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May 21, 2025

Ms. Pamela Stanton, RLA
City of Pompano Beach
Development Review Committee
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: Comment Response
Blossman Propane Storage Facility
Minor Site Plan Request
P&Z# 24-12000017
RAI Response Letter

Dear Ms. Stanton,

Per comments from August 22, 2024, regarding the above-referenced project, we offer the following responses:

PLANNING (Plan Reviewer: Max Wemyss)

PZ24-12000017
07/02/2025

Status: Authorized with Condition.

1. Property is in Industrial Land Use and has a General Industrial (I-1) Zoning Designation. Both of which permit the proposed industrial service and outdoor storage use. The property has obtained a special exception approval for the outdoor storage from the ZBA.

Response: Acknowledged.

2. The property is platted Surgeon Collision Parcel 'A' (plat book 183, page 417/418; Instrument #116685168). The plat restricts the property to 11,000 square feet of industrial use (enclosed, gross floor area), however, due to the conditions requiring substantial completion by June 11, 2024, staff requires a plat determination letter from the Broward County Planning Council, prior to building permit issuance.

Response: A Broward Plat determination will be requested, will provide once request is processed.



3. Andrews Ave is identified as an Arterial Roadway on the Broward County Trafficways Plan required 110' feet. Per the plat and survey, the property has already dedicated sufficient ROW, and no further dedication is necessary.

Response: Acknowledged.

4. The City has sufficient water treatment capacity to accommodate the proposal.

Response: Acknowledged.

5. Per the plat, vehicles exiting the property are permitted a right turn only.

Response: Acknowledged.

ZONING (Plan Reviewer: Pamela Stanton)

Status: Resubmittal Required.

DRC

1. Provide written responses to all comments.

**PZ24-12000017
07/02/2025**

Response: Acknowledged.

2. A TYPE C buffer is required along the front of the property and must be in accordance with either Option 1 or Option 2 for a Type C buffer from Table 155.5203.F.3. Option 1 must be least 10 feet wide and include an opaque masonry wall at least 8 feet high, 1 understory tree per 30 linear feet, a continuous hedge at least 5 feet high on the exterior side of the wall or fence, and 1 canopy tree per 30 feet on the interior side of the wall or fence. Option 2 must be at least 25 feet wide and include a wall or opaque fence at least 4 feet high atop a berm at least 4 feet high, 1 understory tree per 15 linear feet on the exterior side of the wall or fence, and 1 canopy tree per 30 linear feet on the interior side of the wall or fence. Revise plans to provide all required elements of the buffer Option that is selected for this project.

Response: Per Fire/EMS and Police/Department comments, the literal interpretation/application of buffer types is not acceptable due to safety concerns in case of a critical event.

The Applicant requests administrative acceptance for the following items:

1. ***Accept the proposed 8-foot chain link fences on side and rear property lines.***
2. ***Accept an 8-foot metal picket (transparent) fence on the front (east side) of the property.***

3. *A picket style see-through perimeter fence provides Natural Surveillance advantage.*

The following provides justification:

1. *The propane tanks are proposed underground/mounded and will not be visible from any adjacent properties or from any S. Andrews Ave frontage and will not require screening.*
2. *Fire/Police/EMS request the tank area have transparent fences for monitoring and security.*
3. *CPTED plans require visual monitoring and access that are not possible with an 8-foot opaque or masonry wall. Additional information in the CPTED plan provides additional security measures, including surveillance and emergency planning in case of a major event.*

3. If Option 2 for the Type C buffer is selected, show the contour lines of the required 4-foot berm in the buffer on the site plan and engineering plan.

Response: Not applicable.

4. The plans show a retaining wall at the west end of the berm. Provide the height of the retaining wall above finished grade.

Response: The height of the retaining wall varies from 6" to 3'-0" in height above finished grade. This is now shown on the Site Plan, Engineering Plans, and new Section/Elevation drawings on sheet L-3.

5. Flammable liquids or gases in excess of 1,000 gallons must be stored underground. Provide a north-south cross-section and east-west cross-section through the site at the storage tank location that clearly demonstrates how the tanks are underground.

Response: Please see the new Section/Elevation drawings shown on Sheet L-3.

6. Provide information regarding the surface treatment of the bermed tank area.

Response: The bermed tank area shall be covered with washed 57 rock/stone.

LANDSCAPING / URBAN FORESTRY (Plan Reviewer: Mark Brumet)

Status: Resubmittal Required.

1. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Information on data table is incorrect. Update table to meet minimum requirements @ 34,443 sq.ft. and required buffer types per the above code sections.

Response: The Landscape Requirement chart has been updated to show how the minimum requirements are met.

2. Pursuant to Code Section 155.5203.G.2.c: Provide street trees at 1:40' linear feet in accordance with the referenced code section. In addition, change species to large canopy trees such as Live Oak Mahogany, Wild Tamarind, etc.

Response: The Landscape Plan has been revised to show four (4) Live Oak trees planted close to the road right-of-way to meet the street tree requirements.

3. Pursuant to Code Section 155.5203.F.3: Provide a type C buffer along the east side of the property. Include a cross-section detail on the Landscape Plan or Landscape Notes/Details Plan for the type C buffer and label whether it's option one or option two.

Response: A Type C buffer with a modified Option 1 design is being proposed along the east side of the property. This includes an 8' ht. metal picket (transparent) fence, the required shrubs, five (5) canopy trees, and five (5) understory trees.

DRC

4. Pursuant to Code Section 155.5203.F.3: Provide a type A buffer along the north, west, and south sides of the property. Include a cross-section detail on the Landscape Plan or Landscape Notes/Details Plan for the type A buffer and label whether it's option one or option two.

Response: A Type A buffer has been provided along the north, west, and south sides of the property. This includes a 10' wide landscape area, an 8' ht. chain link fence, the required hedges, and the required number of trees for each. Please note that the City Staff (Police/BSO and Fire) have indicated that they want to have transparent fencing around this site.)

5. Pursuant to Code Section 155.5401.C: Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Adjust the location of the light fixture in the parking island to be outside of the parking island and center Oak in island.

Response: All trees have been moved at least 15' away from the proposed light poles. The location of the light pole and tree in the parking island has also been adjusted.

6. Clarify area designated around the gas tanks as it is unclear as to what is proposed.

Response: This area is a bermed/mounded up area (up to 4' ht.) with a covering of washed 57 stone/rock. This treatment is intended to cover the underground tanks and associated underground mechanical equipment and piping with rock/gravel to provide easy

maintenance of this equipment area.

7. Pursuant to Code Section 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.

Response: 8' ht. chain link or metal picket fencing fully encloses this outdoor storage area. The height of the tanks (underground) and equipment are not taller than this 8' fence.

8. Provide an exterior elevations sheet depicting the gas tank area.

Response: Please see the new Section/Elevation drawings shown on Sheet L-3.

9. Pursuant to Code Section 155.5301.C.1.a: Show the location of the dumpster on all plans and provide a dumpster detail including hedges in accordance with the referenced code section.

DRC

Response: Pursuant to the City Staff comments during the DRC Meeting, no dumpster shall be required for this facility.

PZ24-12000017

07/02/2025

10. Pursuant to Code Section 155.5203.B.1.(F): Provide a note on the plans specifying that all hedges abutting City Rights of way shall be maintained at a height no greater than 24" in accordance with the referenced code section. Additionally, it is staff's recommendation that all trees VUA perimeter trees be 14' OA to create the largest CPTED clear line of sight from roadway.

Response: The Landscape Plan has been revised to include notes that the shrubs and ground covers located close to the road right-of-way shall be maintained at less than 24" height and the trees have been specified at 14' O.A. height, as well.

11. Pursuant to Code Section 155.2411.C.3: All tree work will be qualified by a Broward County Registered Tree Trimmer at the time of permitting in accordance with the referenced code section.

Response: Acknowledged. However, no tree pruning work is anticipated as all existing trees are nuisance, exempt species and shall be removed.

12. Pursuant to Code Section 155.2411.B: A Tree Permit Application for all proposed tree work will be required at the time of permitting in accordance with the referenced code section.



Response: Acknowledged. However, no tree work is anticipated as all existing trees are nuisance, exempt species and shall be removed.

13. Pursuant to Code Section 155.5203: All trees are to be large canopy trees unless utilities or overhead wires dictate otherwise.

Response: We have tried to use as many large canopy trees as possible. However, there is very limited room on this site for all of the required trees, so some of the proposed trees may be considered medium tree species.

14. Pursuant to Code Section 155.5301.A.1.a & 2.b: All ground mounted mechanical equipment is to be screened from view using an approved hedge, fence, or wall and labeled as such on plans and provide detail.

Response: The Landscape Plan now includes a screening hedge around the proposed new irrigation pump station.

DRC

15. Label sod in all open areas including ROW swales.

PZ24-12000017

Response: The Landscape Plan has been updated to more clearly indicate the areas to be sodded. Please note that there are no ROW swale areas adjacent to this property.

07/02/2025

16. Staff recommends the use of 70/30 soil mix ratio as it is closer in composition to the native soils in Pompano Beach but still provides enough organic requirements for trees and plants to thrive.

Response: The Planting Notes (#17) have been updated to specify a 70/30 planting soil mix is to be used.

17. Provide a note on the Landscape and Irrigation Plans stating the following: Irrigation system shall provide 100% coverage with 50% overlap.

Response: This note has been added to both the Landscape and Irrigation Plans.

18. Provide a note stating all staking & guys shall be removed approximately 9 months after planting or as directed by the Landscape Architect.

Response: This note has been added to the Landscape Plans.



19. Provide Root Barrier specifications on the plan. Staff strongly recommends a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: A root barrier installation detail has been added to the Landscape Plans and locations of the root barriers has also been shown on the plans.

20. Provide a note stating bubblers for all new tree/palm installations and relocations until establishment.

Response: This note has been added to the Irrigation Plans, as well as all of the bubbler locations corresponding to the proposed, new trees have also been shown on the plans now.

21. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage.

Response: Since there is no building or structure associated with this facility, there are no FDCs, water or sewer lines to be shown on the Landscape Plan. All of the proposed signage has been shown on the plans.

DRC
PZ24-12000017
07/02/2025

22. Provide a rust inhibitor system and provide notes related to this on the irrigation plan based on the planned use of a well system.

Response: This note has been added to the Irrigation Plans.

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

Response: Acknowledged.

24. Additional comments may be rendered upon re-submittal.

Response: Acknowledged.

FIRE PREVENTION (Plan Reviewer: Jim Galloway)

Status: Pending Resubmittal.

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is

1000 GPM at 20psi. (NFPA 1, 2015ed chapter 18).

Response: See attached Fire Hydrant Flow Test showing available flows exceeding the NPA required flow of 1,000 gpm at 20 psi.

2. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: See attached existing fire exhibit EX1 showing existing water main locations/sizes, along with fire hydrants in the area.

3. 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. 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 along access roadways.

DRC
PZ24-12000017
07/02/2025

Response: Acknowledged. Fire Hydrant Flow Test results provided showing available flows exceeding the NPA required flow of 1,000 gpm at 20 psi.. No buildings are proposed as part of this development.

ENGINEERING (Plan Reviewer: David McGirr)

Status: Resubmittal Required.

1. Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements on S. Andrews Ave.

Response: Copy of Broward County Highway Construction and Engineering Division permit will be provided upon receipt.

2. 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: Copy of Broward Environmental Protection and Growth Management Division permit will be provided upon receipt.



3. Civil Engineering plans do not show any water or sewer. Please clarify.

Response: No building utility services are proposed for this development.

4. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

Response: Copy of Florida Department of Environmental Protection (FDEP) NPDES General Permit will be provided upon receipt by Contractor.

5. 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: Copy of Florida Department of Environmental Protection (FDEP) Notice of Intent (NOI) will be provided upon receipt by Contractor.

DRC

6. 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 obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**PZ24-12000017
07/02/2025**

Response: This note has been added to the Landscape Plan. However, none of these types of utilities are anticipated for this facility (per previous responses provided above).

7. Please note on the civil plan sheet (Note the plan sheet number) 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 will need to be as-built per our engineering as-built standards. How to retire old laterals If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral) If the existing main is 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 are required to

retire multiple laterals for a project. (It may be cheaper for the contractor to install a city-approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring) If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: See attached civil plans Sheet C1 which have been revised to include requested notes.

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

Response: Acknowledged.

9. These plans must be approved by the City Engineering Division before they can be approved by the City's Planning and Zoning Division.

Response: Acknowledged.

DRC

10. PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - 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. ****

Response: Acknowledged.

UTILITIES (Plan Reviewer:)

Status: Comments not available as of August 22, 2024.

BSO (Plan Reviewer: Deputy Anthony Russo)

Status: Authorized with Conditions.

1. CPTED / SECURITY CONSULTANT *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.



Response: Acknowledged.

2. 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: Acknowledged.

3. PLEASE NOTE*** When a Broward Sheriff's 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.

Response: Acknowledged.

4. ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING *** Any project features that may affect the principles **DRC** of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Response: CPTED narrative has been amended and CPTED Plan sheet included with annotations identifying CPTED features including fencing and surveillance. Also reflected in Planning/Zoning responses above.

5. BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM*** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Response: Acknowledged.

6. THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL:
 - A. Electronic Surveillance - Security Strengthening *** ATTENTION *** 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 ENSURE OPTIMAL RESULTS.

- B. Security Strengthening - Parking Lots / Parking Garages / Covered Parking
1. For the rolling vehicle access gates, please advise how they will operate. If electronic / mechanical, please explain how they will operate ie: keypad access code, keycard / fob, call box with audio / visual capability to offsite access control security company, etc. Also please explain how rolling vehicle access gate will operate in case of a power failure.
 2. For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)
 3. Per Broward County Fire Prevention Code, All New & Existing automatic vehicle entry gates shall be equipped with the Click 2 Enter (C2E) Universal Access System thereby providing Fire Rescue & Law Enforcement the ability to immediate access the site.

Response: Acknowledged.

PZ24-12000017
07/02/2025

CPTED narrative has been amended and CPTED Plan sheet included with annotations identifying CPTED features including fencing and surveillance. Also reflected in Planning/Zoning responses above.

In regard to the operation of the mechanical vehicle access gate, this gate will provide access to the driver with an industry standard Knox Box that the driver can operate without getting out of the truck. They can enter the correct code, the driver will manually open the gate and close after the truck passes through ensuring no "piggy-backing" will occur. Please note there is only one point of entry and exit at this site and this point will be consistently monitored by 24-hour off-site surveillance. If the area experiences a power outage, the access gate is still operated manually by the driver. The gate will be equipped with C2E universal access system for fire & rescue and law enforcement.

BUILDING DIVISION (Plan Reviewer: Todd Stricker)

Status: Authorized with Conditions.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures

Response: Acknowledged. Contractor to provide separate building applications, as requested.



2. 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: Acknowledged.

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

Response: Acknowledged.

4. 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: Acknowledged.

DRC

5. 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. ^{PZ24-12000017} ~~Where~~ ^{W/12/2025} 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: Acknowledged. No primary structure is proposed; therefore, no parking will be required.

6. 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: Acknowledged. No primary structure is proposed; therefore, no parking will be required.

7. 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: Acknowledged. No primary structure is proposed; therefore, no parking will be required.



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

Response: Acknowledged.

9. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged. No building is proposed for this development.

10. 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. DRC 07/02/2025

Response: Acknowledged.

11. 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: Acknowledged. Contractor to provide estimated permit value at time of application, as requested.

Please feel free to contact me with any questions you may have regarding this matter. I can be reached via telephone at (954) 766-2740 or email at ddixon@cgasolutions.com

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Dave Dixon, AICP
Principal Planner