



Project Name: 951 SW 12th Ave
Application #: PZ25-12000039
KEITH Project #: 15427.00
Pre-App Comment Response Narrative
Date: 2025-11-12

PER PRE-APP REVIEW COMMENTS DATED OCTOBER 6TH, THE DEVELOPMENT TEAM IS RESUBMITTING THE FOLLOW RESPONSES TO YOUR QUESTIONS/CONCERNS.

REVIE					
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
1	1	BUILDING DIVISION Todd Stricker 10/9/25 1:44 PM	Comment 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. 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. 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. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). 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. 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), base 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). FBC A201.1 This code establishes standards for accessibility to places of public	Info Only	RESPONSE: Comment Acknowledged

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			<p>subject to this code shall comply with 2020 FBC Accessibility.</p> <p>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.</p> <p>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.</p> <p>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 2023 FBC.</p>		
2	1	BUILDING DIVISION Todd Stricker 10/9/25 1:44 PM	<p>Comment</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	Info Only	RESPONSE: Comment Acknowledged

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elements, components or assemblies shall not reduce the required fire- resistance rating.

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.

6.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

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

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

9.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, 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.

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

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hand signed, dated and sealed.

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

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.

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.

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.

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.

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.

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.

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-

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			<p>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.</p> <p>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.</p> <p>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.</p> <p>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 architects or engineers 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.</p>		
3	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 2:59 PM	<p>Comment</p> <p>25-12000039: MAJOR SITE PLAN - 951 SOUTH ANDREWS AVENUE</p> <p>The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:</p> <p>1. Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for any proposed paving and drainage shown on the civil engineering drawings.</p>	Unresolved	RESPONSE: Comment Acknowledged. Will be provided at time of building permit.
4	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:00 PM	<p>Comment</p> <p>Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.</p>	Unresolved	RESPONSE: Comment Acknowledged. Will be provided by the contractor at time of building permit.

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5	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:00 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.	Unresolved	RESPONSE: Comment Acknowledged. Will be provided by the contractor at time of building permit.
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6	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:00 PM	Comment The City Utilities Division must approve these plans before the City's Engineering Division can. The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.	Unresolved	RESPONSE: Comment Acknowledged.
7	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:00 PM	Comment Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.	Unresolved	RESPONSE: Comment Acknowledged. Will be provided at time of building permit.
8	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:01 PM	Comment Please note on the civil plan sheet 410 CU 101 that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals • If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) • If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings) • If the existing main is clay pipe, you must 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)	Unresolved	RESPONSE: Comment Acknowledged. Notes added to sheet CU-101.

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9	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:01 PM	Comment 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.	Unresolved	RESPONSE: These notes have been provided on sheet LP-002, note #12 & #13. All existing and proposed utilities are shown on sheet LP-101.
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10	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:01 PM	Comment Show sewer cleanouts at the property line per the detail Show fire only meters at the property line just before the DDCV per the detail.	Unresolved	RESPONSE: Comment Acknowledged. Sewer cleanouts and fire meters at the property line
11	1	ENGINEERING DEPARTMENT David McGirr 10/9/25 3:02 PM	Comment 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. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****	Condition	RESPONSE: Comment Acknowledged.
12	1	BSO Anthony Russo 10/14/25 12:01 PM	Comment Development Review Committee Date Reviewed: 10-14-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25012000039 Name: JADIAN IOS / 951 SW 12TH LLC Address / Folio: 951 S. Andrews Avenue, Pompano Beach, FL Type: (PAM) Mahor Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM ***Please completed & upload the CPTED Affidavit of Compliance when submitting for DRC.***	Info Only	RESPONSE: Comment Acknowledged.

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13	1	BSO Anthony Russo 10/14/25 12:06 PM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. *** A1. Natural Surveillance (Lighting) 1.) Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2022 "Guide for Security Lighting for People, Property, and Critical Infrastructure." 2.) Security lighting should be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. 3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility. A2. Natural Surveillance – Security Strengthening 1.) For Commercial & Industrial, all solid exterior doors must have a see- through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. 2.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance. 3.) For Commercial & Industrial, exterior stairwell risers (if any) should be of a see-through design. 4.) All metal interior emergency stairwell doors must have a security window	Unresolved	RESPONSE: Please refer to CPTED Strengthening Notes sheet labeled " SP-203".

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14	1	BSO Anthony Russo 10/14/25 12:09 PM	<p>Comment</p> <p>A3. Electronic Surveillance – Security Strengthening</p> <p>*** ATTENTION ***</p> <p>PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S 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.</p> <p>1.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</p> <p>2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation</p> <p>3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p> <p>4.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to: meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.</p> <p>5.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance. This includes secured areas designated for package deliveries &</p>	Unresolved	RESPONSE: Please refer to CPTED Strengthening Notes sheet labeled " SP-203".
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15	1	BSO Anthony Russo 10/14/25 12:11 PM	<p>Comment</p> <p>B. Access Control – Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.</p> <p>Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> <p>2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.</p> <p>3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).</p> <p>4.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail vertical bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.</p> <p>5.) Fences should not have easily accessible horizontal bars that could be used to facilitate</p>	Unresolved	RESPONSE: Please refer to CPTED Strengthening Notes sheet labeled " SP-203".

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16	1	BSO Anthony Russo 10/14/25 12:12 PM	Comment B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms 1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates: 2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock. 3.) Bottom gate clearances must be 8" above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc. 4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons. 5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. 6.) Dumpster areas must be secured with Access Control and video surveillance. 7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a	Unresolved	RESPONSE: Please refer to CPTED Strengthening Notes sheet labeled " SP-203".

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17	1	BSO Anthony Russo 10/14/25 12:16 PM	<p>Comment</p> <p>C. Territorial Reinforcements – Security Strengthening</p> <p>*** ATTENTION ***</p> <p>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <p>Please Note: Original Notarized Affidavit Must Be Returned to the Broward Sheriff's Office.</p> <p>2.) 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. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' to 7' feet in 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.</p> <p>C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.</p> <p>2.) Install convex security mirrors to increase visibility around blind corners, ramps & any</p>	Unresolved	<p>RESPONSE:</p> <p>Please refer to CPTED Strengthening Notes sheet labeled " SP-203".</p>
18	1	BSO Anthony Russo 10/14/25 12:23 PM	<p>Comment</p> <p>D. Maintenance & Management – Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes,</p>	Unresolved	<p>RESPONSE:</p> <p>Please refer to CPTED Strengthening Notes sheet labeled " SP-203".</p>

		<p>curbside service, exterior dining, maintenance, etc.</p> <p>2.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.</p> <p>3.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.</p> <p>3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.</p> <p>Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.</p> <p>4.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>5.) Single use public restrooms must have access door locking hardware that will display to a potential user that the restroom is either Vacant or In Use.</p> <p>***Note***</p> <p>For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance. If you believe a condition stated above does not apply, then please provide an explanation in your comment response letter.</p>	<p>RESPONSE:</p> <p>Please refer to CPTED Strengthening Notes sheet labeled " SP-203".</p>
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19	1	ZONING Saul Umana 10/20/25 5:57 PM	Comment The Special Exception for Outdoor Storage from 2021 is set to expire on December 24, 2025. Additionally, this submittal represents a substantial change from the previous approval. A new Special Exception approval by the Zoning Board of Appeals (ZBA) is required.	Unresolved	<p>RESPONSE:</p> <p>The site has received a zoning compliance permit via site work permit BP21-9299, which satisfies the expiration requirements of section 155.2406.H.1. The site is currently used for outdoor storage and will continue to be used for outdoor storage as a principal use follwing this major site plan application.</p>

20	1	ZONING Saul Umana 10/20/25 5:58 PM	Comment Clarify what new materials are proposed to be stored outside and their proposed height/details.	Unresolved	RESPONSE: Outdoor storage will consist of standard materials and equipment compatible with industrial use. Storage items not exceed the height of the perimeter screening, as required by the zoning code.
21	1	ZONING Saul Umana 10/20/25 5:59 PM	Comment Site Plan Zoning Data: 1. Clarify how the team is arriving at the 53% / 162,492 sq. ft. pervious area calculation. 2. Provide parking requirements for the Warehouse, Storage, and Distribution uses. 3. Based on staff's review, the outdoor storage areas labeled as such total approximately 67,000 sq. ft., but only 49,059 sq. ft. are shown on the site plan. (This calculation does not account for areas around the building that appear to be concrete yet labeled as outdoor storage.)	Unresolved	RESPONSE: 1. Please refer to the revised Site Data on sheet SP-101, which indicates that the site includes 31.1% pervious area. 2. Please refer to the revised Site Data table on sheet SP-101 for a detailed parking breakdown by use. 3. The revised plans indicate a total outdoor storage area of 69,480 square feet.
22	1	ZONING Saul Umana 10/20/25 5:59 PM	Comment Clarify whether the concrete pads around the warehouse building are intended for outdoor storage. This area is subject to vehicular use and building-based landscaping requirements. Please clarify the intended use.	Unresolved	RESPONSE: The concrete pads adjacent to the overhead doors of the proposed warehouse buildings will be used for access to the buildings and not for outdoor storage.
23	1	ZONING Saul Umana 10/20/25 5:59 PM	Comment Ensure continuous curbing is provided around all landscaping areas. Add a note stating that outdoor storage areas are to be striped and labeled	Unresolved	RESPONSE: Continuous curbing is provided around all vehicle use areas which abut proposed landscape areas, as required by the landscape code. The outdoor storage areas will feature a perimeter 4" white stripe designating the storage limits. Please refer to Civil Pavement Marking Plan.
24	1	ZONING Saul Umana 10/20/25 6:00 PM	Comment Question: Are any improvements proposed within the 50-foot ingress/egress easement?	Unresolved	RESPONSE: No improvements are proposed within the 50-foot vehicle ingress/egress easement as this is an existing driveway providing access from adjacent property to the SW 12th Ave right of way.
25	1	ZONING Saul Umana 10/20/25 6:00 PM	Comment Question: Provide the current status of the plat.	Unresolved	RESPONSE: A CONCURRENT PLAT APPLICATION IS BEING SUBMITTED
26	1	ZONING Saul Umana 10/20/25 6:00 PM	Comment Clarify the status of the 15' x 30' easement located in the southeast corner. Is it existing, or is it proposed to be abandoned?	Unresolved	RESPONSE: The 15' X 30' Sewer Easement is existing and is to remain in place.

Project Name: **PZ25-12000039**
Workflow Started: **10/7/2025 2:08:07 PM**
Report Generated: **10/21/2025 06:08 PM**

REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
27	1	ZONING Saul Umana 10/20/25 6:00 PM	Comment Question: Is the existing front loading area remaining? Will it be used as outdoor storage?	Unresolved	RESPONSE: The existing loading area will remain and will not be used as storage area.
28	1	ZONING Saul Umana 10/20/25 6:02 PM	Comment Confirm whether the existing wood fence is to remain, and if it will serve as screening for outdoor storage areas. (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.)	Unresolved	RESPONSE: The outdoor storage areas will be fully enclosed with a perimeter 10-foot chain link fence with screening slats.
29	1	ZONING Saul Umana 10/20/25 6:02 PM	Comment Add the following note to the site plan: "Materials shall not be stored higher than the height of the screening."	Unresolved	RESPONSE: Please refer to note added to revised SP-101.
30	1	ZONING Saul Umana 10/20/25 6:03 PM	Comment Provide perimeter landscaping strips around vehicular use areas to screen them from any abutting public right-of-way, private roadway, alley, property, or waterway, in accordance with the following: Minimum width shall be 20 feet in industrial developments abutting a major arterial, minor arterial, or collector street. (there areas in the front that VUA and Loading)	Unresolved	RESPONSE: Please refer to the revised Site Plan sheet, which includes appropriate landscape screening for vehicle use areas adjacent to the public right-of-way.
31	1	ZONING Saul Umana 10/20/25 6:03 PM	Comment Applications for approval of a Major or Minor Site Plan (Section 155.2407) must include a lighting plan (including a photometric plan) addressing all applicable standards.	Unresolved	RESPONSE: A photometric lighting plan is being provided with this submittal. Please refer to the plans uploaded.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE

32	1	ZONING Saul Umana 10/20/25 6:04 PM	Comment Provide elevations that meet the industrial design standards especially in regards to : E. Facade Articulation Facades over 100 ft in width shall include horizontal articulation (offsets, material/color changes, etc.) to ensure no uninterrupted wall exceeds 100 ft. Facades over 30 ft in height shall include vertical articulation (plane or material changes) to break up wall height. Roofline variation is required at least every 60 ft of roofline length. F. Building Entrances Each principal building shall have a clearly defined, highly visible entrance featuring at least one of the following: canopy, portico, overhang, recess/projection, arch, peaked roof, patio, display window, architectural detailing, or integrated landscaping/seating area. Ground-level facades facing arterial or collector streets shall not include overhead doors or removable panels. G. Building Materials Use of vinyl, aluminum, corrugated metal, or untreated concrete as a primary exterior facade material is limited to non-visible areas (not facing arterial/collector streets or adjacent residential uses).	Unresolved	RESPONSE: Please refer to Architectural Building Design Narrative uploaded to documents folder.
33	1	FIRE DEPARTMENT Jim Galloway 10/21/25 8:54 AM	Comment () Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 8th Edition, NFPA 1, Chapter 10 Section 10.15 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)	Unresolved	RESPONSE: Please refer to Sheet FA-101. The storage materials will be non-combustible metal scaffolding, and does not fall under any of the cumbustible commodity classifications listed in NFPA. The height of the storage materials will not exceed 10-feet, as it cannot exceed the height of the perimeter screening fence, per zoning code.

Project Name: **PZ25-12000039**
Workflow Started: **10/7/2025 2:08:07 PM**
Report Generated: **10/21/2025 06:08 PM**

REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
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34	1	FIRE DEPARTMENT Jim Galloway 10/21/25 8:55 AM	Comment For each of the proposed buildings: () Provide Required Fire Flow Data for each proposed structure: 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) 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)	Unresolved	RESPONSE: Please refer to the fire flow calculations provided with this submittal.
35	1	PLANNING Max Wemyss 10/21/25 8:57 AM	Comment -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. - 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. - 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. -The property is unplatted. Provide a platting determination letter from Broward County Planning Council to confirm if platting is required for this proposed redevelopment of this property or submit a Plat application. Or complete the platting process for the initiated plat application 24-14000001, so long as no conflict with proposal. -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. - The property must be unified. -The city has sufficient water and wastewater treatment capacity to accommodate the proposal.	Condition	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.
36	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:37 AM	Comment 1. Provide a signed and sealed landscape plan prepared by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.	Unresolved	RESPONSE: The landscape plan has been signed and sealed by a Florida Registered Landscape Architect.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	STATUS
37	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:37 AM	Comment 2. 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.	Unresolved	RESPONSE: Please refer to the Tree Survey uploaded to the drawings folder.
38	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:37 AM	Comment 3. 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. Palm tree values will be based on the Cost Replacement method.	Unresolved	RESPONSE: A tree appraisal has been provided on sheet LD-001.

39	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:37 AM	Comment 4. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Unresolved	RESPONSE: Comment acknowledged. Additional trees beyond required plantings have been provided to meet mitigation requirements. See the tree removal vs provided summary on sheet LD-001.
40	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 5. Provide existing tree #'s on the landscape plan for all trees proposed to remain.	Unresolved	RESPONSE: Existing tree numbers have been provided on the landscape plan. See sheet LP-101.
41	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.	Unresolved	RESPONSE: The landscape data table has been provided to show how the site meets landscape requirements. See sheet LP-002.
42	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 11.5' of landscape areas between a vehicular use area and an abutting building face for all buildings proposed.	Unresolved	RESPONSE: The landscape data table has been updated to show how VUA landscaping requirements have been met. See sheet LP-002.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
43	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 8. 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.	Unresolved	RESPONSE: The landscape data table has been updated to show how the total building VUA requirements are being met. See sheet LP-002.
44	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 9. Provide one row of shrubs for the VUA foundation planting to meet the requirement 155.5203.D.5.	Unresolved	RESPONSE: VUA foundation planting has been provided. See sheet LP-101.
45	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 10. Clarify the different hatching / symboling as it relates to concrete / asphaltting / outdoor storage surfaces as shown on the SP and LP.	Unresolved	RESPONSE: The differing hatches have been revised for clarity. See sheets LP-101 & SP-101.
46	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:38 AM	Comment 11. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.	Unresolved	RESPONSE: The landscape data table has been updated to show how we meet this requirement. See sheet LP-002.
47	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 12. Provide a photometric plan.	Unresolved	RESPONSE: A photometric plan has been provided. See sheet LL-101.

	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 13. 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).	Unresolved	RESPONSE: All light fixtures have been located outside of the required landscape planting areas. See sheet LL-101.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
49	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 14. Provide VUA canopy trees at 1:40' along the entrance drive aisle. The palms can remain just disperse with the required trees.	Unresolved	RESPONSE: Canopy trees have been provided at the driveway entrances to meet the VUA perimeter requirements. See sheet LP-101.
50	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 15. 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.	Unresolved	RESPONSE: The outdoor storage areas will be fully enclosed with a perimeter chain link fence with screening slats, 8-10 feet in height.
51	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 16. As per 155.4228.3.a.ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a Type C buffer provided between an outdoor storage area and the front lot line, a Type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a Type A buffer provided between an outdoor storage area and any other side or rear lot line.	Unresolved	RESPONSE: The required perimeter buffers have been provided and planted to meet requirements. See sheets LP-101 & SP-101.
52	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:39 AM	Comment 17. Please note buffers types on the landscape plan to match the site plan and provide a cross section detail for each differing Type.	Unresolved	RESPONSE: Buffer types have been labeled on the landscape plan to match the site plan. See sheet LP-101.
53	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 18. None of the required shrubs are being shown in these areas.	Unresolved	RESPONSE: All required shrubs have been provided on sheet LP-101.
54	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 19. 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.	Unresolved	RESPONSE: An irrigation plan has been provided. See sheet LI-101.
55	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 20. Bubblers will be provided for all new and relocated trees and palms.	Unresolved	RESPONSE: This note has been provided on sheet LI-101, note #3.
56	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 21. Please provide a note on the irrigation plan that NO TRENCHING is permitted within the protect critical root zone.	Unresolved	RESPONSE: This note has been provided on sheet LP-002, note #9.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
57	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 22. Revise demolition plan to NOT INCLUDE the tree preservation areas on all perimeter sides.	Unresolved	RESPONSE: CIVIL??

58	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:40 AM	Comment 23. 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.	Unresolved	RESPONSE: Comment acknowledged.
59	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:41 AM	Comment 24. There are some utility / FDC conflicts in the limited landscape areas, please adjust.	Unresolved	RESPONSE: Utility conflicts have been resolved across the site. See sheet LP-101.
60	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:41 AM	Comment 25. Please provide callouts on the LP so that an accurate review can be performed.	Unresolved	RESPONSE: Plant callouts have been provided. See sheet LP-101.
61	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:41 AM	Comment 26. Show sight triangles on the outside of the property lines.	Unresolved	RESPONSE: Please refer to the updated SP-101 and Landscape Plan LP-101 for revised sight triangle locations outside the property line.
62	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:42 AM	Comment 27. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.	Unresolved	RESPONSE: Continuous curbing is provided around all VUA abutting proposed landscape areas. See sheet LP-101.
63	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:42 AM	Comment 28. Provide pervious area requirements on the plan and correct the data table on the site plan to reflect the correct percentage as it currently reads 53.3% required.	Unresolved	RESPONSE: Please refer to the revised Site Data table on sheet SP-101 of the Site Plan, which presents the updated area calculations.
64	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:42 AM	Comment 29. Show sod in the plant list.	Unresolved	RESPONSE: Sod has been added at the bottom of the plant last. See sheet LP-002.
65	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:42 AM	Comment 30. Provide the plant list on the landscape plan please.	Unresolved	RESPONSE: Due to the size of the plant list, a quick reference plant list has been provided on sheet LP-101 and the full list is on sheet LP-002.
66	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:43 AM	Comment 31. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Unresolved	RESPONSE: Comment acknowledged. See comment responses provided.
REF #	CYCLE	REVIEWED BY	TYPE	STATUS	APPLICANT RESPONSE
67	1	LANDSCAPE REVIEW Wade Collum 10/21/25 9:43 AM	Comment 32. Additional comments may be rendered a time of resubmittal.	Unresolved	RESPONSE: Comment acknowledged.