

# Applicant’s Responses to DRC1 Comments

Project Number: **PZ24-12000024**

Date: **February 12, 2025**

REVIEW COMMENTS				
REF #	CYCLE	REVIEWED BY	TYPE	STATUS
1	1	BUILDING DIVISION Todd Stricker 1/8/25 7:26 AM	<p>Comment Advisory Comments A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p><b>Applicant’s Response: Understood. Buildings will comply with local, state, and federal codes at time of application for permitting to the building department.</b></p> <p>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.</p> <p><b>Applicant’s Response: Evidence of compliance with other regulatory AHJ will be provided.</b></p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.</p> <p><b>Applicant’s Response: Best management practices will be maintained to reduce pollutants and sediment in stormwater runoff. Please refer to sheets C-4.1 and C-4.2 for this project’s Soil Erosion and Sediment Control Plan.</b></p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p><b>Applicant’s Response: Understood.</b></p> <p>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.</p> <p><b>Applicant’s Response: Signs will be provided to direct pedestrian traffic.</b></p> <p>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).</p> <p><b>Applicant’s Response: FEMA flood zone AE is delineated at the lake located adjacent to the southern property line. The building’s proposed finished floor elevation is provided. Please refer to sheet SP-1.0 for the aforementioned information. Please refer to the project’s Grading and Drainage Plan Sheets C1.1-C1.2 for proposed elevations.</b></p> <p>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.</p> <p><b>Applicant’s Response: This site plan complies with 2020 FBC Accessibility.</b></p>	Info Only

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			<p>FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.</p> <p><b>Applicant’s Response: Understood.</b></p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p> <p><b>Applicant’s Response: Acknowledged. Accessible routes are provided from all accessible parking spaces, public sidewalks, and public transportation. Please see sheet SP1-1.0.</b></p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p> <p><b>Applicant’s Response: Understood.</b></p>	
2	1	BUILDING DIVISION Todd Stricker 1/8/25 7:27 AM	<p>Comment</p> <p>1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</p> <p><b>Applicant’s Response: Understood.</b></p> <p>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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>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</p>	Unresolved

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		<p>rating.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>8. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>9. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>10. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>11. 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).</p> <p><b>Applicant’s Response: Each sheet is electronically signed and sealed. The electronic seal and signature can be found at the right hand side of each sheet in the titleblock. Refer to the electronic signature affidavit for Michael Carr, PE with Langan Engineering.</b></p> <p>12. 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.</p> <p><b>Applicant’s Response: Each sheet is electronically signed and sealed. The electronic seal and signature can be found at the right hand side of each sheet in the titleblock. Refer to the electronic signature affidavit for Michael Carr, PE with Langan Engineering.</b></p> <p>13. 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.</p>	
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		<p><b>Applicant’s Response: Acknowledged. The form will be submitted with building permit application packages.</b></p> <p>14. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>15. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>16. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>17. 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.</p> <p><b>Applicant’s Response: Parking spaces on site comply with Pompano Beach Zoning Code Ch. 155.5102.D.1. per the distribution warehouse use category. The code minimum requirement of parking spaces on-site is 294 spaces and the current site plan shows 422. The number of ADA spaces complies with and exceeds federal regulations. The minimum on-site ADA spaces is 9 and the site plan shows 18.</b></p> <p>18. 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.</p> <p><b>Applicant’s Response: On-site parking for this non-residential industrial property is only available for employees.</b></p> <p>19. 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.</p> <p><b>Applicant’s Response: ADA parking signs are provided where appropriate throughout the site. Please refer to sheets SP-21. And SP-2.2 for locations of site signage.</b></p> <p>20. 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.</p> <p><b>Applicant’s Response: The site is graded to be ADA compliant, this means that the ground immediately adjacent to the foundation near entrances to the building will be sloped at a maximum of 2% slope. The rest of the grading adjacent to the building varies from 2% to 10% slope. This ensures stormwater will not collect near the foundations of the building. Please refer to sheet C-1.1 and C.1.2 for the Grading and Drainage Plan.</b></p> <p>21. 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</p>	
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			<p>(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.</p> <p><b>Applicant’s Response: The site is graded to be ADA compliant, this means that the ground immediately adjacent to the foundation near entrances to the building will be sloped at a maximum of 2% slope. The rest of the grading adjacent to the building varies from 2% to 10% slope. This ensures stormwater will not collect near the foundations of the building. Please refer to sheet C-1.1 and C.1.2 for the Grading and Drainage Plan.</b></p> <p>22. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>23. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.</p> <p><b>Applicant’s Response: Acknowledged. The estimated permit value will be submitted as part of building permit and engineering applications.</b></p> <p>24. 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.</p> <p><b>Applicant’s Response: Acknowledged.</b></p>	
3	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	<p>Comment</p> <p>The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:</p>	Condition
			<b>Applicant’s Response: Understood.</b>	
4	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	<p>Comment</p> <p>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.</p>	Condition
			<b>Applicant’s Response: A Broward County EPGMD Surface Water Management Permit will be provided once obtained.</b>	
5	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	<p>Comment</p> <p>Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.</p>	Condition
			<b>Applicant’s Response: An FDEP NPDES General Permit will be provided once obtained.</b>	

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6	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.	Condition
			<b>Applicant’s Response: An FDEP NOI will be provided once obtained.</b>	
7	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:54 AM	Comment 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.	Condition
			<b>Applicant’s Response: An FDEP Permit for the proposed water main and service line connections will be provided once obtained.</b>	
8	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:54 AM	Comment Submit/upload a copy of 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 systems shown on the civil engineering plans.	Condition
			<b>Applicant’s Response: A Broward County EPGMD wastewater collection system permit will be provided once obtained.</b>	
9	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	Comment Submit/upload a copy of 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 plans.	Condition
			<b>Applicant’s Response: An FDEP Permit for the proposed construction of the gravity sewer laterals will be provided once obtained.</b>	
10	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.	Condition
			<b>Applicant’s Response: A BCOES Water and Wastewater Service Utility Permit will be provided once obtained.</b>	
11	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	Comment Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements or construction on NW 27 Ave.	Condition
			<b>Applicant’s Response: A Broward County Highway Construction and Engineering Division Permit will be provided once obtained.</b>	
12	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation permit or exemption for any work on Sample Rds.	Condition
			<b>Applicant’s Response: An FDOT permit will be provided once obtained.</b>	
13	1	ENGINEERING	Comment	Condition

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		DEPARTMENT David McGirr 1/8/25 8:56 AM	PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****	
			<b>Applicant’s Response: This document includes responses to all comments.</b>	
14	1	BSO Anthony Russo 1/17/25 8:53 AM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 01-17-2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: 24-12000024</p> <p>Name: Industrial Redevelopment Flea Market Site</p> <p>Address / Folio: 2900 W. Sample Rd., Pompano Beach, FL</p> <p>Type: Major Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text &amp; Email, No Voicemail) Tuesday Friday; 8 AM 3 PM</p>	Info Only
15	1	BSO Anthony Russo 1/17/25 8:56 AM	<p>Comment</p> <p>A.**CONFIDENTAILITY STATEMENT**</p> <p>PLEASE STAMP YOUR CPTED NARRATIVE &amp; DIAGRAM "CONFIDENTIAL"</p> <p>Information contained in CPTED &amp; Security Strengthening Narrative Documents &amp; Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 &amp; 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED &amp; Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.</p> <p><b>Applicant’s Response: A “CONFIDENTIAL” stamp has been added to the title block as recommended, please see sheet AS1-12.</b></p> <p>B. **DISCLAIMER**</p> <p>SAFETY &amp; SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime &amp; to help avoid any present &amp; future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>C. **CPTED &amp; SECURITY STRENGTHENING**</p> <p>CONDITIONS required for approval must each be included &amp; described in detail on the Narrative &amp; Drawing plans.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>D. **PLEASE NOTE**</p> <p>When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &amp;/or Certificate of Occupancy Application Phase, Security Strengthening &amp; CPTED measures that have not been adequately addressed will still be required to ensure the safety &amp; well-being of the employees, residents, tenants, visitors &amp; all legitimate users of the site.</p> <p><b>Applicant’s Response: Acknowledged.</b></p> <p>E. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**</p> <p>Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated</p>	Condition

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			affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.	
			<b>Applicant’s Response: Acknowledged.</b>	
16	1	BSO Anthony Russo 1/17/25 9:11 AM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT’S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***  <b>Applicant’s Response: The CPTED narrative has been added to the CPTED drawing diagram as requested. Please see sheet AS1-12.</b>	Condition
17	1	ZONING Pamela Stanton 1/22/25 1:30 PM	Comment 1.Provide written responses to all comments.	Unresolved
			<b>Applicant’s Response: Written responses to all comments are provided in this document.</b>	
18	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 2. The approved RaceTrac site plan has an active Development Order. The approved site plan includes the 1.2-acre area that is shown as proposed drainage for this proposed site plan, and the area of proposed parking to the east of Building 3. Both of these areas are shown on the submitted site plan for the Industrial Redevelopment – Flea Market Site project. A variety of means to resolve the conflicts are available, and this site plan cannot move forward before these conflicts are satisfactorily resolved.	Unresolved
			<b>Applicant’s Response: Portions of the original RaceTrac site plan are included as they are now part of this development. A site plan amendment for the RaceTrac property will be submitted.</b>	
19	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 3. Previous comment remains: The site plan shows the B-3 Zoning portion of the property as an “Outparcel” but that portion is included in the overall property. Site calculations such as lot coverage and pervious area must be for the overall property including the two-acre “Outparcel.”	Unresolved
			<b>Applicant’s Response: Site calculations are provided for the overall property totaling 1,091,765 SF. Please see sheet SP-1.0 for clarification. Please also see the response to Zoning Comment #2 above.</b>	
20	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 4. Previous comment insufficiently addressed. The response states “A dense, continuous hedge along with additional landscaping will screen the area of loading docks exposed to W Sample Rd.” However, the landscape plan indicates a row of Carrisa macrocarpa planted at 30 inches in height and will typically be pruned so that the hedge will not grow to a height that is sufficient to screen the loading area. The loading bay doors are approximately 12 feet in height and truck trailers are typically taller than that. Previous comment: A portion of the loading area of Building 3 is exposed to W Sample Road. Section 155.5301.B states exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Provide the required screening.	Unresolved
			<b>Applicant’s Response: A hedge of Fishtail Palms has been provided to screen loading area from Sample Rd. See Sheet L-3.</b>	
21	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment 5. Previous comment was not adequately addressed. Permeable pavers will not remain as part of the pervious calculations in order for this site plan application to move forward. The Site Index table lists “Pervious Pavers.” Remove the pervious pavers from the pervious area calculations.	Unresolved
			<b>Applicant’s Response: Pervious pavers have been removed from the site plan and pervious area calculations.</b>	
22	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment 6. Previous comment was not satisfactorily addressed. The comment response states “Building height is shown on elevations and is measured from finished floor to highest point of roof structure.” Building height can be shown in this manner, however provide an additional dimension for building height from finished grade to top of roof slab. Section 155.9401.G: Building Height is measured from average finish grade in front of the buildings to the top of the flat roof. Verify that the height of the buildings is measured in	Unresolved

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			accordance with this Section and provide a dimension for building height on each elevation drawings.	
			<b>Applicant’s Response: Additional dimension has been added to each elevation measuring from high point of roof (T.O ROOF) to average grade in front of building (T.O. SIDEWALK/CURB). Please see sheets A-2-10, A-2-20, A-2.30, and A-2.31.</b>	
23	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment 7. The following comment was not satisfactorily addressed. Relief from the requirements of this Section can be obtained by means of a Variance: Provide landscaping on three sides of the trash enclosures, in accordance with Section 155.5301.C and Section 155.5302.F.3. Provide a detail for the trash enclosures.	Unresolved
			<b>Applicant’s Response: Landscaping has been provided on 3 sides of the trash enclosures. See Sheet L-2 &amp; L-3.</b>	
24	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 8. Provide in a narrative, separate from the comment responses and upload to the Documents folder with the next submittal: Industrial development is required to provide 12 sustainable development points from Table 155.5802: Sustainable Development Options and Points. Provide a narrative or description of the proposed options and associated points in compliance with the requirements for industrial development.	Unresolved
			<b>Applicant’s Response: A narrative and table has been included in the submittal outlining proposed options and points in compliance with the requirements for industrial development. Please see “LEED Narrative – Arcadis” uploaded to the DRC Documents folder of the application.</b>	
25	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 9. The following will be a condition of approval: A Plant Note Amendment is required prior to permit approval.	Unresolved
			<b>Applicant’s Response: The plat note amendment is in process.</b>	
26	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 10. The following will be a condition of approval: A Master Sign Program, approved by the Architectural Appearance Committee, will be required prior to permit issuance for the installation of any sign.	Unresolved
			<b>Applicant’s Response: Understood.</b>	
27	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 11. The following will be a condition of approval: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit, pursuant to Section 155.5509.	Unresolved
			<b>Applicant’s Response: Further discussions will be held regarding the topic of overhead to underground conversion.</b>	
28	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:38 PM	Comment 1. It appears resubmittal was premature as it relates to comment corrections, shared email w LA.	Unresolved
			<b>Applicant’s Response: Plans have been updated according to comments.</b>	
29	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:38 PM	Comment 2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	Unresolved
			<b>Applicant’s Response: Further discussions will be held regarding the topic of overhead to underground conversion.</b>	
30	1	LANDSCAPE	Comment	Unresolved

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		REVIEW Wade Collum 1/22/25 1:38 PM	3. Provide a landscape plan in accordance with Code Section 155.5203.	
			<b>Applicant’s Response: A Landscape Plan in accordance with Code Section 155.5203 has been provided. See Sheet L-1 thru L-4.</b>	
31	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 4. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.	Unresolved
			<b>Applicant’s Response: The signed and sealed survey was included in the previous submittal and includes the locations of all existing trees and palms. Please see sheets “001 S-1 SURVEY, 002 S-2 SURVEY, 003 S-3 SURVEY, 004 S-4 SURVEY, 005 S-5 SURVEY, and 006 S-6 SURVEY TREE CHART” that were uploaded to the DRC Drawings folder. A tree inventory is also included in the DRC Documents folder with this resubmittal.</b>	
32	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.	Unresolved
			<b>Applicant’s Response: A Tree Appraisal with all the requirements listed above has been submitted by an ISA Certified Arborist. <u>See “Arborist Report” uploaded to the DRC Documents folder.</u> The Appraisal Values have been added to the Tree Disposition Pan. <u>See sheet TD-4.</u></b>	
33	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 6. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.	Unresolved
			<b>Applicant’s Response: The Required information has been added on both the Landscape &amp; the Tree Disposition Plan. See Sheets:</b> <ul style="list-style-type: none"><li>- <b><u>See “Arborist Report” uploaded to the DRC Documents folder for the ISA Arborist’s Dollar Appraisal Value.</u></b></li><li>- <b><u>See Sheets TD-1 for Mitigation Calculations table for trees to be removed.</u></b></li><li>- <b><u>TD- 4 for full Tree List with Appraisal dollar Value.</u></b></li><li>- <b><u>L-1 for Dollar Value, Palm Height, &amp; Caliper of Tree Replacements.</u></b></li></ul>	
34	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Unresolved
			<b>Applicant’s Response: Replacement Canopy &amp; DBH with calculations have been provided above and beyond mitigation requirements. See Sheet L-1.</b>	
35	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 8. Provide a graphic scale on all plans including landscape plan so that an accurate review can be performed.	Unresolved
			<b>Applicant’s Response: A graphic scale of 1”=40’-0” has been provided. See Sheet L-2 &amp; L-3.</b>	
36	1	LANDSCAPE REVIEW	Comment 9. Provide an overall landscape plan.	Unresolved

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		Wade Collum 1/22/25 1:39 PM		
			<b>Applicant’s Response: An overall Landscape Plan has been provided. See Sheet L-1 thru L-4.</b>	
37	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 10. There is a considerable amount of large existing trees that could be protected and preserved please consider making changes to preserve existing mature canopy trees.	Unresolved
			<b>Applicant’s Response: 50 Existing Trees have been preserved, 34 of which count towards requirement. See Sheet TD-1 thru TD-4 &amp; L-1 thru L-4.</b>	
38	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 11. Recalculate Landscape data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping based on the BCPA Square footage calculation of 1,174,249, to also include the proposed RaceTrac project.	Unresolved
			<b>Applicant’s Response: Landscape Plans are showing the same data as Site Plan. See Sheet L-1. The data is based on the survey acreage for the development site, including a portion but not all of the RaceTrac site plan. An application for an amendment to the RaceTrac site plan is forthcoming.</b>	
39	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 12. Parking area East of existing structure has a different parking lot layout per the Race Trac Plan, coordinate, correct, & combine. Clarify submittal with previously DO’s of RaceTrac project in NE corner and coordinate/unify/or re-site plan.	Unresolved
			<b>Applicant’s Response: This site plan includes a portion but not all of the RaceTrac site plan. An application for an amendment to the RaceTrac site plan is forthcoming.</b>	
40	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 13. Recalculate pervious area requirements as pervious pavers do not count towards total pervious areas, correct and quantify where added pervious area are proposed. Provide a pervious area plan. Pervious pavers are not a recognized solution to actual pervious and must be covered by living plant material that allows precipitation to infiltrate directly into the ground. Remove any notes of symbols referencing pervious pavers or pervious gravel.	Unresolved
			<b>Applicant’s Response: Pervious pavers and pervious gravel have been removed from the site plan and pervious area calculations. Only living plant material and mulch are proposed. Please refer to sheet SP-1.0 for the revised calculations.</b>	
41	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 14. Revise and correct SP-3.1 & 3.2 to remove pervious pavers and gravels s a methodology for previous calculations.	Unresolved
			<b>Applicant’s Response: Pervious pavers and gravel have been removed from the site plan and pervious areas calculations. Sheets SP-3.1 &amp; SP-3.2 now only show living plant material and mulch.</b>	
42	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 15. Provide VUA requirements as per 155.5203.D along all sides, large canopy trees at 1:30 along the North and East sides and 1:40 along other sides with no OHW.	Unresolved
			<b>Applicant’s Response: VUA requirements have been provided. See Sheet L-1 thru L-4.</b>	
43	1	LANDSCAPE REVIEW	Comment 16. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.	Unresolved

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		Wade Collum 1/22/25 1:41 PM		
			<b>Applicant’s Response: Understory trees spaced a maximum average of 20 feet on center have been substituted for canopy trees in areas beneath OHP. See Sheet L-1 thru L-3.</b>	
44	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 17. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.196 ct.	Unresolved
			<b>Applicant’s Response: The Landscape plan shows more than half of the required canopy trees to be 16’ tall and palms to be 22’OA height.</b>	
45	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 18. Utilities are conflicting with required landscape areas throughout the site, including islands and perimeter strips, correct, relocate, remove so as to meet minimum landscape requirements. This includes FDC’s, transformer boxes, water lines, sewer lines, etc.	Unresolved
			<b>Applicant’s Response: Items such as FDC’s, Hydrants, and other apparatuses are located within the landscape islands (matching the existing conditions) to separate from the traffic along the drive aisle. The required dimensions for landscape islands are provided along the site.</b>	
46	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 19. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines, in area on the west side where high transmission lines are existing.	Unresolved
			<b>Applicant’s Response: Understory trees spaced a maximum average of 20 feet on center have been substituted for canopy trees in areas beneath OHP. See Sheet L-1 thru L-3.</b>	
47	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:42 PM	Comment 20. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 20’ for Bldg #1, 20’ for Bldg.#2, and 44’ for Bldg..#3 of landscape areas between a vehicular use area and an abutting building. This is to include areas of the truck bays. 3800. 1940. 12,216 sq.ft.	Unresolved
			<b>Applicant’s Response: VUA landscaping requirements are being met around the buildings and within the truck courts. This site plan provides a minimum of 50% reduction in landscape width around the buildings, as shown on sheets SP-3.1 &amp; SP-3.2. Furthermore, landscaped islands are being provided within the truck court.</b>	
48	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:42 PM	Comment 21. 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: All superior design requirements are not being met, aka 2 layers of tiered shrubs per iii below. i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.	Unresolved
			<b>Applicant’s Response: Superior Landscaping has been provided:</b>	

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			<b>642 Shrubs:</b> <ul style="list-style-type: none"><li>- <b>20 Fishtail Palms</b></li><li>- <b>318 Green Buttonwood</b></li><li>- <b>304Firebush</b></li></ul> <b>927 Groundcovers:</b> <ul style="list-style-type: none"><li>- <b>927 Green Island Ficus</b></li></ul> <b>8 Trees +8 Palms:</b> <ul style="list-style-type: none"><li>- <b>8 Queen's Crape Myrtle @ 14' HT. X 5" SPR. 2.5" DBH.</b></li></ul> <b>8 Triple Montgomery Palms @ 20' O.A HT.</b>	
49	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:43 PM	Comment 22. Provide a cross section detail of the proposed building footers / slab 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. Provide clear calculations as to depth, width to not interfere with required plantings.	Unresolved
			<b>Applicant’s Response: Please refer to sheet SP-8.0 Site Plan Details for a cross-section detail of the proposed building footers.</b>	
50	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	Comment 23. 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. East and West ends of Bldg.3.	Unresolved
			<b>Applicant’s Response: 8’ wide or larger landscaped islands are being provided at the end of each row of parking spaces, per every 10 spaces. Refer to sheets SP-3.1 and SP-3.2 for more information.</b>	
51	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	Comment 24. 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.	Unresolved
			<b>Applicant’s Response: All planting areas for trees maintain a minimum dimension of eight feet. Please refer to sheets SP-3.1 &amp; SP-3.2 for dimensions.</b>	
52	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	Comment 25. Shift locations of sidewalks in landscape bumpouts to be adjacent to the curb and not bisecting the islands.	Unresolved
			<b>Applicant’s Response: All sidewalks are now located adjacent to the curb and do not bisect landscape islands.</b>	
53	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 26. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings). Show radii on the LP.	Unresolved
			<b>Applicant’s Response: Light Fixture Radii are shown on Landscape Plan. See sheet L-3.</b>	
54	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 27. Provide Street Trees at 1:40’ as per 155.5203.G.2.c. along the North and East sides.	Unresolved

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			<b>Applicant’s Response: Street Trees have been provided at 1:40’ along the north and East. See sheets L-1 thru L-3.</b>	
55	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 28. Staff has concerns about species selection that can be discussed once plans are corrected. Species will change. Provide evidence of availability for Mastic, Sweetbay, Queens Crapes Filiciums, and Ilex @ 16’tall as these sizes are outside the normal available range for these species	Unresolved
			<b>Applicant’s Response: Mastic, Sweetbay, Queens Crapes Specifications have been reduced to 14’. See Sheet L-1.</b>	
56	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 29. Show existing tree #'s on the landscape plan.	Unresolved
			<b>Applicant’s Response: Existing Tree Numbers are shown on the Landscape Plan. See sheets L-1 thru L-3.</b>	
57	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 30. Provide Permit /P&Z numbers of adjoining project on the landscape plans.	Unresolved
			<b>Applicant’s Response: P&amp;Z Numbers of adjoining project are shown on the Landscape Plan. See sheet L-3.</b>	
58	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 31. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.	Unresolved
			<b>Applicant’s Response: Scaled Irrigation Plan has been provided. See Sheets IR-1 thru IR-6.</b>	
59	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 32. Bubblers will be provided for all new and relocated trees and palms.	Unresolved
			<b>Applicant’s Response: Bubblers have been provided for all new palms. See sheets IR-2 thru IR-5.</b>	
60	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 33. Please align TD’s w tree Surveys.	Unresolved
			<b>Applicant’s Response: Tree Disposition Plan has been aligned with existing tree survey. See Sheets TD-1 thru TD-3.</b>	
61	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 34. Key Plan does not align with L Sheets.	Unresolved
			<b>Applicant’s Response: Key Plan has been revised to align with L Sheets. See sheet L-1.</b>	
62	1	LANDSCAPE	Comment	Unresolved

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		REVIEW Wade Collum 1/22/25 1:48 PM	35. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.	
			<b>Applicant’s Response: All Trees proposed are field grown.</b>	
63	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 36. Provide a note on the plans specifying that all shrubs abutting City Rights of way are maintained at a height no greater than 24”. It is staffs recommendation that all VUA perimeter trees be 14’ OA to create a CPTED clear line of sight from the roadway.	Unresolved
			<b>Applicant’s Response: A note stating - <i>and complied with on Landscape Plan</i> - has been added: All shrubs abutting City Rights of way are maintained at a height no greater than 24”. It is staffs recommendation that all VUA perimeter trees be 14’ OA to create a CPTED clear line of sight from the roadway. See Sheet L-1 thru L-3.</b>	
64	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 37. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.	Unresolved
			<b>Applicant’s Response: A note has been added stating: No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. See sheet L-1.</b>	
65	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 38. 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.	Unresolved
			<b>Applicant’s Response: A note has been added stating: Fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. See Sheet L-1.</b>	
66	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 39. 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.	Unresolved
			<b>Applicant’s Response: Thank you for the example.</b>	
67	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 40. 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.	Unresolved
			<b>Applicant’s Response: No Trees will be relocated. See Sheets TD-1 thru TD-4.</b>	
68	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 41. 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 with a Florida Chapter ISA Prescription Pruning Qualification (PPQ)	Unresolved

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			<b>Applicant’s Response: A note has been added stating: All existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ). See Sheet L-1.</b>	
69	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 42. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.	Unresolved
			<b>Applicant’s Response: A note has been added stating: Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree. See Sheet L-1.</b>	
70	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 43. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.	Unresolved
			<b>Applicant’s Response: A note has been added stating: All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected. See sheet L-1.</b>	
71	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 44. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite, especially where there is tree protection and/or plant material is installed on site.	Unresolved
			<b>Applicant’s Response: A note has been added stating: A Pre Construction meeting with Urban Forestry is required before any work is performed onsite, especially where there is tree protection and/or plant material is installed on site. See Sheet L-1.</b>	
72	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 45. 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 and be replaced with planting soil prior to landscape installation.	Unresolved
			<b>Applicant’s Response: A note has been added stating: 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 and be replaced with planting soil prior to landscape installation. See Sheet L-1.</b>	
73	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 46. All tree work will require permitting by a registered Broward County Tree Trimmer.	Unresolved
			<b>Applicant’s Response: Understood.</b>	
74	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 47. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Unresolved
			<b>Applicant’s Response: This document includes responses to all provided comments.</b>	
75	1	LANDSCAPE REVIEW	Comment 48. Additional comments may be rendered a time of resubmittal.	Unresolved

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Date: **February 12, 2025**

		Wade Collum 1/22/25 1:50 PM		
			<b>Applicant’s Response: Acknowledged.</b>	
76	1	PLANNING Max Wemyss 2/4/25 6:40 AM	Comment Land Use for this parcel is Industrial (I). The proposed uses listed on the application state industrial warehouses (426,179 sf) with ancillary offices (47,353 sf) total building area of 473,532 sf. The property also contains an area previously approved as a gas station. The proposed warehousing/distribution, offices, and gas station uses are permitted in this land use.	Info Only
			<b>Applicant’s Response: Understood.</b>	
77	1	PLANNING Max Wemyss 2/4/25 6:53 AM	Comment The property is platted "POMPANO INDUSTRIAL PARK 3RD ADDITION" recorded in Broward County Records (PB 11, Pg 33). The original plat and two plat note amendments (use restrictions) are provided for reference. The applicant will provide an amendment application for the NVAL and for Plat Restrictions, per narrative. Please confirm that all easements/ROWs shown on the Plat that are not shown on the Site Plan have been successfully vacated or abandoned.	Condition
			<b>Applicant’s Response: The plat amendments are in process. Please see exhibit “Existing and Proposed Easements” included with this resubmittal which indicates the easements that will be vacated. The exhibit is uploaded to the DRC Documents folder.</b>	
78	1	PLANNING Max Wemyss 2/4/25 7:11 AM	Comment Provide a Cross Access Easement for the property labeled as B-3 Outparcel and any associated site features. Confirm that those areas are not accounted for in the Site Data Table. OR provide a Unity of Title for the Site, include all site data, and remove "not included" references." Provide a note referencing the approved Development Order for the portion of the site.	Unresolved
			<b>Applicant’s Response: The data is based on the survey acreage for the development site, including a portion but not all of the RaceTrac site plan. An application for an amendment to the RaceTrac site plan (P&amp;Z#22-12000027) is forthcoming. Please see document “Access_Reciprocal Easement and Restrictive Covenant Agreement” which was previously uploaded to the DRC Documents folder.</b>	
79	1	PLANNING Max Wemyss 2/4/25 7:12 AM	Comment The property abuts Sample Road and NW 27th Ave. The survey provides a measurement of 100 feet to the Center Line of Sample and 40 feet to the Center Line of NW 27th Ave. Sample Road is required to be 200 feet wide by the Broward County Trafficways Plan so 100 feet to center line is sufficient. NW27th Ave is required to be 84 feet wide so an additional 2 feet is required to be dedicated.	Unresolved
			<b>Applicant’s Response: Please refer to sheet SP-1.2 for the dimension calling out this additional 2-foot dedication.</b>	
80	1	PLANNING Max Wemyss 2/4/25 7:14 AM	Comment The City will have sufficient water and wastewater treatment capacity to accommodate the proposal.	Info Only
			<b>Applicant’s Response: Acknowledged.</b>	
81	1	UTILITIES Nathaniel Watson 2/10/25 5:22 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.	Info Only
			<b>Applicant’s Response: Acknowledged.</b>	
82	1	UTILITIES Nathaniel Watson 2/10/25 5:22 PM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.	Info Only
			<b>Applicant’s Response: Understood and will comply. An EDP permit will be provided at permitting.</b>	

# Applicant’s Responses to DRC1 Comments

Project Number: **PZ24-12000024**

Date: **February 12, 2025**

83	1	UTILITIES Nathaniel Watson 2/10/25 5:22 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.	Info Only
			<b>Applicant’s Response: Understood and will comply.</b>	