



barranco gonzalez architecture

AA# 26001030

May 13, 2026

City of Hollywood
2600 Hollywood Boulevard
Hollywood, FL 33020-4807
Phone: 954.921.3335

RE: POMPANO BEACH MARINE CENTER– 701 South Federal Hwy #24-12000020

To Whom It May Concern:

The following comments and responses are provided for your re-review of the revised permit. The drawings have been revised accordingly to assist in your analysis of the responses.

PLANNING REVIEW

Max Wemyss | max.wemyss@copbfl.com

COMMENT 1 : PROVIDE A COPY OF THE PLAT, OBTAIN A NEW PLAT, OR PROVIDE A PLAT NOTE DETERMINATION LETTER (STATING EXEMPTION FOR THIS SITE PLAN) OBTAINED BY THE BROWARD COUNTY PLANNING COUNCIL.

Response 1 : **Recorded Plat to be provided during building permit submission.**

COMMENT 2 : 2. SHOULD PLATTING BE REQUIRED, OBTAIN APPROVAL FROM FDOT FOR CURB CUTS, PROVIDE NON-VEHICULAR ACCESS LINES. REDUCE CURB CUTS OR PROVIDE A ONE-WAY PAIR.

Response 2 : **FDOT letter provided. FDOT permit to be applied for during building permit process.**

COMMENT 3 : PROPERTY IS ZONED M-1 AND LAND USE IS COMMERCIAL. BOTH OF WHICH PERMIT MARINA RELATED ACTIVITY.

Response 3 : **Acknowledged.**

COMMENT 4 : NO ADDITIONAL DEDICATIONS ARE REQUIRED FOR FEDERAL HWY

Response 4 : **Acknowledged.**

COMMENT 5 : THE CITY HAS SUFFICIENT WATER/WASTEWATER TREATMENT CAPACITY TO SUPPORT THE PROPOSAL (EXISTING/IMPROVEMENT).

Response 5 : **Acknowledged.**

ZONING REVIEW

Diego Guevara | diego.guevara@copbfl.com

COMMENT 1 : THE CIRCULATION PLAN ILLUSTRATING THE MOVEMENT OF DIFFERENT VEHICLES WITHIN THE PROPERTY SHALL ILLUSTRATE ALL THE REQUIRED MOVEMENTS TO PERFORM THE GARBAGE PICK-UP, BOAT DELIVERIES, EMERGENCY VEHICLES, INCLUDING FIRE TRUCK, OPERATIONS, ETC.

Response 1 : **Refer to sheet AS-103 for the different vehicle illustrations of individual circulation plans.**

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COMMENT 2 : PROVIDE A CLEAR DESIGNATED LOCATION FOR THE STAGING AREA REQUIRED FOR THE GARBAGE PICK-UP OPERATION.

Response 2 : **Refer to AS-103 C1 for the truck staging area.**

COMMENT 3 : ALL PARKING AND LOADING AREAS SHALL COMPLY WITH THE STANDARDS OF SEC. 155.5203.D VEHICULAR USE AREA LANDSCAPING. PROVIDE THE VUA AREA CALCULATION. THE VUA SQUARE FOOTAGE CALCULATED MUST BE REVISED. 10,464 SF. CALCULATED DOES NOT INCLUDE THE VUA AT THE BACK AREA, WHICH IS ALSO PART OF THE TOTAL VUA DUE TO THE PROPOSED USE OF THE PROPERTY.

Response 3 : **Please refer to updated Landscape plans showing the VUA and plans.**

COMMENT 4 : SEC. 155.5602.7.A. FENESTRATION/TRANSPARENCY. AT LEAST 30% OF THE STREET FACING FAÇADE AREA OF THE GROUND-LEVEL FLOOR OF BUILDINGS SHALL BE OCCUPIED BY WINDOWS OR DOORWAYS. PROVIDE A DRAWING AND CALCULATION DEMONSTRATING COMPLIANCE WITH THIS PROVISION OF THE CODE. PROVIDE THE SQUARE FOOTAGE CALCULATION DEMONSTRATING COMPLIANCE WITH THIS PROVISION OF THE CODE.

Response 4 : **Please refer to A-101 plan for the ground level overall façade lengths and window widths. Detail A6 shows the fenestration calculation of the ground level street facing façade which have been updated to show SF instead of linear footage. @ 33.14% exceeding the minimum of 30%.**

COMMENT 5 : SEC. 155.5203.D.4 INTERIOR LANDSCAPING STANDARDS REQUIRES AT LEAST 15% OF THE TOTAL AREA OF VEHICULAR USE AREA SHALL BE PROVIDE AND MAINTAINED WITHIN THE INTERIOR OF A VEHICULAR USE AREA. ILLUSTRATE WHERE THE ADDITIONAL 15% OF LANDSCAPING AREA REQUIRED BY THIS PROVISION OF THE CODE IS LOCATED, AND PROVIDE THE CALCULATION NEEDED TO DEMONSTRATE COMPLIANCE. THE VUA SQUARE FOOTAGE CALCULATED FOR THE PROPERTY IS APPROXIMATELY 17,342 SF. THE CITED CODE PROVISION REQUIRES THE FURNISHING OF ADDITIONAL 15% OF VUA LANDSCAPING AREA. REVISE AS PER VUA COMMENT ISSUED ABOVE. PROVIDE THE ADDITIONAL LANDSCAPING SQUARE FOOTAGE ADJACENT TO THE PROPOSED VUA AREAS AS REQUIRED. SHOW THE SUBJECT ADDITIONAL LANDSCAPE WITH A DIFFERENT COLOR OR HATCH. THE LANDSCAPING PLAN WHERE THE VUA WAS ILLUSTRATED, IS TOO BUSY AND THE ADDITIONAL LANDSCAPING AREA IS NOT SHOWN CLEARLY.

Response 5 : **Please refer to updated Landscape plans showing the VUA and plans.**

COMMENT 6 : THE SITE PLAN DRAWING (002 AS-101 SITE PLAN) HAS TWO FREE-HAND RED MARKINGS THAT MUST BE REMOVED.

Response 6 : **Red markings removed.**

COMMENT 7 : 7. A VARIANCE APPROVAL FOR THE REMOVAL OF THE CURBING AT THE PARKING AREA MUST BE OBTAIN.

Response 7 : **The variance application prepared by the land use attorney will be provided a later date of the drawing submission but prior to any required formal approval meetings.**

COMMENT 8 : THE ACTIVE ACCESS TO THE BUILDING SHALL NOT BE COUNT AS PARKING SPACES.

Response 8 : **We were unable to locate direct language within the City of Pompano Beach Zoning Code stating that “active access to the building shall not be counted as parking spaces.” The proposed spaces located in front of the garage doors and boat delivery access are intended to function as standard parking spaces for daily use. While the garage doors may occasionally be utilized for boat delivery or service access, these activities are infrequent in nature and do not constitute an active drive aisle or continuous circulation route in the context of normal daily operations. As such, the areas are not functioning as active vehicular accessways and should be permitted to count toward the parking count.**

COMMENT 9 : A LANDSCAPING ISLAND MUST BE PROVIDED AT THE SOUTH END OF THE PARKING AREA (EV CHARGER).

Response 9 : **Plan revised to reroute sidewalk and provide additional landscape area at the south end of the parking area.**



COMMENT 10 : PROVIDE A DRAWING SHOWING THE VUA AREA, AND THE REQUIRED VUA LANDSCAPING AND PROVIDE THE UPDATED CALCULATION OF THE SQUARE FOOTAGE REQUIRED. SHOW ALSO, IN OTHER COLOR OR HATCH, THE REQUIRED VUA FOUNDATION LANDSCAPING.

Response 10 : **Please refer to updated Landscape plans showing the VUA and plans.**

COMMENT 11 : THE PROPOSED BUILDING REAR FRONTAGE IS LOCATED ALONG THE WATERWAY. THEREFORE IT IS AN IMPORTANT ELEVATION NOT ONLY BECAUSE IT IS VERY VISIBLE FROM THE RESIDENTIAL PROPERTIES ACROSS THE WATERWAY, IT IS SIMILAR TO A THROUGH LOT. REVISE THE PROPOSED WEST ELEVATION TO MAKE IT MORE APPEALING AND REDUCE THE INDUSTRIAL LOOK. CONSIDER A DIFFERENT FINISHING MATERIAL FOR THE SOUTHERN SECTION OF THE BUILDING.

Response 11 : **The west elevation has been updated to break up the look and scale of this side. Also the southern building has even updated to be more appealing including additional windows and panel design.**

COMMENT 12 : PROVIDE A TYPE B BUFFER ALL AROUND THE PROPERTY AS REQUIRED BY THE CODE DUE TO THE USE OF THE PROPERTY (SEC. 155.4215 COMMERCIAL BOAT AND MARINE USES). PROVIDE THE MAXIMUM EXTENT PRACTICABLE THE SPECIFIED TYPE B PERIMETER BUFFER ALONG ALL PROPERTY LINES, REGARDLESS OF THE ZONING DISTRICT OF THE ABUTTING PROPERTY.

Response 12 : **The site has been designed to comply with Sec. 155.4215 by providing a Type B perimeter buffer to the maximum extent practicable, while accommodating the functional requirements of a commercial boat and marine facility. A variance application has been submitted for specific deviations described below.**

A Type B buffer, inclusive of required landscaping, is provided along the north and south property lines, which abut similar commercial uses. While the full planting requirements are met, strict compliance with the continuous fence requirement is not feasible along portions of these frontages due to necessary building access points, internal circulation, and coordination with proposed tree placement. The design prioritizes landscape buffering while maintaining safe and functional site access; therefore, a variance is requested to allow modification of the fencing requirement in these areas. The variance application prepared by the land use attorney will be provided a later date of the drawing submission but prior to any required formal approval meetings

Along the west (rear) property line, which directly abuts the canal and contains active boat docks, forklift circulation, and staging areas, a Type B buffer cannot be accommodated. This portion of the site is critical to marine operations and must remain unobstructed to allow for safe vessel access, loading/unloading activities, and equipment maneuvering. The introduction of the required buffer and fencing in this location would create operational conflicts and safety hazards. A variance is therefore requested to omit the Type B buffer along the west property line. The variance application prepared by the land use attorney will be provided a later date of the drawing submission but prior to any required formal approval meetings.

At the east (front) property line along the public right-of-way, a Type B buffer is not proposed due to site access, visibility, and safety considerations. Installation of the required buffer and fencing would interfere with required sight triangles at driveways and diminish necessary visibility of the site from the main roadway for both vehicular safety and business identification. Additionally, no outdoor storage is proposed within the front yard, reducing the need for visual screening in this location. A variance is requested accordingly.

Notwithstanding the above, fencing is provided at the rear of the site where it does not interfere with marine operations, serving both security and screening functions. Overall, the proposed design satisfies the intent of the code by providing substantial landscape buffering where feasible, while appropriately responding to the unique operational, safety, and access requirements of a commercial marine use.

COMMENT 13 : THE PROPOSED PARKING IS BELOW THE MINIMUM PARKING REQUIRED. A VARIANCE APPROVAL FOR THE PROVISION OF A REDUCED NUMBER OF PARKING SPACES IS REQUIRED. REVISE THE SQUARE FOOTAGE OF THE COMBINED USES AND UPDATE THE PARKING CALCULATION AS NEED TO CONFIRM THE PARKING REQUIREMENT FOR THE PROJECT.

Response 13 : **The variance application prepared by the land use attorney will be provided a later date of the drawing submission but prior to any required formal approval meetings.**

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URBAN FORESTRY REVIEW

Wade Collum | wade.collum@copbfl.com

1. L-211 not provided as indicated on note #5 on sheet L-210. Provide sheet or remove note.

Response- Notes do not indicate L-211 on note number #5 this was a comment that was addressed in the previous submittal.

2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

Response- No overhead utilities will be buried for this project.

3. 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. Label as Tree Survey and number trees to match tree disposition and tree assessment.

Response- Survey has been provided with tree locations. See Tree Disposition for tree numbers, species and more tree information.

4. Tree Assessment and Appraisal table is incomplete. Provide values for all palms, identify offsite trees/palms as offsite, add canopy tree located on east side right of way swale to the tree list.

Response- Canopy tree offsite to remain, added back to Tree Disposition Plan see sheet L-200 tree #16 and shown in the Tree assessment and appraisal table.

5. 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; correct data table and apply corrections to the plan.

Response- See sheet L-210 for update Landscape Calculation chart. Under Min. Development Site Landscaping a section is added to show the breakdown the trees counted towards the Min Site Landscaping.

6. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Trees to be evenly spaced throughout the swale areas.

Response- As discussed with Mark Brummet we are providing Silver Buttonwood trees. At 1:20' because of over head powerlines. FDOT Site triangle does not allow us to show trees more south see label on landscape plan sheet L-210 calling out FDOT Site Triangle for graphic clarification.

7. Provide VUA requirements as per 155.5203.D on east and west sides of the building.

Response- VUA requirements on east and west side are broken down into the Landscape Calculation Chart. We went above and beyond for both east and west VUA. On the West VUA, given the unique concrete area we provide trees in areas we think work best given large vehicles will be moving boats in and out of the Marina.

8. As per 155.5203.provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines.



Response- See sheet L-210 for Silver Buttonwood trees along the north side on the street. FDOT Site triangle does not allow us to show trees more south see label on landscape plan sheet L-210 calling out FDOT Site Triangle for graphic clarification.

9. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9.65' and up to 19.3' 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.

Response: See sheet L-210 for updated Landscape Chart breaking down both the East and West VUA. On the West VUA no foundation planting between the building and VUA is provided because of the conflict with large forklifts swinging boats in and out of the building. We went above and beyond, providing more than what is necessary for the 15% VUA Landscape on the North side of the West VUA.

10. 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: *front and back.
 - 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.

Response: We have opt in for Superior landscape Design "i." We are now showing Triple Solitaire Palms in the east VUA along the north west side of the building see sheet L-210

11. Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. Coordinate light pole locations on photometric plan to match landscape plan.

Response- Light poles are shown and 15' Radii is also shown. No trees fall within 15' of a tree.

12. 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).

Response- To meet photometrics Light poles are placed without conflicting with landscape design and tree locations.

13. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: See sheet L-210 for updated Landscape Chart breaking down both the East and West VUA. On the West VUA no foundation planting between the building and VUA is provided because of the conflict with large forklifts swinging boats in and out of the building. We went above and beyond, providing more than what is necessary for the 15% VUA Landscape on the North side of the West VUA.

14. 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, front and back, palms do not qualify.

Response- After discussion with Mark Brummet and Wade landscape islands is now provided on the most south/east side of the parking. We moved a CE tree closer to the parking Island, this was done to still maintain the 1:30' buffer. This was agreed to work with our landscape design and Wade and Marks comment.

15. 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.

Response- All planting areas meet this requirement.

16. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

Response- N/A see architecture sheets.

17. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the public realm.

Response- Per our meeting with Mark and Wade. Palms are staggered on building corners. Also, a palm was added to the southwest corner of the building maintains this softening of the building edge.

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

Response- Note has been added to sheet L-220

19. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response- See sheet L-220 note section for note.

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20. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response- Note added to sheet L-210

21. As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response- See sheet L-220 notes section

22. Provide soil specifications in percentage form, i.e. 70/30.

Response- Details updated on sheet L-220

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

Response- Acknowledged

24. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response- Acknowledged

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

Response- Acknowledged

FIRE DEPARTMENT REVIEW

Jim Galloway | jim.galloway@copbfl.com

COMMENT 1 : 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.

Response 1 : **Refer to AS-101 for added fire hydrant locations. Civil plans have been updated to show the fire hydrants and water mains.**

COMMENT 2 : PROVIDE REQUIRED FIRE FLOW DATA FOR EACH PROPOSED STRUCTURE (THIS FLOW WILL EITHER BE THE TOTAL FLOW REQUIRED FOR A NON-FIRE SPRINKLERED BUILDING OR THE FIRE SPRINKLER/STANDPIPE DEMANDS) : FIRE FLOW CALCULATIONS ARE DETERMINED FROM SQUARE FOOTAGE AND CONSTRUCTION TYPE OF STRUCTURE. REFER TO NFPA 1 CHAPTER 18 FOR REQUIRED FIRE FLOW, NUMBER/SPACING OF FIRE HYDRANTS. DEPENDING ON THE HYDRANT FLOW TEST RESULTS ADDITIONAL FIRE PROTECTION SYSTEMS OR CHANGE IN CONSTRUCTION TYPE MAYBE REQUIRED FOR PROJECT (NFPA 1 2018ED CHAPTER 18). THIS INFORMATION MUST BE PROVIDED AT DRC TO EVALUATE CURRENT WATER SUPPLY CONDITIONS.

Response 2 : **Please refer to G-101 Code Data for added fire flow data per NFPA 1 Table 18.4.5.2.1. Due to the existing site limitations of 1000 GPM available fire flow, the building has been separated into two distinct structures to reduce the required fire flow demand. Although this approach may increase construction costs, it is anticipated to be more feasible and economical than upgrading the existing water supply infrastructure required to support a single larger structure.**



COMMENT 3 : PLEASE INCLUDE ON ALL LANDSCAPING PAGES: VISIBILITY AND UNOBSTRUCTED WORKING SPACE MUST BE MAINTAINED FROM FIRE APPARATUS ACCESS ROUTES TO FIRE PROTECTION AND LIFE SAFETY APPLIANCES/EQUIPMENT. THE ONLY LANDSCAPING SHOULD BE GRASS OR MULCH NO PLANTS OR SHRUBS. 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 REQUIRE A MINIMUM 36 -INCH CLEARANCE PATH TO AND ON ALL SIDES. FIRE HYDRANTS REQUIRE 36-INCH CLEAR SPACE EACH SIDE AND REAR WITH A 60-INCH WIDE CLEAR ACCESS FROM THE FIRE APPARATUS ACCESS TO FIRE HYDRANT. (NFPA 1-2021 CH. 18 SEC. 18.5.7)

Response 3 : **Acknowledged.**

COMMENT 4 : PROVIDE ON SITE PLAN/LANDSCAPING PLANS LOCATION OF FIRE HYDRANTS, FDC, FIRE HOSE STATIONS FOR BOAT DOCK AREAS ALONG WATER, AND FIRE DEPT ACCESS FROM RIGHT OF WAY TO THE REAR OF BUILDING.

Response 4 : **Refer to updated site plans showing existing and proposed fire hydrants. Refer to civil plans for fire hose stations for boat docks on sheet C-4 existing to remain. Refer to sheet AS-1-3 for fire department access from right of way, paved path from right of way consists of the parking lot connected to a concrete walkway from the east parking lot around the south of the building to the west service area.**

COMMENT 5 : FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150FT FROM FIRE DEPARTMENT ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE BUILDING IS PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PERMITTED TO BE INCREASED TO 450 FT. (NFPA 1 20121ED CHAPTER 18 SECTIONS 18.2.3.2.2 AND 18.2.2.2.1).

Response 5 : **Acknowledged, please refer to the F.D. Access and truck tracking diagram provided on A1 of sheet AS-103 for distances not exceeding 450ft around the building.**

ENGINEERING DEPARTMENT REVIEW

David McGirr | david.mcgirr@copbfl.com

COMMENT 1 : SUBMIT/UPLOAD THE (BCEPMGD) BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DIVISION SURFACE WATER MANAGEMENT PERMIT OR EXEMPTION FOR THE PROPOSED PAVING AND DRAINAGE SHOWN ON THE CIVIL ENGINEERING DRAWINGS.

Response 1 : **The Broward County EPD Surface Water Management License will be provided once it has been received.**

COMMENT 2 : SUBMIT/UPLOAD THE (FDEP) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES GENERAL PERMIT FOR THE PROPOSED STORMWATER DISCHARGE FROM THE PROPOSED SITE CONSTRUCTION ACTIVITIES.

Response 2 : **The FDEP NPDES Permit will be provided once it has been received.**

COMMENT 3 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY DRAINAGE CONNECTION PERMIT OR EXEMPTION FOR THE PROPOSED DRIVEWAY, ROADWAY CURB GUTTER, AND SIDEWALK TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

Response 3 : **The FDOT Drainage Connection Permit or exemption will be provided once it has been received.**

COMMENT 4 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY CONSTRUCTION PERMIT OR EXEMPTION FOR THE PROPOSED OFF-SITE POTABLE WATER, RECLAIMED WATER, AND SEWER MAIN OR LINES TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

Response 4 : **The FDOT Utility Connection Permit or exemption will be provided once it has been received.**

COMMENT 5 : SUBMIT/UPLOAD A COPY OF THE (FDOT) FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY CONSTRUCTION PERMIT OR EXEMPTION FOR THE PROPOSED OFF-SITE POTABLE WATER, RECLAIMED WATER, AND SEWER MAIN OR LINES TO BE CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY OF S. FED. HY.

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Response 5 : **BTE Response: The FDOT Utility Connection Permit or exemption will be provided once it has been received.**

COMMENT 6 : 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.

Response 6 : **See sheet L-210 for note.**

COMMENT 7 : 7. SUBMIT/UPLOAD THE 2022 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.POMPANOBACHFL.GOV/GOVERNMENT/ENGINEERING/STANDARD-DETAILS](https://www.pompanobeachfl.gov/government/engineering/standard-details)>.

Response 7 : **The current City Engineering Standard Details are included within the civil set of plans that have been provided with this submittal.**

COMMENT 8 : ON PLAN SHEET 015, C-2 NEEDS TO SHOW A FIRE-ONLY METER BEFORE THE DDCV PER CITY ENG. DETAIL.

Response 8 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A fire only meter is proposed.**

COMMENT 9 : ON PLAN SHEET 015, C-2 NEEDS TO SHOW A 6" SEWER CLEANOUT AT THE PROPERTY LINE PER CITY ENG. DETAIL.

Response 9 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A 6" sewer cleanout is proposed at the property line.**

COMMENT 10 : 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.POMPANOBACHFL.GOV/GOVERNMENT/ENGINEERING/STANDARD-DETAILS](https://www.pompanobeachfl.gov/government/engineering/standard-details)

Response 10 : **The current City Engineering Standard Details are included within the civil set of plans that have been provided with this submittal.**

COMMENT 11 : 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.

Response 11 : **See sheet L-210 for note.**

COMMENT 12 : PLEASE NOTE ON THE CIVIL PLAN SHEET 015 C-2 THAT ANY EXISTING WATER AND/OR SEWER CONNECTION TO THE SUBJECT LOTS NOT UTILIZED MUST BE CUT AND CAPPED AT THE WATER MAIN IF A WATER SERVICE AND CUT OUT AND SLEEVED IF A SEWER LATERAL. SEWER LATERALS THAT ARE CUT AND CAPPED MUST BE AS-BUILT PER OUR ENGINEERING AS-BUILT STANDARDS. HOW TO RETIRE OLD LATERALS. IF THE EXISTING MAIN IS CLAY PIPE AND A CIPP LINER IS INSTALLED. (INSTALL A SECTIONAL LINER IN THE MAIN OVER THE OLD LATERAL, THUS ELIMINATING THE LATERAL). IF THE EXISTING MAIN IS A CLAY PIPE. (DIG

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DOWN CUT OLD CLAY PIPE, SLEEVE BACK IN WITH PVC AND CITY-APPROVED COUPLINGS). IF THE EXISTING MAIN IS CLAY PIPE, YOU MUST RETIRE MULTIPLE LATERALS FOR A PROJECT. (IT MAY BE CHEAPER FOR THE CONTRACTOR TO INSTALL A CITY-APPROVED CIPP LINER FROM MANHOLE TO MANHOLE AND NOT CUT OUT THE LATERALS THAT THEY ARE RETIRING). IF THE EXISTING MAIN IS PVC PIPE. (REMOVE THE LATERAL PIPE FROM THE PVC WYE FITTING AND INSTALL A PLUG INTO THE WYE. INSTALL A GREEN LOCATING MARKING BALL AT THE LATERAL LOCATING, NO DEEPER THAN 4 FT. BELOW GRADE)

Response 12 : **Notes have been added. Please refer to the Water and Sanitary Sewer Plan, sheet C-4.**

UTILITIES DEPARTMENT REVIEW

Nathaniel Watson | nathaniel.watson@copbfl.com

COMMENT 1 : ADDITIONAL COMMENTS MAY BE FORTHCOMING CONTINGENT UPON FUTURE SUBMITTALS TO THE PAM AND/OR DRC REVIEW PROCESS.

Response 1 : **Acknowledged.**

COMMENT 2 : PLEASE PROCURE AN APPROVED BROWARD COUNTY EPD SURFACE WATER MANAGEMENT PERMIT OR EXEMPTION FOR THE PROPOSED SITE AND OFF-SITE WORK. REQUIRED DURING OFFICIAL BLDG. E-PLAN SUBMITTAL.

Response 2 : **The Broward County EPD Surface Water Management License will be provided once it has been received.**

COMMENT 3 : PLEASE NOTE THAT ANY PROPOSED METERED SERVICE 3 OR LARGER IS NOT A STOCK ITEM. THESE METERS ARE SUBJECT TO AN ORDER LEAD TIME OF 6 TO 8 MONTHS. PLEASE ORDER THESE ITEMS PROMPTLY TO ENSURE THE SERVICES ARE AVAILABLE FOR INSTALLATION.

Response 3 : **Acknowledged.**

COMMENT 4 : CIVIL PLAN 015 C-2 WATER & SEWER A SEWER LATERAL. PLEASE SHOW A CITY-ACCESSIBLE SEWER CLEANOUT BOX AT GRADE, JUST BEHIND THE RECORDED PROPERTY LINE. PLEASE CORRECT.

Response 4 : **Please refer to the Water and Sanitary Sewer Details, sheet C-4.**

COMMENT 5 : PLEASE INDICATE ON 015 C-2 WATER & SEWER THAT ANY EXISTING WATER OR SEWER SERVICE CONNECTIONS ARE AVAILABLE TO THE LOT THAT WILL NOT BE UTILIZED MUST BE RETIRED AT THE MAIN ASS PER CITY SPECIFICATION.

Response 5 : **Notes have been added. Please refer to the Water and Sanitary Sewer Plan, sheet C-4.**

COMMENT 6 : 015 C-2 WATER & SEWER PROPOSES A FIRE SERVICE WITHOUT A REQUIRED DEDICATED FIRE METER AS PER CITY ORDINANCE § 50.02 WATER DISTRIBUTION; GENERAL. (B)(7) ALL NEW DEDICATED FIRE LINE CONNECTIONS TO PRIVATE PROPERTY SHALL BE PROVIDED WITH AN APPROVED TYPE FIRE LINE METER THAT HAS BEEN TESTED IN ACCORDANCE WITH AWWA STANDARDS. THE METER SHALL BE CAPABLE OF ACCURATELY RECORDING FLOW. THE CUSTOMER SHALL PAY ALL COSTS INVOLVED IN THE INSTALLATION OF THE FIRE LINE AND METER. THE METER SHALL BE INSTALLED BY THE CITY. PLEASE CORRECT.

Response 6 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. A fire only meter is proposed and notes have been added.**

COMMENT 7 : PLEASE INDICATE ON 015 C-2 WATER & SEWER THE ESTIMATED TOTAL WATER CONSUMPTION IN (GPD) GALLONS PER DAY FOR THE SUBJECT SITE.

Response 7 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. Water and sewer demand calculations are shown.**

COMMENT 8 : PLEASE INDICATE ON CIVIL PLAN 015 C-2 WATER & SEWER THE ESTIMATED TOTAL WASTEWATER DISCHARGE IN (GPD) GALLONS PER DAY FOR THE SUBJECT SITE.

Response 8 : **Please refer to the Water and Sanitary Sewer Plan, sheet C-4. Water and sewer demand calculations are shown.**

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COMMENT 9 : PLEASE NOTE ON 017 L-210 LANDSCAPE PLAN THAT, AS PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(G), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' OF EITHER SIDE OF ANY CITY-OWNED UTILITY INFRASTRUCTURE. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER.

Response 9 : **Notes have been added to landscape plans see sheet L-210 notes number 9 and 10**

COMMENT 10 : PLEASE ATTACH THE FOLLOWING CITY ENGINEERING DETAILS AS THEY APPLY: 102-1 VALVE BOX SETTINGS, 103-1 GATE OR VALVE PLUG SETTINGS, 106-1 BACKFLOW PREVENTER, 106-3 FIRE METER AND BACKFLOW DEVICE, 106-4 METER INSTALL DIMENSIONS LIST, 107-2 TYPICAL 2" WATER SERVICE, 115-1 UNDERGROUND VALVE IDENTIFICATION MARKER, 201-1 GRAVITY SEWER LATERALS, 201-2 WYE GRAVITY SEWER SADDLE, 202-1 ADJUSTABLE REPAIR COUPLING NOTES, 210-3 SEWER BOX AND COVER HEAVY TRAFFIC, 315-1 TYPICAL SCREEN FOR UTILITIES, 316-1 REQUIRED TREE LOCATIONS.

Response 10 : **Please refer to the civil plans provided with this submittal. Current City Engineering standard details are included.**

BSO DEPARTMENT REVIEW

Anthony Russo | anthony_russo@sheriff.org

COMMENT 1 : ****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 CONSPICUOUSLY STAMPED CONFIDENTIAL IN RED TO ENSURE RESTRICTED ACCESS.

Response 1 : **Noted, we have added the confidential marking on the PS-101 sheet.**

COMMENT 2 : *****IMPORTANT PLEASE READ***** THE CPTED NARRATIVE & THE CPTED DRAWING DIAGRAM SHOULD BE SYNONYMOUS. PLEASE INCORPORATE ALL THE BELOW STATED CPTED & SECURITY STRENGTHENING MEASURES ONTO YOUR EXISTING CPTED DRAWING DIAGRAM & CPTED NARRATIVE DOCUMENT WHEN RE-SUBMITTING INTO THE POMPANO E-PLAN.

Response 2 : **Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 3 : NATURAL SURVEILLANCE (LANDSCAPING)

- MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER.
- MAINTAIN AN 8'- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8' FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &/ OR ELECTRONIC SURVEILLANCE. (NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.)

Response 3 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 4 : A1. NATURAL SURVEILLANCE (LIGHTING)

- LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1- 2022 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE."
- SECURITY LIGHTING SHOULD BE PRIMARILY CONCENTRATED AT GATEWAYS, DOORWAYS & WINDOWS.
- LIGHTING (& CAMERAS) MUST BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING, OR INSTALLATION OF FUTURE LANDSCAPING.



Response 4 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 5 : A2. NATURAL SURVEILLANCE SECURITY STRENGTHENING

- 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.
- DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE RATHER THAN SOLID OPAQUE WALLS.
- EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN.

Response 5 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document. With exception of exterior stairwell which is not applicable to this project.**

COMMENT 6 : A3. ELECTRONIC SURVEILLANCE SECURITY STRENGTHENING

*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFFS 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 PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.

- ELECTRONIC SURVEILLANCE CAMERAS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM ACTIVE AND PASSIVE OBSERVATION.
- SURVEILLANCE MONITORS DEPICTING REAL TIME SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION.
- ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR INSTALLATION OF FUTURE LANDSCAPING.
- ENSURE VIDEO SURVEILLANCE AT ALL EXTERIOR BUILDING ENTRANCES. INCLUDE AN AUDIBLE/ VIDEO INTERCOM AND CALL SYSTEM FOR EXAMPLE AT THE MAIN ENTRANCE.
- DESIGNATED VEHICLE PARKING AREAS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE.
- ANY POTENTIALLY VULNERABLE AREAS THAT CANNOT BE OBSERVED THROUGH NATURAL SURVEILLANCE MUST BE COVERED BY ELECTRONIC SURVEILLANCE MONITORING. SUCH AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO: MEETING ROOMS, WORKOUT / EXERCISE ROOMS, EMPLOYEE BREAKROOMS, CUSTOMER WAITING ROOMS, INTERIOR & EXTERIOR COMMON AREAS, ETC.

Response 6 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 7 : ACCESS CONTROL - SECURITY STRENGTHENING

- 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.
- ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED,

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HAS BEEN OPENED AND BREACHED. OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.

- FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR / INTRUDER SECURITY ALARMS. ALARMS MUST BE MONITORED AND ACTIVATED WHENEVER BUSINESSES ARE CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUILDING OFFICES.
- AREAS DESIGNATED FOR EMPLOYEE & CUSTOMER TRANSACTIONS SUCH AS A RECEPTION DESK, COUNTER TOPS, PODIUM, &/OR BAR MUST BE DESIGNED WITH A CLEAR BOUNDARY DELINEATION &/OR ENCLOSURE SEPARATING PUBLIC FROM PRIVATE AREAS. EXAMPLES WOULD BE APPROPRIATE SIGNAGE AND A PHYSICAL BARRIER SUCH AS A DOOR, OR AT LEAST A STANCHION WITH A CHAIN OR ROPE DELINEATING THE PRIVATE NON-PUBLIC AREA AS OFF-LIMITS.
- ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE- THROUGH' SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK & IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED. HORIZONTAL BARS ARE NOT PREFERRED AS THEY CAN USED TO FACILITATE EASY CLIMBING INTO RESTRICTED AREAS.

Response 7 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 8 : B1. ACCESS CONTROL - SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURES / TRASH ROOMS

- 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:
- 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.
- 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.
- 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.
- DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.
- DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.
- 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.

Response 8 : **Not applicable as there is no dumpster enclosure proposed on site. Dumpsters will be maintained within the building.**

COMMENT 9 : B2. ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES

- 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.
- KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

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- A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.
- MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

Response 9 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 10 : TERRITORIAL REINFORCEMENTS - SECURITY STRENGTHENING

*** ATTENTION *** BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE OPTIMAL RESULTS.

- SUBMIT A BROWARD SHERIFF'S OFFICE NO TRESPASS PROGRAM AFFIDAVIT SIMULTANEOUSLY WITH THE APPLICATION.
- 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.
- 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.

Response 10 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 11 : C1. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING

- POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.
- 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.
- 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.

Response 11 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document.**

COMMENT 12 : MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING

- 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. ADDITIONAL PORTABLE DURESS ALARM ACTIVATORS MUST BE PROVIDED TO EMPLOYEES THAT ARE ASSIGNED TO WORK ON THE EXTERIOR OF BUSINESS SUCH AS DRIVE-THRU LANES, CURBSIDE SERVICE, EXTERIOR DINING, MAINTENANCE, ETC.



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- ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR ELECTRICAL POWER OUTLETS HAVE A LOCKABLE METAL COVER AND EASILY ACCESSIBLE SECURE INTERNAL CUTOFF SWITCH.
- ENSURE ALL PUBLICLY ACCESSIBLE EXTERIOR WATER OUTLET SPIGOTS HAVE A NEARBY EASILY ACCESSIBLE SECURE LOCKING CAP.
- 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. SERIAL NUMBERS & PHOTOS OF SUCH EQUIPMENT MUST BE STORED & READILY AVAILABLE FOR POSSIBLE CRIMINAL OR PROPERTY DAMAGE REPORTS.
- THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES, PROVIDE GOOD COLOR CONTRAST, BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE.

Response 12 : **Will comply, Notes have been added to the ps-101 CPTED plans and narratives document. There will be no exterior ground mounted equipment including HVAC systems, all equipment to be proposed indoors or on the roof.**

COMMENT 13 : ACTIVITY SUPPORT - SECURITY STRENGTHENING

- PLACE BIKE STORAGE RACKS (IF ANY) CLOSE TO THE MAIN ACCESS DOORS PROVIDING CONVENIENCE AND MAXIMUM NATURAL AND ELECTRONIC SECURITY SURVEILLANCE.
- 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. PURPOSE: AN OPEN WI-FI SYSTEM WILL ATTRACT NON-LEGITIMATE USERS TO LOITER AND USE THE OPEN FREE WI-FI.
- 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. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.
- PUBLIC, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.
- SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE. ***NOTE***

Response 13 : **Will comply, Notes for WIFI have been added to the ps-101 CPTED plans and narratives document. With exception of bike storage, exterior seating, and public restrooms which are not applicable to this project.**

COMMENT 14 : FOR DRC 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.

Response 14 : **Agreed, notes have been added throughout and responses to comply with this comment.**

COMMENT 15 : *IMPORTANT PLEASE READ*** THE CPTED NARRATIVE & THE CPTED DRAWING DIAGRAM SHOULD BE SYNONYMOUS. PLEASE INCORPORATE ALL THE ABOVE STATED CPTED & SECURITY STRENGTHENING MEASURES ONTO YOUR EXISTING CPTED DRAWING DIAGRAM & CPTED NARRATIVE DOCUMENT WHEN RE-SUBMITTING INTO THE POMPAÑO EPLAN.**

Response 15 : **Notes have been added to the ps-101 CPTED plans and narratives document.**

BUILDING DEPARTMENT REVIEW

Todd Stricker | tod.stricker@copbfl.com

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COMMENT 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 1 : **Acknowledged.**

COMMENT 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 2 : **Acknowledged. Proposed building shall comply with all local, state, and federal codes in affect.**

COMMENT 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 3 : **Acknowledged. Public service agencies and other applicable approvals to be satisfied prior to permit issuance.**

COMMENT 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 4 : **Acknowledged, project to provide best management practices to reduce pollutants and sediment in storm runoff.**

COMMENT 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 5 : **Acknowledged, GC to provide temporary screened fencing. Temporary fencing permits to be applied for prior to the start of construction.**

COMMENT 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 6 : **Acknowledged, GC to provide signs to direct pedestrian traffic during construction.**

COMMENT 7 : 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).

Response 7 : **Refer To civil sheet C-2 and AS-101 for added flood elevations.**

COMMENT 8 : FBC A201.1 THIS CODE ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES. ALL

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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.

Response 8 : **Acknowledged, new building to comply with 2023 FBC Accessibility.**

COMMENT 9 : 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.

Response 9 : **Acknowledged, there is a proposed ADA lift for vertical accessibility to the second level.**

COMMENT 10 : 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 10 : **Acknowledged, as per AS-101 there is an accessible route from the public ROW to the entrance of the building, including access from the accessible parking spaces to the entrance of the building.**

COMMENT 11 : 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 2023 FBC.

Response 11 : **Acknowledged, design will comply with 2023 FBC.**

COMMENT 12 : 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 12 : **Acknowledged, GC to provide all applicable and separate building permit applications for the above-mentioned work.**

COMMENT 13 : FBC [F] 903.2 THE ENFORCING AGENCY WILL REQUIRE THAT ALL PROVISIONS FOR AN APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES BE PROVIDED IN THE LOCATIONS DESCRIBED IN SECTIONS 903.2.1 THROUGH 903.2.12 IF APPLICABLE.

Response 13 : **Acknowledged, building to be designed with automatic sprinkler systems in compliance with all applicable codes. All shop drawings related to be submitted for review and approval prior to order and install.**

COMMENT 14 : FBC 701.1 THE ENFORCING AGENCY WILL REQUIRE THAT THE PROVISIONS OF THIS CHAPTER, GOVERNING THE MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES TO SAFEGUARD AGAINST THE SPREAD OF FIRE AND SMOKE WITHIN A BUILDING AND THE SPREAD OF FIRE TO OR FROM BUILDINGS, COMPLY WITH THIS SECTION OF THE CODE.

Response 14 : **Acknowledged, design will comply with this section of the code.**

COMMENT 15 : 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

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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 15 : **Acknowledged, if any materials, systems, or devices have not been tested as part of a fire-resistant rated assembly all applicable and sufficient data shall be made available to the building official for review and approval.**

COMMENT 16 : 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 16 : **Acknowledged, building design shall comply with this section of the code.**

COMMENT 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 17 : **Acknowledged, life safety plans and rated walls and penetration details to be provided during building permit submission.**

COMMENT 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 18 : **Acknowledged, all product approvals shall be provided for review and approval prior to order and installation.**

COMMENT 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 19 : **Acknowledged, all code required shop drawings shall be provided for review and approval prior to order and installation.**

COMMENT 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 20 : **Acknowledged, all sheets to be digitally or electronically signed and sealed by the designer of record.**

COMMENT 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.

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Response 21 : **Acknowledged, all plans and/or specifications to be signed, dated, and sealed by the designer of record.**

COMMENT 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 22 : **Acknowledged, Special inspector forms to be provided during building permit submission.**

COMMENT 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 23 : **Acknowledged, all applicable forms/applications related to threshold buildings, shoring, and formwork to be provided during building permit submission.**

COMMENT 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 24 : **Acknowledged, Special inspector scope and forms to be provided during building permit submission.**

COMMENT 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.

Response 25 : **Acknowledged, the roofing permit shall be applied for and submitted during building permit submission.**

COMMENT 26 : 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 26 : **Acknowledged, the roofing permit shall be applied for and submitted during building permit submission.**

COMMENT 27 : FBC A208.2 MINIMUM NUMBER. PARKING SPACES COMPLYING WITH 502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 208.2 EXCEPT AS REQUIRED BY 208.2.1, 208.2.2, AND 208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

Response 27 : **2 accessible spaces proposed on site. Table 208.2 26 to 50 spaces require 2 accessible spaces. The site is meeting or exceeding the minimum requirement.**

COMMENT 28 : 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 28 : **This is not a residential project. Parking is provided on site. Please refer to sheet AS-101 for site plan and parking requirements.**

COMMENT 29 : FBC A502.6 THE ENFORCING AGENCY WILL REQUIRE PARKING SPACE IDENTIFICATION COMPLY WITH THE FOLLOWING CODE: SIGNS SHALL INCLUDE THE INTERNATIONAL

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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 29 : **Please refer to civil drawings for all site signage required.**

COMMENT 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 30 : **Acknowledged, provisions will be made to prevent water accumulation or damage to any foundations on the premises or adjoining properties.**

COMMENT 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 31 : **All site grading and impervious surfaces will be sloped away from the building and foundations.**

COMMENT 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.

Response 32 : **Owner and Contractor acknowledge that all road right-of-ways are to remain free at all times of all construction waste and trash, and that said waste and trash will be contained within the real property.**

COMMENT 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 33 : **Permit valuations will be provided at the time of application.**

COMMENT 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 ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

Response 34 : **Refer to G-001 for added statement.**

Thank you for your prompt review and attention. Please do not hesitate to contact me if you have any other concerns or questions.

Thank you,



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