

COMMENT RESPONSE LETTER

PERMIT #	PZ24-12000025
ADDRESS	1220 SW 12th Ave
DATE	1/15/2026
CYCLE	1

ENGINEERING DEPARTMENT

David McGirr | David.Mcgirr@copbfl.com

Status: Resubmittal Required

The following comments must be addressed before 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. (Condition). **Condition acknowledged and in process.**
2. Clarify if there is going to be any utility work within Andrews Ave. Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption if there are going to be any street roadway improvements, utility or construction on S. Andrews. (Condition). **Condition acknowledged, no utility work is proposed only connections to existing due to this project being an existing building with an addition.**

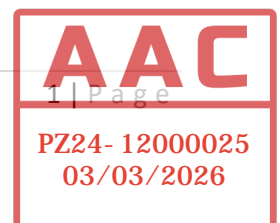
PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** Please note - 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. **** **Acknowledged**

FIRE DEPARTMENT

Jim Galloway | Jim.Galloway@copbfl.com

Status: Resubmittal Required



1. Submit site/civil plans showing the location of existing or proposed water mains (including size) and fire hydrants in the area. Refer to NFPA 1 2018 Chapter 18 for required fire flow, minimum number of hydrants, and spacing. **Water mains are existing and to remain. Please refer to life-safety plan sheet LS-101 which indicates the distance to existing fire hydrants.**
2. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan. **Flow data provided and enclosed, 4 hydrants are in close proximity.**
3. 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 (ie. 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. **Flow data provided and enclosed.**

BUILDING DIVISION

Todd Stricker | Todd.Stricker@copbfl.com

Status: Pending Development Order

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. **Acknowledged and shall be provided at building permit application.**

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

AAC
2 | Page

PZ24- 12000025
03/03/2026

building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G). **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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). **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged.**

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. **Acknowledged.**

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. **Acknowledged.**

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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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 owners or operators 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. **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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged, not applicable to this project.**

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. **Acknowledged, see sheet LS-101.**

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. **Acknowledged and shall be provided at building permit application.**

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. **Acknowledged and shall be provided at building permit application.**

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). **Acknowledged, signature is in compliance with this requirement.**
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. **Acknowledged.**
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. **Acknowledged and shall be provided at building permit application.**
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. **Acknowledged.**
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. **Acknowledged and shall be provided at building permit application.**
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. **Acknowledged and shall be provided at building permit application.**
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. **Acknowledged, Sheet A-101 site development data item 4.**

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.

Acknowledged, Sheet A-101 site development data item 4.

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. **Acknowledged.**

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. **Acknowledged, see engineered civil plans sheet C-100. Existing site has adequate drainage and is not being altered by this project.**

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 (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. **Acknowledged, see engineered civil plans sheet C-100. Existing site has adequate drainage and is not being altered by this project.**

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. **Acknowledged.**

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. **Acknowledged and shall be provided at building permit application.**

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 architects or engineers 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. **Acknowledged.**

BSO

Anthony Russo | Anthony_Russo@sheriff.org

Status: Pending Development Order

A. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. **Acknowledged.**

B. **PLEASE NOTE**

When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well- being of the employees, residents, tenants, visitors & all legitimate users of the site. **Acknowledged.**

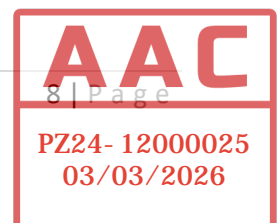
C. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. **Acknowledged.**

CONFIDENTIALITY STATEMENT

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access. **Acknowledged.**



LANDSCAPE REVIEW

1. Provide 3 Street Trees at 1:40' as per 155.5203.G.2.c. mirroring the approved landscape plan of record. **LBLA - The approved plan of record only required 2 of the 3 depicted street trees shown on the city landscape plan. Note: One was crossed out (5-24-07) by city due to proximity of power pole. I was able to place one where it was originally proposed, the other newly proposed one was placed slightly south of the existing sign. And I was able to add back in the 3rd street tree on the NW corner of property.**
2. Based on the original approved landscape plan of record, identify on the Tree Disposition Plan all missing site trees and update the tree disposition list (7 CES5 north perimeter, 3 PE at NE corner of building, 1 SP5 1 SP7 1 SP9 at NW corner of building, 1 SP5 1 SP7 1 SP9 at SW corner of building, 1 TP6 at west parking lot island, 4 CES5 from west parking lot area). **LBLA - sheets TDP-1 & TDP-2 have been revised to reflect all the originally approved trees & palms that are currently missing from the site. TDP Chart updated reflecting missing trees (in separate table for missing only)**
3. 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) **LBLA - Note regarding Existing Tree Pruning added to sheets, TDP-1 LP-1 & LP-2**
4. Provide a detailed comments response for staff review. **Acknowledged and enclosed.**
5. Additional comments may be rendered upon re-submittal. **Acknowledged.**

ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Status: Resubmittal Required

1. Provide a written response to all comments. (Info Only). **Acknowledged and enclosed.**
2. Please provide a detailed project narrative describing the intent of the proposed Major Site Plan. The narrative should clearly explain the overall scope of the project, including what is being proposed, the type of development or improvements involved, how the site will be used once completed, and any other relevant details that help clarify the purpose and function of the project. **Narrative enclosed.**
3. A variance will be required for the proposed extension of the nonconforming interior side setback of

0.64 feet. This variance must be submitted and approved prior to Development Review Committee (DRC) approval.

Please note: If the variance is not approved, the proposed design will need to be revised to comply with code requirements, which will significantly change the current plans. **Acknowledged, variance obtained.**

4. Warehouse parking should be 1 per 750 sq ft for the first 3,000 sq ft of floor area, then 1 per 2,500 sq ft for additional floor area. Update the parking data table to reflect this by adding an extra column for the 1 per 2,500 sq ft after the first 3,000 sq ft of floor area is calculated for parking. **Acknowledged, table updated on sheet A-101.**

5. Change Proposed Building Height to Building height in the Site Data table. (Sheet LP-2). As the table already has three separate columns that identify the Required, Existing, and Provided/Proposed. **Acknowledged, height corrected and coordinated.**

6. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards, no landscaped area is required along those parts of an abutting building entrances, driveways into garages or carport, or loading docks. (Sec. 155.5203.D).

a. Although landscaped areas are not required along building entrances, driveways into garages or carports, or loading docks, the rear entrance of the building provides additional space where landscaping can be added between the vehicular use area and the building. Staff strongly recommends incorporating additional landscaping in this area to enhance safety and reduce the risk of vehicle impacts to the building. (Info Only). **Acknowledged, see latest landscape plans.**

7. In all zoning districts, fences using barbed, razor, or concertina wire and aboveground electrified fences shall be prohibited unless allowed through an approved security plan (See Section 155.5302.D.1.b.iv, Security Plan Fences and Walls.) (Info Only). **Acknowledged, none are proposed.**

8. Gated driveways require a minimum of 3 stacking spaces measured from the gate, except for gates that remain completely open during business hours.

a. Please revise the gate location so that all three proposed stacking spaces are located entirely within the property line. **Acknowledged, sheet A-101 revised to allow for stacking distance.**

9. Provide a fence detail sheet showing the material height measurement, etc. This fence detail sheet should also include information on materials, height, measurements, and other relevant specifications. **Acknowledged, details provided on enclosed shop drawings.**

10. Staff strongly encourages that the entrance driveway from SW 12th Avenue be modified to comply with the minimum width requirement of 23 feet. This could be achieved by relocating the landscape island further down to accommodate the necessary changes. Additionally, extending the landscape island would help ensure compliance with Section 155.5203.D.4., as there is sufficient space to implement these adjustments. (Info Only). **Acknowledged, to allow for additional landscape buffers and a better location for trash dumpster the driveway width is set at 18' width.**

11. Provide a Photometrics plan that complies with Section 155.5401.E.

a. Per Section 155.5401.E., the minimum illumination allowed in the vehicle use area is 1.0 foot-candle. Also, 3.0 foot-candles is the maximum illumination level allowed at the property line.

Acknowledged, see revised sheet A-102 with revised photometrics.

The photometric plan shows the entrance vehicle use area along the property line to be 0.1 foot-candle. Update the photometric plan to ensure this area complies with the illumination level regulation. **Acknowledged, see revised photometric plan A-102.**

12. Provide a narrative explaining how the proposed project complies with the Industrial Design Standards outlined in Section 155.5603. Any required changes must be reflected in the plans.

Acknowledged, see enclosed narrative about Industrial Design Standards.

13. Provide a narrative explaining how the project complies with the Sustainable Standards outlined in Section 155.5802. Any required changes must be reflected in the plans.

a. Although the sustainable narrative format is correct, the number of sustainable points proposed is not sufficient for the intended use. Per Section 155.5802.a.3, Nonresidential and mixed-use development in all other districts shall achieve at least 12 points. The total of your proposed sustainable points is 10 points. Add another sustainable development option to aid you in compliance with this regulation. Ensure that this sustainable proposal is reflected in all plans.

Sustainable narrative updated to reflect wind resistance upgrade, point table added sheet A-101.

14. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened, unless exempted by Section 2 (155.5301.A.2. Exemptions). The following are the conditions that apply for exemptions:

b. If it is determined that the mechanical equipment is not visible from a street or at the ground level of a non-industrial zoning district new or existing industrial development, within an Industrial zoning, then the roof-mounted mechanical equipment does not need to be screened on a building, if any of the following conditions apply:

- i. the building elevation faces another building on the same lot
- ii. the rear building elevation faces non-buildable properties (example of a non-buildable property includes a railroad track, a water body, or similar properties).

If you intend to seek an exemption, ensure it is clearly indicated on the plans and supported by a valid justification. For example, you may include elevation drawings demonstrating that the rooftop mechanical equipment is not visible from the ground. **Acknowledged and drawings now note additional requirement of increased design wind speed to 200 mph. Point table added to sheet A-101.**

15. Staff strongly recommends installing bollards in front of the entrance to the new addition building to help prevent potential vehicle collisions and enhance pedestrian safety. (Info Only). **Acknowledged.**

16. Please provide additional details on the elevation plan. Include a table showing the type of materials and colors (manufacturer name and number) used in each building section. This will help staff confirm that the design meets applicable standards. **Acknowledged and added schedule to sheet A-201 with tags and on sheet A-202.**

17. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only). **Acknowledged.**

18. Provide a hatch on the Site Plan to indicate the location of the proposed overhang. This is to ensure that the overhang does not encroach on the proposed parking space adjacent to it. Refer to the CPTED Public Safety Plan, as it is already shown on this plan. **Acknowledged and added on sheet A-101.**

19. Please be aware that the Architectural Appearance Committee (AAC) may have additional requirements depending on the design presented at the AAC meeting. (Info Only). **Acknowledged.**

PLANNING

1. Land use for this parcel is Industrial(I). The proposed uses listed on the application state that this will be for contractor's office (5,045 sf warehouse / 2,836 sf office). The proposed uses are listed as permitted principal uses in this land use. (Info Only). **Acknowledged.**
2. The property abuts SW 12 Ave (AKA S Andrews Ave) and SW 10th Ave. According to the Survey, there is 50 feet to the Center Line of SW 12 Ave and 30 feet to the Center Line of SW 10th Ave. According to the Broward County Trafficways Plan, 106 feet is required for S Andrews so an additional 3 feet will be required to be dedicated. 60 feet is a sufficient ROW width for SW 10 Ave according to Chapter 100, Code of Ordinances. Upon resubmittal and concurrent with a Building Permit application, plans must demonstrate a 3-foot dedication on Andrews Ave. This

will be a condition of the development order. (Condition). **Acknowledged and dedicated on sheet A-101.**

3. The City has sufficient water and wastewater treatment capacity to accommodate this proposal. (Info Only). **Acknowledged.**

UTILITIES

1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. (Info Only). **Acknowledged.**
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). **Acknowledged and in process.**
3. Civil plan 010 C-100 appears to only propose site pavement. Please indicate if additional off-site water or sewer connections will be required for the extra site construction on the civil plan. Please correct. **Acknowledged, existing building has sufficient capacities, no new utilities are proposed at this time.**