

Applicant’s Responses to Comments

Project Name: **PZ25-12000007**

Date: **April 1, 2025**

REVIEW COMMENTS AND APPLICANT’S RESPONSES				
REF #	CYCLE	REVIEWED BY	TYPE	STATUS
1	1	BUILDING DIVISION Todd Stricker 2/26/25 4:01 PM	<p>Comment</p> <p>Advisory Comments</p> <p>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.</p> <p>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>Applicant’s Response: Understood.</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>Applicant’s Response: Understood.</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>Applicant’s Response: Understood.</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>Applicant’s Response: Understood.</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>Applicant’s Response: Understood.</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>Applicant’s Response: Understood. This site is not in a flood zone.</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>Applicant’s Response: Understood. All portions of the site required to provide accessibility have provided accessibility.</p> <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>	Info Only

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			<p>Applicant’s Response: Understood.</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>Applicant’s Response: Understood. The site is accessible from NW 22nd Avenue.</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>Applicant’s Response: Understood.</p>	
2	1	BUILDING DIVISION Todd Stricker 2/26/25 4:02 PM	<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>Applicant’s Response: Understood.</p> <p>2. 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>Applicant’s Response: Understood.</p> <p>3. 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>Applicant’s Response: Understood.</p> <p>4. 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.</p> <p>Applicant’s Response: Understood.</p> <p>5. 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>Applicant’s Response: Understood.</p> <p>6. 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>Applicant’s Response: Understood.</p>	Unresolved

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		<p>7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.</p> <p>Applicant’s Response: Understood. A life safety plan will be provided, as required.</p> <p>8. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.</p> <p>Applicant’s Response: Understood.</p> <p>9. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, ...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>Applicant’s Response: Understood.</p> <p>10. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).</p> <p>Applicant’s Response: Understood.</p> <p>11. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.</p> <p>Applicant’s Response: Understood.</p> <p>12. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.</p> <p>Applicant’s Response: Understood.</p> <p>13. 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>Applicant’s Response: Understood.</p> <p>14. 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>Applicant’s Response: Understood.</p> <p>15. 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>	
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			<p>Applicant’s Response: Understood. Accessible parking spaces have been provided per code, as required.</p> <p>16. 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>Applicant’s Response: Understood.</p> <p>17. 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>Applicant’s Response: Understood.</p> <p>18. 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.</p> <p>Applicant’s Response: Understood. A paving, grading, and drainage plan has been provided with the DRC submittal.</p> <p>19. 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>Applicant’s Response: Understood.</p> <p>20. 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>Applicant’s Response: Understood. A cost estimate shall be provided.</p> <p>21. 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>Applicant’s Response: Understood.</p>	
3	1	BSO Anthony Russo 2/28/25 2:47 PM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 02-28-2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: PZ25-12000007</p> <p>Name: RECYCLING 18 / SOUTHERN WASTE SYSTEMS LTD</p> <p>Address / Folio: 2281 NW 16th St., Pompano Beach, FL</p> <p>Type: Pre-App</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) Tuesday Friday; 8 AM 3 PM</p>	Info Only

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4	1	BSO Anthony Russo 2/28/25 2:48 PM	<div>Comment</div> <div>*** ATTENTION ***</div> <div>Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owners Agent Understands & Will Comply With All The Following Conditions:</div> <div>Applicant’s Response: Understood and the applicant has initialed, as requested.</div> <div>A. **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. Initials_____</div> <div>Applicant’s Response: Understood.</div> <div>B. **CPTED / SECURITY CONSULTANT** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials _____</div> <div>Applicant’s Response: Understood.</div> <div>C. **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. Initials _____</div> <div>Applicant’s Response: Understood.</div> <div>D. **CPTED & SECURITY STRENGTHENING** CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance. Initials _____</div> <div>Applicant’s Response: Understood.</div>	Condition
5	1	BSO Anthony Russo 2/28/25 2:49 PM	<div>Comment</div> <div>E. **POMPANO ORDINANCE 155.2407.E.9., SITE PLAN REVIEW STANDARDS** COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials _____</div> <div>Applicant’s Response: Understood.</div> <div>F. **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.</div>	Condition

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6	1	BSO Anthony Russo 2/28/25 2:50 PM	<div>Comment</div> <div>I. ** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL** Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include comment responses to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY ACKNOWLEDGED.! Clearly stating WILL COMPLY, with a detailed description of HOW it will comply is required. Initials _____</div> <div>Applicant’s Response: We will comply.</div> <div>J. **SECURITY PERSONNEL** YES ____ OR NO ____ If this project includes a dedicated on-site Security Guard(s) &/or Loss Prevention Employees, provide the hours of operation & scope of duties such as active patrol of the interior / exterior, stationary location inside / outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative & Drawing Diagram. Initials_____</div> <div>Applicant’s Response: There is no on-site Security Guard.</div> <div>K. ** LATE-NIGHT BUSINESS NOW OR LATER? ** YES ____ OR NO ____ Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. Initials _____</div> <div>Applicant’s Response: Business ours are between 6:00 and 9:00 pm.</div>	Condition

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7	1	BSO Anthony Russo 2/28/25 2:50 PM	<p>Comment</p> <p>L. ** ATTENTION VERY IMPORTANT **</p> <p>Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.</p> <p>Initials ____</p> <p>Applicant’s Response: We will add any additional comments to the plans, as requested.</p> <p>M. **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 affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.</p> <p>Initials____</p> <p>Applicant’s Response: The applicant will register this property with the BSO “No Trespassing Program”, as required.</p> <p>OWNER/ OWNERS AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE</p> <p>SIGN FULL NAME: _____</p> <p>PRINT FULL NAME: _____</p>	Condition
8	1	BSO Anthony Russo 2/28/25 2:54 PM	<p>Comment</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS 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. ***</p> <p>Applicant’s Response: The CPTED conditions have been added to the Plans and Narrative, as requested.</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc.</p> <p>Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.</p> <p>Applicant’s Response: Lighting has been proposed over all exit doors, as requested.</p> <p>2.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.</p> <p>Applicant’s Response: Soft Lighting with reduced glare has been proposed throughout the site, as requested.</p> <p>A2. Natural Surveillance – Security Strengthening</p> <p>1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.</p> <p>Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for</p>	Unresolved

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			<p>safety and security.</p> <p>Applicant’s Response: All new exit doors shall have a reinforced see through security window, as requested.</p>	
9	1	BSO Anthony Russo 2/28/25 2:56 PM	<p>Comment</p> <p>A3. Electronic Surveillance – Security Strengthening</p> <p>*** ATTENTION ***</p> <p>PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.</p> <p>1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.</p> <p>Applicant’s Response: Surveillance cameras have been strategically placed throughout the site.</p> <p>2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers’ office, etc.</p> <p>Applicant’s Response: Monitors are placed at all Manager’s offices.</p> <p>3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</p> <p>Applicant’s Response: All cameras have been strategically placed, as requested.</p> <p>4.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.</p> <p>Applicant’s Response: Lighting is typically much higher than the cameras and do not conflict.</p> <p>5.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</p> <p>Applicant’s Response: Security cameras fully view all parking areas, building entrances, pedestrian paths, and the entire site in general.</p>	Unresolved
10	1	BSO Anthony Russo 2/28/25 2:58 PM	<p>Comment</p> <p>B. Access Control – Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> <p>Applicant’s Response: Access control is provided at all entrances, as requested.</p> <p>2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored. Such items can include, but are not limited to firearms, cash, jewelry, electronic equipment, computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.</p>	Unresolved

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			<p>Applicant’s Response: Property has burglar alarm and CCTV.</p> <p>3.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.</p> <p>Applicant’s Response: Protocol already exists.</p>	
11	1	BSO Anthony Russo 2/28/25 3:00 PM	<p>Comment</p> <p>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</p> <p>Applicant’s Response: Understood.</p> <p>2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</p> <p>Applicant’s Response: Dumpster enclosure has chain and non-shielded lock.</p> <p>3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</p> <p>Applicant’s Response: Already in compliance.</p> <p>4. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</p> <p>Applicant’s Response: Not applicable.</p> <p>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>Applicant’s Response: Already in compliance.</p> <p>6.) Dumpster areas must be secured with Access Control and video surveillance.</p> <p>Applicant’s Response: Already in compliance.</p> <p>7.) “No Trespassing” & “No Illegal Dumping” signage should be prominently & securely posted to the gates of the dumpster enclosure for maximum visibility.</p> <p>Applicant’s Response: Already in compliance.</p> <p>8.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>Applicant’s Response: Not applicable.</p>	Unresolved
12	1	BSO Anthony Russo 2/28/25 3:03 PM	<p>Comment</p> <p>B2. Access Control – Security Strengthening for Key Control & Management Offices</p>	Unresolved

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		<p>1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>Applicant’s Response: Already in compliance.</p> <p>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</p> <p>Applicant’s Response: Already in compliance.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p> <p>Applicant’s Response: Already in compliance.</p> <p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>Applicant’s Response: Already in compliance.</p> <p>B3. Territorial Reinforcements – Security Strengthening</p> <p>1.) Submit a Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application.</p> <p>Applicant’s Response: Will comply.</p> <p>2.) Post sufficient “Broward Sheriff’s Office No Trespass” signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>Applicant’s Response: Will comply.</p> <p>3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6’ to 7’ feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.</p> <p>Applicant’s Response: Will comply.</p> <p>4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.</p> <p>Applicant’s Response: Already in compliance.</p>	
13	1	<p>BSO Anthony Russo 2/28/25 3:06 PM</p> <p>Comment C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) Post signage in parking areas forbidding vehicles other than owner’s/ authorized guests to park and loiter in private parking lot.</p> <p>Applicant’s Response: Access to the site is limited. No Parking signs so the site have been provided around the perimeter.</p> <p>2.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p>	Unresolved

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			<p>Applicant’s Response: Several “Tow Away Zone” signs are already posted, as requested.</p> <p>3.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.</p> <p>Applicant’s Response: Traffic calming devices are not necessary since this is such as small site.</p> <p>4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.</p> <p>Applicant’s Response: This suggestion is not applicable to this site.</p> <p>5.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter & Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.</p> <p>Applicant’s Response: Stop signs, stop bars, and gates are existing or have been added to the plan, as suggested.</p>	
14	1	BSO Anthony Russo 2/28/25 3:10 PM	<p>Comment</p> <p>D. Maintenance & Management – Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency.</p> <p>Applicant’s Response: Not applicable.</p> <p>2.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Units must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.</p> <p>Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.</p> <p>Applicant’s Response: Already in compliance.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>Applicant’s Response: There are no bike storage racks proposed for this site.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.</p> <p>Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p> <p>Applicant’s Response: Already in compliance.</p> <p>3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.</p> <p>Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.</p>	Unresolved

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			<p>Applicant’s Response: Not applicable.</p> <p>4.) Public, Visitor &/or Common Use Restrooms, Storage Rooms, Locker Rooms, Fitness Rooms, Saunas, etc. (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p> <p>Applicant’s Response: Already in compliance.</p>	
15	1	BSO Anthony Russo 2/28/25 3:11 PM	<p>Comment ***Note***</p> <p>For DRC / Pre-App Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.</p> <p>Ensure to incorporate the CPTED & Security Strengthening conditions onto your existing CPTED Diagram & Narrative when re-submitting to the Pompano Beach DRC.</p> <p>Applicant’s Response: The CPTED and Security Strengthening have been added to the plans and Narrative, as requested.</p>	Condition
16	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:52 AM	<p>Changemark LS1 Item 1 () Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.</p> <p>Applicant’s Response: A Fire apparatus circulation plan has been provided, as requested. Please refer to sheet LS1.</p>	Unresolved
17	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:57 AM	<p>Comment () Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.</p> <p>Applicant’s Response: All existing and proposed water mains and fire hydrants have been identified on sheets WS1 and LS1, as requested.</p>	Unresolved
18	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:57 AM	<p>Comment () 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.</p> <p>Applicant’s Response: The needed fire flow calculations have been provided. Once the fire hydrant flow test are complete, the results will be provided, as well.</p>	Unresolved
19	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:58 AM	<p>Comment () 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.</p> <p>Applicant’s Response: The fire flow test results will be provided when the flow test is completed.</p>	Unresolved

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20	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:58 AM	<p>Comment</p> <p>() Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.</p> <p>Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.</p> <p>All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).</p> <p>Applicant’s Response: Understood.</p>	Unresolved
21	1	FIRE DEPARTMENT Jim Galloway 3/4/25 10:58 AM	<p>Comment</p> <p>() Additional fire hydrants required for proposed building, refer to NFPA 1 2021ed, Chapter 18 as a guide, for fire flow GPM requirements, number/spacing of fire hydrants.</p> <p>() Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.</p> <p>Applicant’s Response: An additional fire hydrant has been proposed, as requested. Access to the hydrants and the fire sprinklers is provided, as required.</p>	Unresolved
22	1	FIRE DEPARTMENT Jim Galloway 3/4/25 11:03 AM	<p>Comment</p> <p>Fire sprinkler system required for: Florida Fire Prevention Code NFPA 1 2021 Edition Chapter 13 Section 13.3.2.29 New Industrial Occupancies.</p> <p>New industrial occupancies, other than low-hazard industrial occupancies, shall be protected by an approved automatic sprinkler system in accordance with NFPA 13 in any of the following locations:</p> <p>(1) Throughout all industrial occupancies three or more stories in height (2) Throughout all industrial occupancies exceeding 12,000 ft2 (1115 m2) in fire area (3) Where the total area of all floors, including mezzanines, exceeds 24,000 ft2 (2230 m2)</p> <p>Applicant’s Response: A fire sprinkler system has been proposed, as required. Calculations for the size shall be provided by the MEP.</p> <p>Provide Civil plans for supply of fire sprinkler system. location of riser, backflows, and Fire Dept Connections.</p> <p>Applicant’s Response: The civil plans have been provided, as requested.</p> <p>Fire Sprinklers must be supervised by a fire alarm system.</p> <p>Applicant’s Response: A note has been placed on sheet LS1 and WS1 indicating the need for a fire alarm system.</p>	Unresolved
23	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:05 PM	<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
			Applicant’s Response: Understood.	
24	1	ENGINEERING DEPARTMENT David McGirr	<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> <p>DRC</p>	Condition

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		3/4/25 3:05 PM		
			Applicant's Response: The applicant will be applying for a SWM permit, as noted. The permit will be provided once received.	
25	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:06 PM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.	Condition
			Applicant's Response: A SWPPP sediment and erosion control plan has been provided in the plan set.	
26	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:06 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.	Condition
			Applicant's Response: The applicant will be applying for a NPDES permit, as noted. The permit will be provided once received.	
27	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:06 PM	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
			Applicant's Response: The applicant will be applying for a NPDES permit, as noted. The permit will be provided once received.	
28	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:07 PM	Comment Submit/upload civil water and sewer plans.	Condition
			Applicant's Response: The water and sewer plans have been provided, as requested.	
29	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:07 PM	Comment Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format. https://www.pompanobeachfl.gov/government/engineering/standard-details	Condition
			Applicant's Response: There are no off-site improvements proposed. Details have been provided for the on-site improvements.	
30	1	ENGINEERING DEPARTMENT David McGirr 3/4/25 3:07 PM	Comment Place note on landscape plans as per City Ordinance(s) 50.02(A) (3) and 100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3 radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.	Condition
			Applicant's Response: Note and existing utilities information has been added to the landscape plan. Please see sheet L-1.	
33	1	ZONING Jonathan Cady 3/10/25 1:13 PM	Comment Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Ensure the elevation plan complies with this and clarify how the structure is measured.	Unresolved
			Applicant's Response: The height has been measured from the ground, as noted.	

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34	1	ZONING Jonathan Cady 3/10/25 1:45 PM	Comment Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only).	Info Only
			Applicant’s Response: Understood.	
35	1	ZONING Jonathan Cady 3/10/25 3:32 PM	Comment The labels for the elevations do not align with the site plan and the proposed building openings. For example, the north and south elevations are blank walls and indicate that the truck entrance is on the west elevation. However, the west, east, and south sides of the building are bordered by landscaping, as shown on the site plan and landscape plans. Please update the plans to correspond with the actual proposal.	Unresolved
			Applicant’s Response: The building elevations have been revised to be consistent with the site plan, as noted.	
36	1	ZONING Jonathan Cady 3/11/25 7:19 AM	Comment Provide Photometrics Plan and ensure that is in compliance with Section 155.5401.E.	Unresolved
			Applicant’s Response: A photometrics plan has been provided, as requested.	
37	1	ZONING Jonathan Cady 3/11/25 7:21 AM	Comment Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable—provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable.	Unresolved
			Applicant’s Response: Applicant will contact FPL to verify if undergrounding overhead utilities for the proposed development is feasible, or if it would be detrimental to the safety and reliability of the circuit in the area.	
38	1	ZONING Jonathan Cady 3/11/25 7:43 AM	Comment Please note on all plans the location of your proposed type C perimeter buffer. Per Section 155.4229.E.4., A type C perimeter buffer shall be provided around all perimeters of the site.	Unresolved
			Applicant’s Response: The perimeter buffers have been noted as Type “C” Buffer. However, the previously approved site plan only noted them as buffers, not a Type “C” Buffer.	
39	1	ZONING Jonathan Cady 3/11/25 8:51 AM	Comment Provide an updated elevation plan showing both existing and proposed structure.	Unresolved
			Applicant’s Response: Per correspondence with J. Cady on March 13, 2025, there is no need for an elevation of the existing structure. The DRC submittal includes updated elevations of the proposed structure.	
40	1	PLANNING Max Wemyss 3/11/25 8:53 AM	Comment Land use for this parcel is Industrial (I). The proposed use listed in the narrative suggest that this is an indoor/outdoor Waste-Related Service (approximately 31,000 square feet enclosed indoors and 39,000 square feet under canopy) which is a permitted use in this land use category.	Info Only
			Applicant’s Response: Understood.	
41	1	PLANNING Max Wemyss 3/11/25 8:53 AM	Comment The property is platted, "Pompano Manor" (Plat Book 22, Page 14). The plat does not contain any restrictions or limitations related to this development.	Info Only

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			Applicant’s Response: Understood. The Applicant has also submitted a platting determination request to the Broward County Planning Council.	
42	1	PLANNING Max Wemyss 3/11/25 8:54 AM	Comment The property is abuts NW 22nd Ave, NW 17th Street, and NW 16th Street. The survey indicates that there is an existing 60 feet total right-of-way dedicated for all abutting streets, which is the minimum required.	Info Only
			Applicant’s Response: Understood.	
43	1	PLANNING Max Wemyss 3/11/25 8:54 AM	Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal.	Info Only
			Applicant’s Response: Understood.	
44	1	PLANNING Max Wemyss 3/11/25 9:20 AM	Comment Many labels on the site plan state "existing...". Provide the approved plan of record for the site demonstrating the existing conditions proposed to remain.	Unresolved
			Applicant’s Response: The approved plan of record has been provided, as requested.	
45	1	ZONING Jonathan Cady 3/11/25 9:23 AM	Comment Please note that the approval of this site plan must follow the previously approved site plan from the 10-12000009 Site Plan application. For reference the previously approved site plan is attached. (Official stamped Approved Site Plan would be better use for reference).	Info Only
			Applicant’s Response: Understood. Thank you for providing the approved site plan.	
46	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 1. Submit a copy of the approved landscape plan of record. Remainder of property shall match and meet the requirements of this plan. Any missing plant material shall be replaced throughout the site as part of this project and will be identified on the plan.	Unresolved
			Applicant’s Response: Missing Trees and Shrubs shown per previously approved landscape plan. Some trees have been changed to meet today’s tree right placement standards.	
47	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 2. It appears that work is being proposed throughout the site beyond the proposed new structure. Verify scope of work.	Unresolved
			Applicant’s Response: Landscape is only being added in the new proposed building area, as well as some missing landscape to meet current standards and consistency with the prior approved plan.	
48	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 3. Required VUA landscape area of 20’ / 50% with superior landscaping is 10’. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 10’ of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.	Unresolved
			Applicant’s Response: Superior landscape is provided. Please see data chart in L-1.	
49	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 4. Building height is 39’per elevations sheet A-3 and openings on the west side, both the site plan and landscape plan label the building height at 30’ with the opening on the north side; clarify and make all documents match.	Unresolved

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			Applicant’s Response: Building height has been updated to 37’-1” , which is the average of the 35’-0” low end of the roof and 39’-2” high end of the roof.	
50	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 5. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.	Unresolved
			Applicant’s Response: Superior landscape is shown with mixture of palms and trees with double layer of shrubs.	
51	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:01 PM	Comment 6. Provide/verify required Type C Perimeter Buffers on East, South, and West sides as per 155.5203.F.3. and provide a cross section detail.	Unresolved
			Applicant’s Response: Please see updated landscape plans. A cross section detail has been added to L-2.	
52	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:02 PM	Comment 7. Provide TD-1 and TD-2 in black and white instead of green font. In addition, tree protection detail provided is outdated. Replace with updated version available on the Urban Forestry page from the City of Pompano Beach website.	Unresolved
			Applicant’s Response: Tree protection detail has been updated, and the TD plans are now in black and white. Please see TD-1 and TD-2.	
53	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:02 PM	Comment 8. Pursuant to Code Section 155.5203.B.5.a: Irrigation proposed for new structure will be tied into the existing site irrigation. Entire site irrigation shall be in good working order and a complete wet test will be required as part of this project. Provide a note on the irrigation plan stating this.	Unresolved
			Applicant’s Response: Note has been added. Please see IR-1.	
54	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:02 PM	Comment 9. Pursuant to Code Section 155.5203.B.2.g.ii.(A)(2) & 155.5203.B.2.g.ii.(D)(2): 50% of required trees to be 16’ tall 4” caliper, and palms 22’ OA 14’ ct minimum.	Unresolved
			Applicant’s Response: Trees and Palm sizes have been adjusted.	
55	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:02 PM	Comment 10. Pursuant to Code Section 155.5203.C & Table 155.5203.C Minimum Development Site Landscaping: Provide Minimum Development Site Landscaping in accordance with the referenced code sections. In addition, clarify where this is being met and provide this information in a data table format on the landscape plan. Provide breakdown of data table for example street tree requirements south ROW swale are requires X number of trees, X number provided, same with the north ROW.	Unresolved
			Applicant’s Response: Please see site calculations table on sheet L-1.	
56	1	LANDSCAPE REVIEW	Comment 11. Data table reflects tree species not provided; clarify.	Unresolved

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		Mark Brumet 3/11/25 4:02 PM		
			Applicant’s Response: Tree data table has been updated.	
57	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 12. A photometric plan was not provided in this submittal. 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).	Unresolved
			Applicant’s Response: Photometric plans are provided with this DRC submittal. Please see PH-1 and PH-2.	
58	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 13. 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
			Applicant’s Response: All proposed trees have 120 sq. ft. of planting area. See dimension added for live oaks in parking island.	
59	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 14. Provide a graphic scale on landscape plan. Scale provided 1/8” = 1’ does not match plan scale.	Unresolved
			Applicant’s Response: Scale has been updated. Please see L-1.	
60	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 15. Provide approximate sq ft of sod in plant list.	Unresolved
			Applicant’s Response: Square footage of sod has been added to the plant list at the bottom of the Plant Material Guide table on L-1.	
61	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 16. L-1 Plan shows 10 new proposed CES along south ROW, none are listed in the plant list; clarify.	Unresolved
			Applicant’s Response: Silver buttonwood Tree provided in landscape schedule. Please see the Plant Material Guide on L-1.	
62	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 17. All proposed trees to be large canopy trees unless overhead wires exist.	Unresolved
			Applicant’s Response: All trees are large canopy trees that are not affected by powerlines.	
63	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:03 PM	Comment 18. L-2 plan identifies BS and TR in the tree list, but none are shown on the plan; clarify.	Unresolved
			Applicant’s Response: BS is shown around new proposed building and TR is shown for missing trees and proposed building.	
64	1	LANDSCAPE	Comment	Unresolved

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		REVIEW Mark Brumet 3/11/25 4:04 PM	19. Provide spreads of proposed shrubs and groundcover material so as to align with spacing. Also, please note that plant spacing shall supersede plant quantity to fill the bed.	
			Applicant’s Response: Spread has been provided.	
65	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:04 PM	Comment 20. Verify use of Pigeon Plum due to hot intense site use.	Unresolved
			Applicant’s Response: Changed to Gumbo Limbo.	
66	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:04 PM	Comment 21. Provide staggered palm heights along proposed building.	Unresolved
			Applicant’s Response: Provided. Height range is indicated in the Plant Material Schedule on L-1.	
67	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:04 PM	Comment 22. No existing trees are proposed to be removed and are shown to remain and be protected. Tree protection shall be installed per the approved tree protection barricade detail for al trees within the scope of work prior to work commencing onsite. Provide note on the landscape and tree disposition plans.	Unresolved
			Applicant’s Response: Crape Myrtles on the west side are to be removed due to retaining wall being installed. Tree Disposition plans have been updated.	
68	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:04 PM	Comment 23. All existing trees shall be pruned for structure as part of this project. Tree pruning shall be completed by a Broward County Registered Tree trimmer and ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ). Add this information as part of landscape note #3 on sheet L-2.	Unresolved
			Applicant’s Response: Note has been added to L-2.	
69	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 24. 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 slabs as it relates to these areas.	Unresolved
			Applicant’s Response: A cross section detail has been added to L-2.	
70	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 25. Show overhead and underground utilities on landscape plan.	Unresolved
			Applicant’s Response: Utilities are included on the landscape plan. Please see L-1.	
71	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 26. Pursuant to Code Section 155.2411.C.3 & Article 9: Part 5: All tree work will require permitting by a registered Broward County Tree Trimmer.	Unresolved
			Applicant’s Response: Understood.	

DRC

Applicant’s Responses to Comments

Project Name: **PZ25-12000007**

Date: **April 1, 2025**

72	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 27. Submit a Tree Permit Application for all proposed tree work.	Unresolved
			Applicant’s Response: Acknowledged. A tree permit application will be submitted for the proposed tree work at the appropriate time.	
73	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 28. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Unresolved
			Applicant’s Response: This comment response document includes responses to all provided pre-application comments.	
74	1	LANDSCAPE REVIEW Mark Brumet 3/11/25 4:05 PM	Comment 29.Additional comments may be rendered at the time of site plan submittal.	Info Only
			Applicant’s Response: Understood.	