

June 26, 2025

City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, FL 33060

**RE: Project Name: PZ25-12000014
LT 20, LLC.
Project Location: 115 NW 16th Street
Pompano Beach, FL 33060
Parcel ID # 484226000371
Broward County
DECPC: 5758-25-01613**

To Whom It May Concern,

On behalf of our client, LT20, LLC., please find our responses to your comment letter dated June 24, 2025. The responses have been provided in bold for your reference.

Comments Report

Review Comments

Ref #1 – Fire Department – Resubmittal Required – Jim Galloway

1. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.
Installation of assembly as per backflow/meter specifications and following standards:
NFPA 13 Standards of Installation of Fire Sprinklers,
NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.
All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Response: Acknowledged. All documentation and items listed above will be provided to the City Utilities and Fire Protection departments as requested at the prescribe d times.

2. Additional fire hydrants required for proposed building, refer to NFPA 1 2021ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.

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Response: Please see revised sheets C4.00 and C4.01, a new fire hydrant assembly is being proposed in accordance with fire flow and spacing requirements.

3. Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.

Response: Please see sheet C1.01 for the fire apparatus circulation plan. The proposed access route provides unobstructed access to all fire protection equipment.

4. Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. The only landscaping should be grass or mulch no plants or shrubs. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2021 Ch. 18 Sec. 18.5.7)

Response: 36" radius clearances maintained around all Fire apparatus and note added to sheet LP-1.

5. Provide civil plans for proposed fire protection system. location of mains, sizes, backflow and full-size meter, FDC, additional fire hydrants. if fire sprinkler and additional fire hydrants will use same water main must be a looped system with two separate taps.

Response: Please see sheet C4.00 for proposed fire protection assembly. A new fire hydrant, 8" fire line, DDCV, and FDC have been proposed. Individual tapping connections are proposed into the existing looped water main along NW 16th Street.

Ref #2 – Urban Forestry – Resubmittal Required – Mark Brumet

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

Response: See revised Survey (S-1) which now includes tree survey information as part of this resubmittal

2. Correct 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

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Part 5. Palm tree values will be based on the Cost Replacement method. Tree #33 is incorrect

Response: Please note that this is all included in the 18-page of the arborist report dated 05/01/2025. There are no palm trees onsite. There is no tree #33.

3. Provide methodology for tree values as some numbers appear low.

Response: Please see appraisal worksheet on page 4 (of 18) of arborist report dated 05/01/2025. Wholesale costs were obtained from plantant.com and taken as an average of 3 local nurseries using filters of "species, 12' OH, 2-3" Caliper and FL #1 Grade or better"- per rule 14.40 and City of Pompano Beach landscape code.

4. Provide canopy tree VUA requirements as per 155.5203.D along the south side and along both sides of drive aisle. What does WBT and EBT mean?

Response: VUA canopy trees provided on parking islands. On LP-1, parking islands contain Gumbo Limbo shade trees, previous placements of sabals have been revised to Gumbo Limbo shade trees. Along south side of drive aisles; previous placements of palm trees have been replaced with shade trees. For reference, EBT refers to East buffer trees, WBT – West buffer trees, NBT – North Buffer trees and SBT – South buffer trees. Legend of the same is on sheet LP-1.

5. All trees are to be large canopy unless OHW's exist.

Response: All trees provided are large canopy trees.

6. 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. Silver Buttonwoods are to be a minimum of 10' tall OA and Gumbo's are to be a minimum of 12' tall overall.

Response: All canopy trees are updated to reflect 14' height minimum and palms to be 18' OA.

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.

Response: A minimum of 11.5' landscape areas between vehicular use area and abutting existing building have been provided. Please see sheet LP-1 for landscape areas delineated to be counted towards VUA landscaping and a breakdown of the same on landscape calculations chart.

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

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area and must include one or more of the following elements: Clarify as there are 3 islands not accounted for. Please provide square footage as per the requirements and superior landscape design proposed

- i. Palms must be provided in multiples (doubles or triples);
- ii. If palms and trees are combined, one row of shrubs can be provided;
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
- iv. If trees are provided, design must include a minimum of 2 species;
- v. Trees or palms must be a minimum of 14 feet in height;
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- vii. Suspended pavements systems are provided for the adjacent vehicular use area.

Response: i. Double Palms provided. ii. Shrubs provided. iii. Layers provided where Palm trees are proposed. iv. Tree species provided exceeds minimum requirement.

9. Show sod to be St. Augustine and note sod on the plan.

Response: St. Augustine sod provided and note added on sheet LP-1.

10. Provide a cross section detail of the proposed building footers / slab on new building section, as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.

Response: The existing foundation is a Monolithic footing along with a 30X60 pad footing at the vertical columns as shown on the landscape plan. The proposed addition will be the same. The pad footing locations have been coordinated with Landscaping.

11. Staff does not recommend the use of drip irrigation as a use of dependable long term method for providing the 100% coverage and 50% overlap and long term sustainability for the landscape. Staff does not support drip Irrigation based on the overly sandy soils and inefficiency of drip irrigation as a long term sustainable approach.

Response: Irrigation has been revised to sprays. See Sheet LI-1.

12. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree and remove any reference to wire or nylon ties.

Response: Planting details and notes on sheets LP-1 and LP-3 are updated to sisal or other biodegradable material.

13. Provide a mechanical equipment screening detail.

Response: Shrub screening provided around ground mounted mechanical equipment (one AC unit), see sheet LP-1.

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14. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed

Response: Shrubs and ground covers are spaced to provide 100% coverage within 1 year of planting.

15. Note existing tree numbers on the landscape plan for trees proposed to remain.

Response: LP-1 reflects symbols and tree tags.

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

Response: Acknowledged. Note added to sheet LP-1.

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

Response: Please refer to this document (Comment Response Letter) for detailed comment responses.

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

Response: Acknowledged.

Ref #3 – Utilities – Resubmittal Required – Nathaniel Watson

No comments rendered at this time

Response: Acknowledged

Ref #4 – Zoning – Resubmittal Required – Saul Umana

Comment

Please note that at this time all dues associated with this site plan application have been paid. Be aware of potential scams.

1. Please reach out to Environmental Services and confirm that the proposed waste collection is satisfactory.

Russell.Ketchem@copbfl.com<<mailto:Russell.Ketchem@copbfl.com>>

Response: Please find Waste Collection Approval correspondence with Mr. Ketchem submitted as part of this resubmittal.

2. Elevations should include material callouts including colors

Response: Paint colors have been added to the architectural drawings and shown on the rendering.

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3. Condition: Prior to building permit approval, the ROW dedication must be approved and completed.

Response: Acknowledged. ROW Dedication will be completed prior to building permit approval.

4. Provide material and color call outs on the elevations - Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet.

Response: To comply with IDS we have articulated the roof height in a 100' stretch in the center of the front of the building by raising the tie beam and elevating the roof two feet higher than the typical wall/ fascia height and changed the paint color in this center section as noted on the elevations and shown on the rendering.

5. Entrance

Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:

- a. Canopy or portico;
- b. Roof overhang;
- c. Horizontal recess or projection;
- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building facade.
- k. 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: There is no main entrance to this warehouse building. Each of the entry doors will have a 48" x 24" tenant sign above or vinyl lettering on the glass door. Any canopies or projections from the building near the roll up doors are subject to damage from vehicles driving in and out. Therefore, they were omitted from the design. Furthermore, this building is situated far back from the road. Therefore, the existing and proposed overhead doors should not be predominate or obtrusive.

6. Unresolved: Prior to building permit review, applicant to provide evidence of the sustainability points.

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Response: Acknowledged. evidence of sustainability points being met will be provided as part of the building review package.

7. Unresolved: Add note that new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

Response: Please see sheet C4.00, Note 23. The above note has been added to the plans.

Ref #5 – Building Division – Authorized with Conditions – Todd Stricker

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.

Response Acknowledged.

Ref #6 – Engineering – Resubmittal Required – David McGirr

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: Acknowledged. A surface water management permit application has been submitted to Broward County and the license will be provided to the City once issued.

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: Please be advised that an NPDES General Permit is not required for this project, as it disturbs less than 1-acre of land and it is not part of a larger development.

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 Please be advised that an NOI is not required for this project, as it disturbs less than 1-acre of land and it is not part of a larger development.

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Condition: Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in PDF format.

<https://www.pompanobeachfl.gov/government/engineering/standard-details>

Response: *Please see revised detail sheets C1.02, C3.01, C4.02, C4.03 and C4.04. All applicable 2025 City Engineering standard details have been added to the plans.*

Condition: The City Utilities Division must approve these plans before the City's Engineering Division can.

Response: *Acknowledged.*

Condition: The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

Response: *Acknowledged.*

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 refer to this document (Comment Response Letter) for detailed comment responses. See revised plan set for revision clouds as requested.*

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

Dynamic Engineering Consultants, PC

Ernesto Canela, P.E.
Project Manager