th Avenue, and a Type-A buffer along the north, west, and south property lines. A slatted chain link fence is an acceptable screening method for Type-A buffers and has been used on projects elsewhere in the City.

3. As per 155.4228.3.a.ii. Perimeter with a Type C buffer provided between an outdoor storage area and the



front lot line, will require shrubs to be 5' tall, correct and note please.

RESPONSE: 5' tall shrubs have been proposed along S. Andrews Ave. to meet the Type C buffer requirement. See note labeled on plan and the revised plant schedule on sheet LP-101.

4. Please provide cross section details for each differing Type, including the walls.

RESPONSE: A cross section detail has been provided for each buffer type on site. See sheet LP-501, details #9 & #10.

5. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

RESPONSE: An irrigation plan has been provided. See sheet LI-101.

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

RESPONSE: This note is included on sheet LI-101, note #3.

7. Please provide a note on the irrigation plan that NO TRENCHING is permitted within the protect critical root zone.

RESPONSE: This note is included on sheet LI-101, note #4.

8. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.

RESPONSE: Comment acknowledged.

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

RESPONSE: Continuous Type-D curbing is provided around the VUA areas and outdoor storage areas, as required. Please see revised plans.

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

RESPONSE: Please see attached, as requested.

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

RESPONSE: Comment Acknowledged.

ZONING DEPARTMENT

Saul Umana | Saul.umana@copbfl.com

Status: Review Complete- Pending Development Order

1. The proposed elevations uploaded only seem to reflect the placement of Building A. Provide the elevations for Building B. Please note that the left elevation for building A proposed rolled up doors that face Andrews Ave. Per Design Standards, 2. Facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors.

RESPONSE: Please refer to revised architectural plans and elevations showing both Building A and Building B separately as requested. Building A's east elevation (facing Andrews Ave) is set back from the street front and is screened from view by the proposed Type C buffer.



2. Is the existing covered loading area remaining in the existing building? If so, provide them on the elevations.
RESPONSE: Yes, the existing covered loading area at the existing building is to remain. Please refer to the revised architectural plans and elevations now depicting these existing conditions.
3. In areas where a Type B buffer is proposed or required, a chain-link fence with slats does not meet the criteria. Type B buffers specifically require either a wall or a semi-opaque fence. Chain-link fencing with slats is acceptable only in areas where a Type A buffer is permitted and is not facing a major roadway or street side (Street side includes private road easements). Additionally, chain-link fencing is prohibited within the first 15 feet of the right-of-way along Andrews. Or if visible from Andrews.
RESPONSE: The north property line is considered a side property line, as it is an existing driveway with ingress/egress easement. A type 'A' buffer with screening fence is provided along the adjacent driveway to comply with the screening requirements for outdoor storage use. The chain link fence location has been adjusted along SW 12th Ave so that it is not within 15' of an existing right of way line.
4. Please be aware that the AAC or PZB Board frequently make the request for the removal of chain-link fencing in Major Site Plans. Be aware of these conditions.
RESPONSE: Comment Acknowledged.
5. A new Special Exception is required for the revised scope of work, as the conditions of the Development Order tied the outdoor storage to a specific use and a minor site plan that has not been completed.
RESPONSE: A new special exception for Outdoor Storage Use will be submitted to the ZBA prior to approval of this Major Site Plan Application.
6. Provide a legend and material/color callouts for all elevations.
RESPONSE: Please refer to revised architectural elevations with notes and legend indicating proposed material/color selections.
7. Site Plan 101: The pervious area I calculated was roughly 82,000 sq ft. Revise/Clarify.
RESPONSE: Please see adjusted site area calculation on Sheet SP-101.
8. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping around the entire site.
RESPONSE: Continuous Type-D curbing is provided around the VUA areas and outdoor storage areas, as required. Please see revised plans.
9. How is the interior outdoor storage being screened to the South?
RESPONSE: Outdoor Storage areas are being screened by a minimum 8-foot and maximum 10-foot high chain link fence with screening slats.
10. The minimum width of the perimeter landscaping strip shall be Twenty feet in industrial developments abutting a major arterial, minor arterial, or collector street;
RESPONSE: 20' minimum is provided. Please see dimension on SP-101.
11. Add note on site plan those materials shall not exceed the height of the wall /screening device.
RESPONSE: Please see plan notes on Sheet SP-101.
12. is lighting proposed for the outdoor storage areas? Can it be shown on the lighting plan?
RESPONSE: Lighting is shown on the site lighting plans and photometric values have been extended across the outdoor storage areas. Please see revised Sheet LL-101.



UTILITIES DEPARTMENT

Nathaniel Watson | Nathaniel.watson@copbfl.com

Status: Review Complete- Resubmittal Required

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

RESPONSE: This will be provided at time of building permit.

2. Civil plan 410 CU 101 Water & Sewer Plan proposes two eight-inch fire water meters without any dedicated fire meters. Please note that, as per City Ordinance § 50.02 WATER DISTRIBUTION; GENERAL. (B)(7) that all new dedicated fire line connections to private property shall be provided with an approved type fire line meter. Please correct.

RESPONSE: Dedicated fire meter per detail added per detail 106-3 see sheet CU-501.

3. Civil plan 410 CU 101 Water & Sewer Plan proposes a twelve-inch main connection along SW 9 Street for a two-inch domestic water metered service. Please note that the water main along SW 9 Street is an existing 8-inch water main. Please correct.

RESPONSE: Existing water main size updated to 8-inch.

4. Please attach the following 2025 City Engineering Standard detail as it applies: 115-1 Underground Valve Identification Marker.

RESPONSE: See sheet CU-502 for detail 115-1.

5. Please indicate the estimated daily water consumptive use of the development in (GPD) gallons per day on Civil plan 410 CU 101 Water & Sewer Plan.

RESPONSE: Calculations added to sheet CU-101.

6. Please indicate the estimated daily wastewater discharge of the development in 8. Please note on Civil plan 410 CU 101 Water & Sewer that any existing water or sewer connection to the lot not utilized must be retired at the main per City specification. Either show these services as utilized or note that the services shall be terminated at the main. Please correct. (GPD) gallons per day on Civil plan 410 CU 101 Water & Sewer Plan.

RESPONSE: Existing water and sewer notes & Calculations added to sheet CU-101.

PLANNING DEPARTMENT

Max Wemyss | max.wemyss@copbfl.com

Status: Review Complete- Resubmittal Required

Comments rendered Post DRC:

1. **Unresolved:** -Land use for this parcel is Industrial (I). Outdoor storage, as a principal use, is permitted within this land use category. What is the proposed activity for the new warehouse buildings and offices? What is being stored (indoor or outdoor)? Who is the intended operator? Describe the operations.

Response: The proposed buildings will accommodate general industrial and maintenance services with additional storage and supporting office space for administrative and operational functions. The site will include both indoor and outdoor storage areas. Items to be stored generally consist of materials, equipment,



and vehicles associated with industrial or service-oriented uses. The specific end user has not yet been finalized. The facility is being designed to accommodate a range of potential industrial tenants. Site activities will be typical of industrial or storage-related uses to include maintenance and service functions.

RESPONSE: The above response has been previously provided.

2. Unresolved:

- The use, Outdoor Storage, is permitted by special exception in this zoning district. A similar request was approved in 2017 (P&Z: 17-17000005) and 2021 (P&Z: 21-17000006). 2017 has expired and 2021 is tied to an inactive Site Plan Application for vehicle storage and containerization. A new special exception for this application is required.

RESPONSE: Comment Acknowledged. A new special exception request will be submitted to the ZBA prior to Major Site Plan Approval.

3. Unresolved:

-Provide a recent survey. Show all easements on the site plan. Any utilities not shown on the site plan are assumed to be removed/relocated or undergrounded.

Unable to pull recorded easements from BCR; please provide the recorded easement(s).

The 50' driveway easement appears to conflict with several site elements. Please address

RESPONSE: Please see recorded easement document uploaded to documents folder. The outdoor storage area has been adjusted so that it is not encroaching within this easement. See Sheet SP-101.

4. Condition:

-The property is unplatted. New Plat application submitting for review (25-14000013). Address all conditions and provide a recorded Plat prior to Building Permit Issuance.

RESPONSE: Comment Acknowledged.

5. Info Only:

The property abuts SW 12 Avenue (AKA: S Andrews Ave). The survey indicates that there is an existing 103 feet for South Andrews, and a centerline dimension of 53 feet. The required right-of-way width at this location is 106 feet.

Sufficient ROW width exists.

RESPONSE: Comment Acknowledged.

6. Condition:

- The property must be unified through unity of title.

RESPONSE: Comment Acknowledged. This will be handled at time of building permitting.

7. Info Only:

The city has sufficient water and wastewater treatment capacity to accommodate the proposal.

RESPONSE: Comment Acknowledged.

BROWARD SHERIFF OFFICE

Anthony Russo | Anthony_Russo@sherriff.org

Status: Review Complete- Resubmittal Required

1. A. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.



RESPONSE: Comment Acknowledged. Note included on Sheet SP-201 (note #4)

2. B. ****PLEASE NOTE****

When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Condition: . Electronic Surveillance Security Strengthening

RESPONSE: Comment Acknowledged. Note included on Sheet SP-201 (note #8)

3. ***** ATTENTION *****

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

RESPONSE: Comment Acknowledged. Note included on Sheet SP-203 (note #F.1.)

4. NOTE: Additional security cameras may be necessary to ensure comprehensive surveillance coverage of the site. Please adhere to the above instructions to avoid any potential delays during the CPTED inspection phase.

RESPONSE: Comment Acknowledged. Note included on Sheet SP-203 (note #F.2.)