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Subject: SPA Properties Live! Industrial Development
Development Review Committee Comment Responses
Case No: 21-12000035
RESPONSE DATE: March 17, 2022

Planning Division – Daniel Keester – O’Mills | daniel.keester@copbfl.com

1. The proposed site plan is consistent with the land use plan entitlements and plat note for the subject area (note: there is an error on Sheet 2 of the subject plat where it is showing the “this plat” context drawing).

Response: Comment noted. The applicant is aware that page 2 of the Pompano Park Racino Plat shows the context map which makes it appear that the plat does not border the railroad to the east or cypress bend to the south, making the overall plat area seem smaller. This error will be fixed when the opportunity arises.

2. There are no external roadway (Racetrack Road) right-of-way dedications required as part of this site plan approval process.

Response: Acknowledged.

3. There are adequate public facilities related to water and wastewater treatment plant capacity to serve the project as identified during the land use plan amendment process. Utilities will provide the determination of whether or not any transmission or distribution system improvements are necessary at this time.

Response: Acknowledged.

4. When the land use plan amendment and rezoning were approved for this property, the proposal was found to be supportive of the following policy:

Policy 01.04.01

The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments.

Response: Acknowledged.

1. Obtain approval from the Architectural Appearance Committee for Vernacular or Superior Design Alternative for the request detailed above in the staff report.

Response: Acknowledged.

2. Obtain approval from Development Services Director for Minor Amendments to the PCD roadway.

Response: Per correspondence with Michael Vonder Meulen – Keith, The Minor PCD Amendment approval should be obtained the week of March 14th, 2022.

3. Add to the narrative the phasing and responsibility for the improvement of the buffers, abutting roadways (internal or external), sidewalks, and street trees.

Response: The LIVE! Resorts Pompano Project include world class entertainment, gaming, retail, restaurant establishments, industrial/warehouse, and hotel/hospitality uses. All these proposed uses support the entrainment, office uses and medium to high density residential buildings with neighborhood – oriented retail to complete the live-work-play concept. Multi-purpose green/open space will provide for drainage, landscaping, nature, walking and bike trails which will be available to the public. The LIVE! Resorts Pompano will include numerous amenities open to the public such as nature trails, bikeways and extensive pedestrian opportunities and an extensive landscape buffer and sound wall from the Cypress Bend community.

Although separated by a buffer area for safety and security purposes, the proposed industrial/warehouse area will accommodate a large employment-generating use which is a main component of the live-work-play concept. The industrial/warehouse area will include internal roadway and pedestrian connections to the remainder of LIVE! Resorts Pompano project.

The project “SPA Properties Live! Industrial Development”, case No. 21-12000035 currently under review, is located to the east of the overall site. Abutting the Industrial Development are, Racetrack Road to the North, Seaboard Coastline Railroad to the East, North Cypress Bend Drive to the South, and LIVE! Resorts Pompano Project to the West.

Regarding the “SPA Properties Live! Industrial Development” project, the coordination with the master developer is as follows:

All offsite improvements, including Racetrack Road turn lanes, traffic signalization, offsite landscape, sidewalks and permitting are being coordinated by the master developer and their consultants.

Kimley-Horn is the consultant handling offsite the proposed off-site pavement marking and traffic signage plans and the proposed street roadway improvements.

Keith & Associates are the consultants handling off-site landscape improvements, Minor PCD Amendments, Loop Road, Platting, NVAL Amendment.

The project “SPA Properties Live! Industrial Development”, is responsible for the proposed buffer and sound wall located south of the development, internal roadway connection to Palm Aire Drive

(Road under construction and proposed by master developer) as well as internal roadway connection to the proposed loop road, which is proposed by the master developer.

Ultimately, it will be the industrial users' responsibility to construct all buffers, street trees and sidewalks around the industrial site as shown on the site plan including internal and external roads. All buffers, street trees and sidewalks will be installed prior to the issuance of the certificate of occupancy.

4. Provide in the Narrative how the required number of Sustainability Points (per Section 155.5802) will be met with the development.

Response: A Sustainability Narrative has been provided as requested. The proposed development meets the 12 Sustainability Points required per Section 155.5802.

5. The PCD requires a 10' minimum buffer along Racetrack Rd and a 50' minimum buffer along the southern property line of "Open Green Space." The 50' buffer is to be consistent with Exhibit V of the PCD. This site plan proposes development within Development Area B, C, and D as identified in the PCD.
 - a) The buffer within development area B, C, and D will be installed prior to the issuance of the first Certificate of Occupancy for new development within each of those designated areas.
 - b) Additionally, the buffer within Development Area A shall be installed prior to issuance of the first Certificate of Occupancy for new development not related to the casino expansion.

Response: Acknowledged.

6. Correct Truck Access from R/W to read as "Left-In/Right-Out" as trucks are not to come from our head toward Powerline Rd to access this site. The van/fleet entrance includes a note limiting turning movements however I do not believe it is the intent to limit the turning movements at the center point of access. To differentiate the access points, include a label such as "No access for trailer freight."

Response: Truck Access from R/W has been revised to "Left-In/Right-Out" and a note has also been added to limit trailer access on the center point of access. Please see sheet C-6.2 and C-6.3.

7. Revise the elevations to include detail callouts for all materials and colors, as approved by the AAC.

Response: Changes in the Elevations for the Delivery Station are as follows:

Elevations have been revised per the comments received from the Architectural Appearance Committee meeting held on March 1st, 2022. Materials and colors are called out for clarity. Please refer to the list below for specific changes:

- All spandrel glass was removed, and all proposed windows will allow light to shine through. Please note that the glazing will only be fully transparent at the upper clerestory windows. All other glazing will have a security film applied to the interior side of the glass.
- Gradient of gray paint colors are applied to the building and match the color specifications used in the adjacent proposed sortation facility at the south side of the property.

- Horizontal reveals were specifically placed in the building corners and throughout the north elevation in efforts to add an element of texture to the panel faces and to unify the north and side elevations together.
- Blue stripe at the top of the building was made narrower with a change in level at the shorter tilt-wall panels.
- The associate entry canopy originally situated on the west façade now wraps around the northwest corner.
- The storefront at both corners of the north façade were revised.
- New storefront added at north sides of east and west elevations.
- East and west elevations have new reveal patterns to imitate the added storefront and provides continuity towards the south side of the building.
- Downspouts at the north façade were moved to be internal to the building.

There are no changes in the Elevations for the Sortation Facility per Architectural Appearance Committee meeting held on March 1st, 2022.

Landscape Division - Wade Collum | wade.collum@copbfl.com

1. It appears that some new sheets were not overwritten in DRC Submittal. Please verify labeling and correct and clean up DRC file of repeated sheets. L.2.0, L.2.5, L.3.2, L.3.1, and L.4.0.

Response: The duplicate sheets have been voided out and the comment has been addressed.

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. It does not appear what was submitted is a tree survey.

Response: See by updated Bowman Tree Survey sheets 9 & 10 included with this resubmittal.

3. Provide a key for the tree symbols on the tree Dispo to reflect removals, relocations, and preservation in place. Perhaps an X over the removals as the grayed-out lines are difficult to discern.

Response: Existing Tree Legend/Key now provided. Trees to be removed are now depicted as a dark gray with black numbering that is more easily discernible from tree to be relocated or preserved. Due to the density of trees in certain areas, an X over each tree to be removed would be illegible. See Existing Tree Legend/Key on the Disposition Plans.

4. Provide approvals from Broward County Surface Water Management for filling in the pond / retention areas. No approvals can be rendered until such time as Broward County provides approvals.

Response: A Broward County ERL permit has been submitted (ePermit ID: 0000198047) and it is currently under review. Approval will be provided upon receipt.

5. There appears to be a square footage calculation discrepancy for the overall calculation please check and UF staff will concur with Zoning counterparts.

Response: Overall calculation of gross site area now consistent with the combined site area values found on the site calculations chart for both the Delivery Station and Sortation Facility.

6. Remove light poles from required landscape islands and areas. No exterior lighting fixtures shall be 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). L-2.1 and L-2.4.

Response: Light poles have been removed from required landscape islands and areas. See landscape plans.

7. What are palms along the front of the building on this sheet?

Response: Palms shown in front of the building on sheet L2.2 are now clearly labeled.

8. What are large boxes on sheet L.2.2.

Response: Large boxes on sheet L2.2 are electrical charging equipment transformers necessary for EV utilities. A "typical" note identifying EV transformer boxes has been added to the Landscape Plans. See EV plans by Baker Barrios for more specific information regarding EV equipment & utilities.

9. Please verify spacing of trees along east perimeter to eliminate large gaps in the buffer, i.e., sheet L.3.2.

Response: Tree spacing along the East perimeter has been corrected to provide Canopy Trees every 30 feet as required by Code to eliminate gaps. Where overhead powerlines exist, small trees are proposed in the require buffer area at a maximum spacing of 20 ft on center. See Landscape Plans.

10. There appears to be standalone light poles in truck court with stairs dumping into the spot. Can these be turned into skinny landscape islands with palms to protect the light poles and people exiting stairwells? Sheet L.3.3.

Response: According to the Owner/Operator, these areas cannot be turned into landscape islands for operational and safety purposes. They are shown as at grade paved areas to facilitate necessary circulation for the warehouse use.

11. Suspended pavements note in sheet L.2.6 linked for all the affected islands.

Response: Note has been added to all affected islands. Silva Cell areas have been adjusted to be outside of all underground storage tank areas on the Landscape Plans.

12. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans. The narrative associated with the comment response is not accurate as the minimums for the VUA are not being met from the outset. L1-1 is unclear. What is required cannot be reflected in the required areas

Response: Sheet L-1.1 has been revised to remove required interior VUA landscape areas from those areas counted towards meeting the minimum 15% interior landscape areas. Areas counted are those areas above Code, for example, areas that exceed the 8-foot minimum island width requirement and also landscape areas along the site perimeter that exceed Code required VUA buffers. See updated VUA interior landscape calculations on the same sheet.

13. There appears to be proposed FDC's #d FH 7 & 9 in required landscape islands in in conflict with required trees.

Response: FDC's #d FH 7 & 9 are now relocated outside of required landscape island and no longer conflict with required trees.

14. Where is the Photometric plan for the south parcel aka Sortation facility?

Response: Please see sheet 112 for Sortation Facility Photometric Plan.

15. Please provide / correct the tree mitigation table in the data area. Tree and palm mitigation must be above and beyond what the minimum tree count requirements are for the site. Required trees cannot be applied towards mitigation. The Tree Replacement section will need to be corrected.

Response: Tree replacement section has been updated to only include trees and palms above Code requirements. See Tree Replacement Section on Code Chart on sheet L-1.0 Overall Landscape Plan.

16. The note 3:1 palm is still showing up in the plant list table under Sabals, please remove.

Response: Note has been removed from the plant list. See sheet L-5.0 Plant Schedule .

17. Note required Type C Perimeter Buffers as per 155.5203.F.3. on the plans on the South and West perimeters only and provide a cross section detail on the landscape plans for reach different application.

Response: Type C Perimeter Buffers as per 155.5203.F.3 are now labeled clearly on the South & West buffers. See sheet 171 L-6.0 TYPE C BUFFER DETAILS for cross section details specific to each Type C Perimeter Buffer condition.

18. Plans do not match Exhibit V as to layout, i.e., Berm / Wall location not in the middle, Palm locations, layering, swale, and interior landscape.

Response: A revised Exhibit V is under review showing the wall centered on the berm and trees, palms, and shrubs proposed. See Landscape Plans.

19. South perimeter does not match Exhibit V in that it appears that Royals are missing from the south side of the wall, please correct and show on the plans the full length to Powerline R. as required per the Exhibit. Please verify if plans have been corrected per the last deviation.

Response: The 6 ft Berm & 20 ft sound wall only applies to the property length along the Industrial Development & not along the full perimeter length of the PUD to Powerline Rd. Berm / wall only needs to be along the eastern 1,150-feet of property line per PCD Exhibit E1. Exhibit V has been revised to match proposed tree locations more closely.

20. It appears that new plantings are proposed within the drip line of large existing trees to region, clarify and adjust.

Response: A note has been added to the end of General Landscape Note #2 on sheet L-4.0 Landscape Notes & Details that states the location of new shrub and groundcover plantings shall be a minimum of 3 feet from the trunk flares of existing trees to be preserved. New shrub and groundcover plantings under the driplines shall be installed by hand with care in between roots 1" diameter and greater.

21. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: Existing Street Trees along Racetrack Rd. are specified to be preserved, even though demolition of the existing sidewalk and construction of a new sidewalk is proposed just a few feet closer to some of the existing trees than was previously built. The impact to the critical root zones and tree protection areas for these trees is not impacted significantly more than the pre-existing condition. Therefore, many trees along Race Trac Rd are proposed to Remain. Root pruning note #6 on the General Existing Tree, Tree Relocation, & Root Pruning Notes on sheets LD-1, LD-4, & LD-5 states "ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE."

22. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

Response: See General Existing Tree, Tree Relocation, & Root Pruning Note #12 on sheet LD-1, LD-4, & LD-5.

23. For example, Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: Only relocating a single 3" Live Oak tree & 184 Sabals, & 3 Royal Palms are proposed for Relocation. Per discussion with Staff, RCA prescriptions are not necessary for this project.

24. Street tree layout must be harmonious in nature to the balance of the site as to species and planting arrangement, please concur with Keith & Associates on the general layout on the West side of the parcel, please provide evidence of this.

Response: Street tree layout now concurs with the K&A general layout along the Loop Rd. Grayed blocks correspond to proposed street trees on the Industrial Site Look Rd frontage to demonstrate that the layouts are consistent. See notes on plans referring to separate permits for street tree proposed by Others.

25. Provide a note that Bubblers will be provided for all new and relocated trees and palms and that system will be rust free.

Response: Note has been added to General Landscape Note #15 on sheet L-4.0.

26. Show all retention areas on the landscape plan and note whether they are dry or wet retention.

Response: Wet & dry retention areas are now noted on the Landscape Plans.

27. Including Mahogany trees may be a way to dilute species.

Response: Mahogany trees are now provided along the East perimeter to dilute species. See Landscape Plans.

28. For area where Slash Pines are proposed, please note the use of pine straw in these beds and note that the irrigation may be reduced, or the zone turned off after establishment.

Response: Mulch note #27 on sheet L-4.0 Landscape Notes and Details has been amended to specify the use of pine straw where Slash Pines are proposed. Watering note #15 has been amended to note that irrigation may be reduced, or the zone turned off after establishment for these areas.

29. Provide callouts and links for all trees on all landscape sub sheets for review and inspection purposes. The sub sheets are missing some callouts from the adjoining match line sheet.

Response: Callouts and links are now provided for all trees on all landscape subsheets.

30. Provide a note that plant spacing shall supersede plant quantity to fill the bed for shrubs and groundcovers, where is this note?

Response: Note has been added to note #2 on the General Landscape Notes on sheet L-4.0 Landscape Notes and Details.

31. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any. Please provide the name of the Registered Consulting Arborist who will be task with canopy tree relocations if applicable.

Response: Only a single 3" DBH Live Oak #237 in Good condition is proposed to be relocated for the proposed development. See notes #5, 6, & 7 on sheet L-4.0 Landscape Notes and Details for general root pruning specifications.

32. Note Sabals as curved in plant list for palms proposed along south buffer to match new Exhibit.

Response: It is noted that Sabals along the south buffer are to be curved on sheet L-3.0 Sortation Facility Landscape Plan.

33. Remove red note referencing Over Code due to Mitigation and provide a corrected tree mitigation data.

Response: Red note referencing Over Code due to Mitigation has been removed and the corrected tree mitigation data is now provided. See Code Chart on Overall Landscape Plan Sheet L-1.0.

34. Adjust OHW's being buried only on the south side and any reference to FPL contingency.

Response: OHW's are now shown to be buried along the South side. References to FPL contingency have been revised accordingly. Note that OHW existing along the Eastern perimeter

35. Please provide a note that the adjoining FEC ROW will be cleaned up prior to any final approvals for the project.

Response: Note has been added to sheet LD-1, LD-4, LD-5, L-1.0, L-2.0, & L-3.0 Landscape & Disposition Plan sheets.

36. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree only.

Response: City detail now provided. See sheet L-4.0 Landscape Details & Notes.

37. Provide solid soil pedestal in large tree planting detail. Large trees do not show staking?

Response: Detail for large tree located in suspended pavement areas is now provided. City detail now provided for large trees not located in suspended pavement areas. See detail on sheet L-4.0 Landscape Details & Notes.

38. Small tree planting detail should be guyed or if using lodge poles a minimum of two shall be used.

Response: City detail now provided. See sheet L-4.0 Landscape Details & Notes.

39. There are a good many existing large canopy trees along Racetrack Road that can be retained and be protected to keep the feel of that roadway intact and show the tree numbers on the landscape plan.

Response: Existing large canopy trees along Racetrack Rd are now shown on the tree survey & are preserved to the greatest extent possible considering roadway improvements. (29) Existing Large Canopy trees are preserved along Racetrack Rd & are being counted towards the Street Tree requirements. See Disposition Plans & Landscape Plans.

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

Response: Note has been provided. See General Existing Tree Note #1 on sheet L-4.0.

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

Response: Comment response sheet provided.

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

Response: Discussed with MW

Engineering Department - David McGirr | david.mcgirr@copbfl.com

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

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.

Response: Surface Water Management permits/exception for the onsite and offsite improvements will be submitted/obtained during the permitting process and will be provided upon receipt.

2. Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan for SW 3 St.

Response: Kimley – Horn has submitted to Broward County Traffic Engineering Division; the submittal is currently under review. Approved Plans will be provided upon receipt.

3. Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements for SW 3 St.

Response: Kimley – Horn has submitted to Broward County Traffic Engineering Division; the submittal is currently under review. Approved Plans will be provided upon receipt.

4. 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: A Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities will be obtained during the permitting process and will be provided upon receipt.

5. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: A Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities will be submitted/obtained during the permitting process and will be provided upon receipt.

6. Please note on Landscape Plans that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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 and/or reuse meter.

Response: Acknowledged.

7. Upload the 2019 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in PDF format from the City's website www.pompanobeachfl.gov under departments/engineering. MISSING DETAILS.

Response: All details for the proposed off-site water and sewer connections have been provided as requested.

8. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Response: Acknowledged.

9. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

Response: An FDEP permit for the proposed potable water main and service line connections will be submitted once Keith and Associates provides the water capacity studies to the city and the city is able to confirm capacity to serve and sign the FDEP permit. As Per meeting with Pompano Beach utilities director, Randolph Brown on 12/16/2021.

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

Response: Acknowledged.

11. Submit/upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering drawings.

Response: An FDEP permit for the proposed construction of the gravity wastewater collection system will be submitted once Keith and Associates provides the sewer capacity studies to the city and the city is able to confirm capacity to serve and sign the FDEP permit. As Per meeting with Pompano Beach utilities director, Randolph Brown on 12/16/2021.

12. Submit/upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.

Response: A Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit for the proposed construction of the gravity wastewater collection system will be submitted/obtained during the permitting process and will be provided upon receipt.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.

Fire Department - Jim Galloway | jim.galloway@copbfl.com

As part of plan review and previous DRC comments City of Pompano Fire Prevention has requested a meeting reference Independent Review of this project. Please contact our office 954-786-4695

1. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional

P&Z

Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

Response: An Indoor Radio Propagation Signal Strength Model will be provided upon receipt. The Applicant has conducted a Sound Study, the report has been provided with this submittal.

2. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e., water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: Per correspondence dated 3/14/2022 with Jim Galloway – Fire Inspector II, The City of Pompano Beach Fire Prevention has reviewed the proposed site plan showing fire Hydrants supplied by a separate water supply loop from the fire sprinkler system. Prevention has no objections for this project moving forward with development review.

Information required for each building:

3. 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. 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.

Response: Per correspondence dated 3/14/2022 with Jim Galloway – Fire Inspector II, The City of Pompano Beach Fire Prevention has reviewed the proposed site plan showing fire Hydrants supplied by a separate water supply loop from the fire sprinkler system. Prevention has no objections for this project moving forward with development review.

4. North building location of fire hydrants, FDC and fire apparatus access is approved.
Response: Acknowledged.

South Building:

5. Fire apparatus access - approved
6. Location of FDC - Approved.
7. Provide greater detail for reason of why a water tank supply is required.

Response: Per correspondence dated 3/14/2022 with Jim Galloway – Fire Inspector II, The City of Pompano Beach Fire Prevention has reviewed the proposed site plan showing fire Hydrants supplied by a separate water supply loop from the fire sprinkler system. Prevention has no objections for this project moving forward with development review.

8. Looped system around building should have to remote water supply taps to local water supply.

Response: Per correspondence dated 3/14/2022 with Jim Galloway – Fire Inspector II, The City of Pompano Beach Fire Prevention has reviewed the proposed site plan showing fire Hydrants supplied by a separate water supply loop from the fire sprinkler system. Prevention has no objections for this project moving forward with development review.

9. Proposed loop shows fire hydrants and fire sprinklers supplied by fire pump/water supply and FDC. Fire hydrants required to be on separate water supply loop.

Response: Per correspondence dated 3/14/2022 with Jim Galloway – Fire Inspector II, The City of Pompano Beach Fire Prevention has reviewed the proposed site plan showing fire Hydrants supplied by a separate water supply loop from the fire sprinkler system. Prevention has no objections for this project moving forward with development review.

BSO - Scott Longo | scott_longo@sheriff.org

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/CPTED Consultants are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

CPTED Landscaping Standards

2A: Natural Surveillance

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Response: Landscape conflicts with lighting have been eliminated. See Landscape Plans for light pole locations with 15 ft clearances depicted.

- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Response: The 20 ft sound wall has been moved to the top of the berm and required hedges and groundcovers are now shown to abut the southern façade of the wall to eliminate points of concealment.

- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.

Response: All shrubs & groundcover are provided at 2.5 ft or less except where otherwise required by Code (for example, along the Western & Southern perimeters, Code requires screening hedges to be installed along the required walls to be maintained at 5 ft height).

- d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

Response: All proposed trees are exempt from this requirement since they are to be installed with a trunk diameter less than 6 inches. Existing trees are noted to be canopy trimmed for required site clearance, however there are no instances where existing trees would conflict with natural or electronic surveillance mechanisms for this project.

- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

Response: New trees are proposed at a trunk diameter less than 6", therefore they are excluded from the 8 ft minimum clear trunk height requirement.

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

- a. Install either reinforced security see-through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.

Response: Acknowledged.

Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed, or all personnel are out of the building offices.

Parking Garage & Lot and Adjacent Access Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Response: Acknowledged.

- b. Explain how this mixed-use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Response: The proposed development does not intend to provide a parking garage for the delivery station or sortation facility. However, surveillance cameras will be provided to the exterior of the building.

- c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Response: Security surveillance camera with full coverage will be provided. Please refer to CPTED plans.

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers, and employees, therefore no security surveillance camera coverage gaps can exist.

Response: Security surveillance camera with full coverage will be provided. Please refer to CPTED plans.

- e. Ensure comprehensive parking lot area surveillance camera coverage/capture

Response: Security surveillance camera with full coverage will be provided. Please refer to CPTED plans.

- f. Show overlapping sight “cones”.

Response: Overlapping sight cones have been shown in CPTED Plans as requested.

Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

Response: Overlapping sight cones have been shown in CPTED Plans as requested.

- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Response: Proposed surveillance cameras will not be obstructed by the growth of existing or installation of future landscaping.

- c. Ensure 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: Lighting placement and camera placement will not be in conflict. Please see CPTED plans, and photometric plans provided as part of this resubmittal.

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

Response: Security surveillance camera WITH full coverage and overlapping sight cones will be provided. Please refer to CPTED plans.

- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Response: Acknowledged.

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

Response: Acknowledged.

- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Response: Acknowledged.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Response: Acknowledged.

- i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

Response: Acknowledged.

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

1. Although the turning radii in some places are shown smaller than required, there appears to be enough room. The hairpin turn may be a challenge, but there is the roadway running along the east side of the property (near the railroad tracks) the trucks can use.

Response: Acknowledged. The road on the eastern side of the property can be used for solid waste collection if necessary.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

Response: Acknowledged.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

Response: Acknowledged.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Response: Acknowledged.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Response: Acknowledged.

Building Division - James DeMars | james.demars@copbfl.com

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.

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response: Acknowledged.

3. 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.

Response: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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: Acknowledged.

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, chute, 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: Acknowledged.

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).

Response: Acknowledged.

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: Acknowledged.

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 Department. will require special inspector form be completed and submitted for approval.

Response: Acknowledged.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: Acknowledged.

14. 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.

Response: Acknowledged.

15. 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.

Response: Acknowledged.

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: Acknowledged.

16. 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: Acknowledged.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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: Acknowledged.

22. 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.

23. 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 fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Response: Acknowledged.