

September 20th, 2024

Project Location: 5001 N Federal Hwy Pompano Beach, FL 33064

Project No.: 011463-01-003

Application number: PZ24-12000015

To: Broward County Sheriff's Office

RE: Plan Review – Review Comments Report

Bowman Consulting is in receipt of your comment letter dated July 2, 2024, in response Plan Review – Review Comments Report. Please see the following response for further clarification as requested:

Zoning Comments

COMMENT 1

Provide a site plan of the entire parcel, including the existing building, the proposed addition, parking, and landscaping.

Response: Please see the attached Overall Site Plan C1.0.

COMMENT 2

Provide the Intensity and Dimensional Standard char for the General Business (B-3) designated districts. Include all standards listed, provide the required and existing, as well as the proposed values including the new addition.

Response: Please see the attached Site Plan C1.1.

COMMENT 3

Provide the total of existing parking spaces. Provide the parking calculation including the proposed addition

Response: Please see the attached Site Plan C1.1.

COMMENT 4

Add the dimension of the driveway width along the proposed pick-up parking area.

Response: Please see the attached Site Plan C1.1 for the dimension of the driveway.

COMMENT 5

Provide a detail drawing of the parking space. Include the double line striping and dimensions to show compliance with the Code

Response: Please see the attached Site Plan C1.1.

COMMENT 6

Show pedestrian walkways through parking areas as required by Sec. 155.5101.I.3.b. Pedestrian walkways through Large Parkin Areas and Parking Garages

Response: Please see the revised Site Plan C1.1.

COMMENT 7

Provide bicycle racks as required by Sec. 155.5102.L.1 Bicycle Racks or Lockers Required. No more than 20 bicycle parking spaces shall be required in any one parking area

Response: The existing bicycle racks are sufficient for the proposed expansion since there is no increase in the parking space counts.

COMMENT 8

Provide a landscaping plan

Response: Please see the attached Landscape Plans LP-1 & LP-2.

COMMENT 9

Provide the required Vehicular Use Area Landscaping (VUA), include also the calculation needed. See Sec. 155.5203.D

Response: Please see the revised Site Plan Sheet C1.1.

Building Division Comments

COMMENT 1

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 nonstructural 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 accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility. 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. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Response: CESO, INC

- All work shall be done in a safe and workmanlike manner and in strict accordance with the local and/or state building codes, national electric code, 2020 FBC Accessibility code and other adopted accessibility standards, osha, and all applicable codes, regulations, ordinances and authorities having jurisdiction.

FBC_BCA 105.2.3 Public service agencies/other approvals

- Applicable 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, will be satisfied as applicable. The AOR will provide evidence as required by the building official to the best of its knowledge.

City Ordinance 53.16(A) (1) Construction sites and construction activities

- The integrity of the existing building security will be maintained at all times. This includes keeping the building secure from persons, environmental elements or hazards. The contractor shall be responsible to maintain the integrity of all existing security systems.

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 – Bowman to provide response

City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7) - Bowman to provide response.

FBC A201.1

- Building expansion and remodeled/altered areas of existing building shall be designed and constructed in accordance with the Florida Building Code, Accessibility.

FBC A206.2.1 - Bowman to provide response.

Response: CESO, INC

COMMENT 2

FBC_BCA 107 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: CESO, INC

- Separate building applications will be submitted for review as applicable.

COMMENT 3

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

Response: CESO, INC

- Complete automatic sprinkler system design for building expansion will be provided in accordance to the locations described in sections 903.2.1 through 903.2.12.

COMMENT 4

FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: CESO, INC

- Building expansion and remodeled/altered areas of existing building will comply as applicable in accordance with FBC 701.1 and the 7th Edition (2020) Florida Fire Prevention Code.

COMMENT 5

FBC 703.2 Fire resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: CESO, INC

- Building expansion and remodeled/altered areas of existing building will comply as applicable in accordance with FBC 703.2.

COMMENT 6

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.

Response: CESO, INC

- Building expansion and remodeled/altered areas of existing building will comply as applicable in accordance with FBC 1003.1 and comply with all general requirements specified in sections 1003 through 1013.

Response: CESO, INC

COMMENT 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.

Response: CESO, INC

- Life Safety plan will be integral part of the signed and seal Architectural Construction documents.

COMMENT 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.

Response: CESO, INC

- Approved products have been selected, reviewed and approved by the building designer. Design specifications and plans will include such products as applicable to comply with FBC_BCA 107.3.5.6.

COMMENT 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, chutes ...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: CESO, INC

- Shop drawings necessary to show compliance with applicable codes shall be approved by the AOR and EOR and will be submitted to the building official prior to installation as applicable to comply with FBC_BCA 107.3.5.2.

COMMENT 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. 61 g1-16.005 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: CESO, INC

- Digital signature panels shall be active on all documents submitted for review to authenticate the serial number matches the submitted ESA to comply with F.S. 481.221.
- Each sheet shall be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

COMMENT 11

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: CESO, INC

- Per code call with the jurisdiction, electronical signed documents are acceptable

COMMENT 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.

Response: CESO, INC

- All inspectors required by the building official shall complete and submit special inspector form as required by the building department.

COMMENT 13

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.

Response: CESO, INC

- All new roofing construction, including reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application to be completed and executed by a licensed contractor to comply with the AHJ requirements and FBC 1512.3.1.

COMMENT 14

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

Response: Comment noted.

COMMENT 15

4FBC 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: Comment noted.

COMMENT 16

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: Comment noted.

COMMENT 17

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: Comment noted. Please see the revised Paving and Grading Plan Sheet C2.0.

COMMENT 18

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

Response: Comment noted.

COMMENT 19

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: CESO, INC

Permit valuation 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 as required to comply with FBC_BCA 109.3.

COMMENT 20

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 architect 's or engineer 's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable firesafety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response: CESO, INC

- All plans including in permit set shall contain the following statement – “To the best of the architect’s 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.”
- All other disciplines will contain a similar statement to comply with FBC_BCA 110.8.5.4.

BSO

COMMENT 1

Natural Surveillance (Landscaping)

- 1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.

Response: Please see Note #1 under the Natural Surveillance (Landscaping) Notes in the Landscape Plan LP-1.

- 2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

Response: Please see Note #2 under the Natural Surveillance (Landscaping) Notes in the Landscape Plan LP-1.

- 3.) Design in dense & defensive, low-profile and/ or harsh thornylike non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Response: Please see Note #1 under the Natural Surveillance (Landscaping) Notes in the Landscape Plan LP-1.

COMMENT 2

Natural Surveillance (Lighting)

- 1.) All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Response: All lights are existing.

- 2.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc.

Response: All lights are existing.

COMMENT 3

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.

Response: Above-mentioned amenities are provided.

COMMENT 4

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.

- 1.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Response: Comment noted.

- 2.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Response: Comment noted.

COMMENT 5

B. Access Control – Security Strengthening

- 1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. 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.

Response: Comment noted. See the attached Stop Signs & Markings Plan Sheet SSM-1.

- 2.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail 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.

Response: The site has an existing concrete wall and its remaining. So, there is no proposed fencing.

COMMENT 6

Territorial Reinforcements – Security Strengthening

- 1.) 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.
- 2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
- 3.) 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.
- 4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

Response: All the above-mentioned reinforcements are provided.

COMMENT 7

Maintenance & Management – Security Strengthening

1.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property 's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they 're on site.

2.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property 's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they 're on site

Response: See the attached building plans.

COMMENT 8

E. Activity Support – Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

2.) 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. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc. thereby depriving legitimate users to ability to utilize the designated seating.

3.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public. Purpose: To deter acts of theft & to properly identify such items if stolen and located off site. ***Note*** Please issue DRC Comment 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.

Response: There is no proposed modification.

Engineering Department Comments

COMMENT 1

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. This may not be required

Response: Please see the attached Surface Water Management application.

COMMENT 2

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

Response: Comment noted. Will be submitted by the GC prior to the construction

COMMENT 3

Engineering permit application and a contract or schedule of values for the on-site paving and curbing will be required at time of permit.

Response: Will be provided by the GC during the time of permit.

Fire Department

COMMENT 1

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval. (add note)

Response: See the Note # 7, under the General Notes in the revised Site Plan C1.1.

Landscaping Review Comments

COMMENT 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, for only the scope of work

Response: Please see the attached Landscape Plans LP-1 and LP-2.

COMMENT 2

Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method, for only the scope of work proposed.

Response: See the attached Tree Appraisal.

COMMENT 3

As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings. Sabals are not an adequate replacement for canopy loss.

Response: Acknowledged. See Mitigation calculation on sheet TD-1 for required mitigation of removed trees.

COMMENT 4

Shift proposed addition slightly north to preserve the existing landscape island and existing tree(s).

Response: One existing tree has been proposed to be preserved and protected, but tree #16 will still be too close to the building construction to protect.

COMMENT 5

Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building in area of proposed work.

Response: See the revised Site Plan C1.1.

COMMENT 6

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.

Response: See the revised Site Plan C1.1.

COMMENT 7

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

Response: See the revised Site Plan C1.1.

COMMENT 8

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

Response: See the revised Site Plan C1.1.

COMMENT 9

Provide a parking island north of proposed addition to include a large canopy tree

Response: See the revised Site Plan C1.1.

COMMENT 10

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

Response: See the revised Site Plan C1.1.

COMMENT 11

Provide the original landscape plan of record for this site for reference and add a note on the plan that the site must meet the conditions of approvals of that plan via the permit process prior to any final approvals being rendered.

Response: The original landscape plan of record for this site has been included with this submittal for reference. Note has been added to sheet LP-1. (CIVIL- please attached to submittal)

COMMENT 12

Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist

Response: Note has been added to large note below Existing Tree Inventory and Appraisal Table on sheet TD-1.

COMMENT 13

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

Response: Planting Details and Planting Specifications on sheet LP-2 have been revised to remove wire as a guying material and replaced with only biodegradable material.

COMMENT 14

Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response: Note has been added to both sheets TD-1 and LP-1.

COMMENT 15

As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation

Response: Note has been added to both sheet LP-1.

COMMENT 16

Provide soil specifications in percentage form, i.e. 70/30.

Response: Soil specification has been revised in the Planting Specifications on sheet LP-2.

COMMENT 17

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

Response: Note has been added to both sheets TD-1 and LP-1.

COMMENT 18

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

Response: Provided.

COMMENT 19

Additional comments may be rendered a time of resubmittal

Response: Acknowledged.

If you have any questions or require additional information, please call me at (321) 255-5434 or send an email to zkomninos@bowman.com.

Thank you,

Zach Komninos,
Team Lead
Bowman

DRC
Bowman
bowmanconsulting.com

PZ24-12000015

12/04/2024