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September 16, 2020

PLANNING & ZONING  
City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

RE: DEVELOPMENT REVIEW COMMITTEE #:PZ20- 12000019

Owner: IDI Logistics, LLC  
Project name: Amazon Delivery Station  
Project location: 3300 NW 31 Ave.

### PLANNING

**Plan Reviewer: Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)**

1. Land use for this parcel is Industrial (I), the zoning is I-1 (General Industrial). A warehouse is a permitted use in this zoning district. A project was approved in 2016 for the construction of 4 warehouse buildings, now the applicant is proposing to eliminate two buildings & utilize the site for parking. Two of the buildings are approved, in accordance with the approved site plan, the plans illustrate changes to the site & circulation.

**Response: The improvements involve the re-configuration of the existing site and warehouse buildings for the development of an Amazon Delivery Station. The existing “Building D” will be converted into the Delivery Station, with “Building B” used for interior parking.**

**The existing parking area on the east side of the Delivery Station will be reconfigured for loading of vehicles; a canopy is proposed for this area as well. Note that this area does not face a public right-of-way and is not visible from the adjacent Turnpike. The Delivery Station will have additional roll-up doors on the east side of the building to serve the proposed loading area. New opening/entrances are proposed on the north side of the building. The existing “Building B” will be used for interior parking and vehicle queuing as shown. A new access point to allow vehicle access is proposed for the north side of this building. No changes are proposed to the existing parking and landscaping area on the west side of that faces the Turnpike.**

**Originally, “Building A” and “Building C” were proposed to be constructed on the north half of the property. These existing buildings are no longer proposed to be constructed as part of this project. Parking areas with associated drive aisles and interior landscaping are proposed in this area instead as shown on the plan included with this submittal.**

2. This project is proposing amendments to the site plan proposal is in conformance with the plat note, which limits the property to 737,351 square foot of Industrial use.

**Response: Understood.**

# DRC

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PZ20-12000019

10/21/2020



The city has sufficient capacity to accommodate the proposal.

**Response: Understood.**

### **ENGINEERING DEPARTMENT**

**Plan Reviewer: David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)**

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

**Response: It is understood the provision of an approved Broward County EPD Surface Water Management Permit or exemption will be required prior to permit issuance. The Applicant will be filing with Broward EPD Surface Water Management Division.**

2. Submit an engineering permit application for the proposed asphalt paving and curbing.

**Response: Understood, this will be provided during the Construction Plan Submittal process.**

3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)

**Response: Understood, this will be provided during the Construction Plan Submittal process.**

4. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections.

**Response: Understood – any modifications to the existing county-maintained water and sewer system will require separate approval from Broward County. It is understood that any county approvals will be required prior to permit issuance.**

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

**Response: Understood.**

### **FIRE DIVISION**

**Plan Reviewer: Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)**

1. Canopy for loading area: will be required to have fire sprinkler protection.

**Response: Understood - fire sprinklers and supporting details will be provided for this area at the time of building permit submittal.**

2. What is the height of proposed canopy? minimum height clearance is 13ft6inch as per NFPA 1 chapter 18.

**Response: Canopy height dimensions can be found on Sheet A4.11 of the revised submittal package. However, there is a separate, dedicated fire access lane that is outside of the proposed canopy. The dedicated fire lane can be seen on Sheets C-1, SP-1 & LSP-1. There is no canopy proposed over the fire truck access lane.**

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3. What is the width of the pass by lane of the canopy? plans show 22ft making sure this is correct? minimum fire lane is 20ft. as per NFPA 1 chapter 18.

**Response: The width of the bypass lane adjacent to the canopy has been revised to 20 feet, reflected on Sheets C-1, SP-1 & LSP-1 of this submittal. It is understood this is the minimum allowable width for the fire lane.**

### **BUILDING DIVISION**

**Plan Reviewer: Carpelo Jeoboam | [Carpelo.Jeoboam@copbfl.com](mailto:Carpelo.Jeoboam@copbfl.com)**

1. 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.

**Response: Acknowledged.**

2. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**Response: Acknowledged. The buildings are existing and newly build (2020) per current FEMA floodplain and HVHZ requirements. Any alterations will be per the current codes as mentioned. See notes on the Civil drawings for NPDES.**

3. 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.

**Response: Acknowledged. The plans will be prepared per all laws, rules and regulations per AHJ requirements,**

4. 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.

**Response: Understood – a note indicating the above requirement has been added to Sheets SP-1 and C-2 included with this resubmittal.**

5. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

**Response: Understood – a note indicating the above requirement has been added to Sheets SP-1 and C-2 included with this resubmittal.**

6. 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.

**Response: Understood – a note indicating the above requirement has been added to Sheets SP-1 included with this resubmittal.**

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7. 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 2017 FBC Accessibility.

**Response: Acknowledged. All alterations to the buildings and site will be per 2017 FBC Accessibility.**

8. 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.

**Response: The proposed accessible route meeting the above requirements has been highlighted and labeled on Sheets SP-1 and C-3 included with this resubmittal.**

9. 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 2017 FBC.

**Response: Acknowledged. The AOR and EOR will provide rational analysis as necessary.**

10. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

**Response: Understood.**

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

**Response: Acknowledged. Asbestos report will be submitted to Broward county for their review and approval.**

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

**Response: Acknowledged. The existing buildings have fire sprinklers. The Fire sprinkler permit will be obtained for alterations.**

13. 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

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within a building and the spread of fire to or from buildings, comply with this section of the code.

**Response: Acknowledged. The alteration drawings will include required documents.**

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

**Response: Acknowledged. The alteration drawings will include required documents.**

15. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

**Response: Acknowledged. A Life safety plan with code analysis will be provided.**

16. 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.

**Response: There are no Residential uses included in this project. All uses will be considered and egress for those uses will comply with means of egress requirements of FBC in Life safety plan that will be provided for building permit review.**

17. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**Response: Acknowledged. A Life safety plan with code analysis will be provided.**

**Emergency and exit lights will be shown on Electrical drawings. Fire alarm and sprinkler system performance criteria drawings will be provided. FA and FS contractors will provide details and shop drawings in a separate permit.**

18. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**Response: Acknowledged. Florida product approvals will be provided and reviewed.**

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19. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**Response: Acknowledged. The shop drawings will be provided and reviewed by AOR or EOR.**

20. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

**Response: Acknowledged. The digital signature affidavits are already provided to the city for this submittal and will be provided for each separate permit review submittal**

21. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

**Response: Acknowledged**

22. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

**Response: Acknowledged. The special inspector form filled and signed by a Florida licensed engineer will be provided.**

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

**Response: Acknowledged. The special inspector form filled and signed by a Florida licensed engineer will be provided.**

24. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

**Response: Acknowledged. The special inspection plan will be submitted.**

25. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

**Response: Acknowledged. A roofing subcontractor will submit HVHZ uniform roofing permit for any roofing work.**

26. 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

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than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

**Response: Accessible parking spaces are provided onsite in accordance with local and state requirements. Please see parking calculations located on Sheet SP-1 included with this resubmittal.**

27. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

**Response: There is no residential use in this project.**

28. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

**Response: Accessible parking spaces and associated signage are provided onsite in accordance with local and state requirements. Please see parking calculations located on Sheet SP-1 included with this resubmittal.**

29. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

**Response: Acknowledged. There is no wood trusses in this project.**

30. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

**Response: Acknowledged. Provision will be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.**

31. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**Response: Understood – a note indicating the above requirement has been added to Sheets SP-1 and included with this resubmittal.**

32. 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.

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**Response: Understood – a note indicating the above requirement has been added to Sheets SP-1 and C-2 included with this resubmittal.**

33. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

**Response: Acknowledged**

34. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

**Response: Acknowledged. The statement will be provided at each signature.**

### **BSO DIVISION**

**Plan Reviewer: Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)**

#### **Attention:**

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

#### **CPTED Landscaping Standards**

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

**Response: Trees have been spaced at a minimum 15 feet from all site light pole.**

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

**Response: Response: In the areas of the new garage entrance (Bldg. D) and pedestrian entrances at (Bldg. B) the existing larger growing shrubs have been replaced with smaller growing shrubs and groundcovers.**

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

**Response: Note shown on sheet CP1.0, hedge plants changed to smaller growing shrubs.**

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

**Response: Note shown on sheet CP1.0.**

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

**Response: Note shown on sheet CP1.0.**

**DRC**



### **Parking Garage & Lot, and Adjacent Access Perimeters:**

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

**Response: Acknowledged. Comprehensive parking lot area surveillance camera coverage / capture will be provided.**

7. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

**Response: Parking lot area surveillance camera coverage / capture with overlapping sight “cones” on plans will be submitted.**

### **CRA**

Plan Reviewer

**Comments not available as of 8/12/2020.**

### **UTILITIES DIVISION**

**Plan Reviewer: Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com)**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

**Response: Understood.**

2. Broward County Water & Wastewater service area.

**Response: Understood – any modifications to the existing county-maintained water and sewer system will require separate approval from Broward County. It is understood that any county approvals will be required prior to permit issuance.**

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.

**Response: It is understood the provision of an approved Broward County EPD Surface Water Management Permit or exemption will be required prior to permit issuance.**

4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

**Response: Understood – best management practices will be employed sitewide to maintain the existing stormwater systems function, quality, and operation.**

### **LANDSCAPE DIVISION**

**Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)**

NOTE: there a large amount of L landscape plans that appear to be CPTED and Irrigation plans, correct clarify.

**Response: Acknowledged - PDF should have been titled correctly for this submittal, please advise should any further clarification be required.**

# **DRC**

No Comment response sheet was submitted addressing how the Pre App comments have or have not been addressed.

**Response: Acknowledged - comment responses attached for this submittal.**

Large comments have continued to go unaddressed despite ongoing conversations during meetings and offline during the process leaving staff to wonder if comments are being received and processed.

**Response: Acknowledged - parking lot layout and VUA have been revised accordingly.**

1. No comment response sheet was submitted as per previous comments and plans do not reflect previous rejection comment corrections.

**Response: Comment response sheet is included with this resubmittal as requested.**

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5, OR note tree numbers on the original approved plan and transfer tree numbers for tree to remain onto the landscape plan.

**Response: The original tree numbers for existing trees that were to remain have been added to the Tree Removal and Landscape Plans. Sheet LS1.2, Sabal Palms #7005-7009, 7001-7003, 2025 and 7028, Black Olive #7004 and Green Tree #7026 are listed to remain. Sheet LS1.4 Sabal Palms #7033, 7034 are listed to remain.**

3. Irrigation plans seem to be lacking information. Staff does not recommend the use of drip irrigate in this very sandy environment and clogged drip irrigation tubes contribute to plant decline and death.

**Response: Completed irrigation plans attached, no drip irrigation was used in the design.**

4. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

**Response: Bubblers have been used in the irrigation design.**

5. It still appears that required landscape islands and foundation plantings on the south buildings is proposed to be removed and paved over. Providing this are outside of proposed canopy may be away to meet the requirement. What is this large fleet area and why is still being proposed in the parking area.

**Response: An 8' wide landscape island has been added the length of the each canopy section. The proposed island contains Silver Buttonwoods, Crape Myrtles a Cocoplum hedge, Orange Birds of Paradise and White Birds of Paradis as accents.**

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

**Response: The 8' island along the proposed canopy was suggested in order to meet this requirement.**

7. It appears that trees are being relocated to parking spaces on the south and north sides on sheets LS1.1 & LS1.2.

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**Response: The existing parking in this area is no longer needed and is being removed. This area will now receive a few relocated trees and sod.**

8. Why are trees CB being relocated out of truck court area?

**Response: One existing Beauty Leaf Tree is be replaced due to condition.**

9. Show sod to St. Augustine.

**Response: St. Augustine sod is planned for all areas except dry pond areas.**

10. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

**Response: The lighting/surveillance shown provides 15 feet of separation from the light fixture to the center of all trees.**

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

**Response: Parking layout revised to show only 10 spaces in a row and meeting the minimum 8' width with trees sod and irrigation.**

12. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows. This is a repeat comment as it relates to the head to head parking in the new area.

**Response: Head to head parking landscape areas added with 8' of landscape space between concrete.**

13. Provide an accurate plant list on each sheet.

**Response: Plant list has been updated.**

14. Provide an alternate large canopy tree species to Bulnesia's and Satin Leaf's as these trees do not establish well and fail long term in this area or struggle in urban heat areas as proposed.

**Response: Satin Leaf has been removed from the plant list.**

15. Provide an additional large canopy tree species to dilute the overuse of Pink Tabs on this project to avoid the potential for a monoculture situation.

**Response: Additional tree species have been added, Paradise Tree, Japanese Fern Tree, Sea Grape, and Yellow Elder to offset the Pink Tab count.**

16. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**Response: Vehicular use area calculations have been added to sheet LS5.0.**

17. Please specify if trees are to be B&B or containerized.

**Response: Note 11 has been added to sheet LS5.0.**

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18. Provide a percentage soil specifications, 70/30 is common based on the infill and sandy environment of this area.

**Response: Landscape note 13 has been revised to require soil testing on sheet LS5.0.**

19. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response: Note 12 added to notes on sheet LS5.0.0. Plant list revised to provide 14' OA perimeter trees.**

20. Remove tree pruning detail and note on sheet LS5.1. or .adjust tree heights accordingly.

**Response: Pruning detail and note have been removed.**

21. Remove seeded notation #3, add 50% overlap to note #4 on sheet LS5.0.

**Response: Note #3 seeded has been removed and 50% overlap has been added to note 5.**

22. If trees are to have an 8' clear trunk the minimum height will have to be adjusted.

**Response: Plant list tree descriptions have been revised.**

23. Remove note #24 term referencing shaping and insert by an ISA Certified Arborist.

**Response: Note 24 has been revised, sheet LS5.0.**

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

**Response: Note 24 has been revised.**

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

**Response: Comment responses have been attached.**

### **ZONING DIVISION**

**Plan Reviewer: Pamela Stanton, [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)**

1. Provide written responses to each DRC comment

**Response: Written responses have been provided for all DRC comments as requested.**

2. Section 155.5203.D.4.b.iii. Each landscaped island shall contain at least one canopy tree. Revise plans accordingly. Provide the required trees in all intermediate and terminal landscape islands in the parking areas.

**Response: A tree has been added to all islands, intermediate and terminal, sheets LS1.1 – LS1.4.**

3. Section 155.5203.D.4.c. An 8-foot wide landscape area is required between head-to-head rows of parking, with trees at 40 feet on center, a continuous hedge, and groundcover for the remaining area. Revise plans accordingly.

**Response: All landscape islands and head to head rows have been revised to provide the 8' wide landscape areas with trees at 1 per 40' and a continuous hedge, sheets LS1.1-LS1.4.**

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4. Section 155.5203.D.5. A landscape area must be provided between a vehicular use area and an abutting building. The area must be 8 feet wide for building of 15 feet in height plus 1 foot for each 2 feet in building height, up to 24 feet in width. Clarify whether the proposed canopy is attached to the building. If attached, the required landscape area must be provided at the outer edge of the area that is covered by the canopy, or seek relief.

**Response: The canopy will be attached to the building. Per discussion with DRC reviewers on 8/19/20, an 8' wide landscape island has been added the length of each canopy section. The proposed island contains Silver Buttonwoods, Crape Myrtles and a Cocoplum hedge, sheet LS1.3.**

5. Provide a current survey of the entire project site. The submitted survey depicts the south half of the site and is thus incomplete.

**Response: The complete survey depicting the entire project site has been included with this resubmittal package as requested.**

### **SOLID WASTE AND RECYCLING**

**Plan Reviewer: Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)**

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

**Response: Understood. The tenant will coordinate this service with the Landlord.**

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

**Response: Understood.**

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

**Response: Understood.**

# **DRC**