March 15, 2023

City of Pompano Beach

Planning and Zoning Board

100 West Atlantic Boulevard

Pompano Beach, FL 33060

**RE: Application #: PZ22-12000052 (1801 Andrews Ave.)**

**KEITH Project No. 12866.01**

Dear City of Pompano Beach Reviewers:

Based on your DRC Review comments dated March 1, 2023, KEITH and the project team offer the following responses to your comments/questions:

**PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER**

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

Status: Complete Pending Development Order

1. Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a warehouse/distribution industrial building (123,972 square feet). The proposed industrial uses are listed as permitted principal uses in this land use.

**RESPONSE: Comment Acknowledge**

1. The property is platted (Addition to Copans Industrial Complex No. 1 - Parcel "D") recorded in the Broward County Records (ORB 111 Pg 22), which there were two amendments noted but neither related to use restrictions for this parcel. There are no use restrictions on the plat.

**RESPONSE:** **No comment necessary project complies.**

1. The property is abuts NW 18 Street (AKA: Bonsal Way) and N Andrews Avenue. The survey indicates that there is an existing 40 feet of right-of-way measured to the centerline of the road on NW 18 Street, and the total width of the right-of-way is 80 feet. The survey indicates that there is an existing 55 feet of right-of-way measured to the centerline of the road for N Andrews Avenue. The right-of-way is sufficient to comply with the requirements in Chapter 100.

**RESPONSE:** **No comment necessary project complies.**

1. The property does front on a road identified on the Broward County Trafficways Plan (N Andrews Avenue). No additional right-of-way is required.

**RESPONSE: No comment necessary project complies.**

1. The city has sufficient capacity to accommodate the proposal.

**RESPONSE: No comment necessary project complies.**

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

Plan Reviewer: David McGirr | [David.Mcgirr@copbfl.com](mailto:David.Mcgirr@copbfl.com)

Review Status: Complete Pending Development Order

The following comments must be addressed prior to the submission of these plans to the Building Division for

formal plan review and permitting:

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**

1. On plan sheet 410 CU-101 the relocation of the public hyd. to be placed on site as private will need to be approved by utilities and fire.

**RESPONSE: Comment noted.**

1. Prior to the approval of the City Engineering division, the City’s Utilities Division must approve these plans.

**RESPONSE: Comment noted.**

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

**RESPONSE: Comment noted.**

1. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), 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: This note has been added to the plan.**

1. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

**RESPONSE: Comment noted. Please see sheets CU-501 and CU-502.**

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**

1. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

**RESPONSE: Comment noted. Permit will be applied for after DRC Approval.**

1. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.

**RESPONSE: Comment noted. Permit exemption will be applied for after DRC Approval.**

1. Please note on civil plans when submitted 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 will need to be as-built per our engineering as-built standards.

**RESPONSE: Comment noted. Please see Sheet CD-101.**

How to retire old laterals

• If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

• If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

• If the existing main is clay pipe and you are required to 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)

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE),

SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED

DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

**ZONING DEPARTMENT COMMENTS: HELLENA LAHENS**

Plan Review: Hellena Lahens | [Hellena.Lahens@copbfl.com](mailto:Hellena.Lahens@copbfl.com)

Status: Review Complete Resubmittal Required

1. Provide a narrative response sheet demonstrating how the comments have been addressed.

**RESPONSE: Narrative for each comment provided.**

1. Provide a demolish plan showing the existing square footage of the current building on site.

**RESPONSE: A demolition plan has been added to the civil engineering plans.**

1. Pursuant to Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

**RESPONSE: Existing building is 114,340 SF (BCPA) and the proposed is 123,972 SF which is less than a 10% increase. Therefore, section of code does not apply.**

1. AAC requires original paint color and material samples. A sample board, desired for 11’X17’ in size shall be submitted when the proposed development is requested to be placed for the AAC meeting.

**RESPONSE: A sample board will be provided at time of ACC submittal.**

1. Provide photographs of the existing conditions of the property.

**RESPONSE: Photos have been added to plans.**

1. Provide a specification sheet on the Energy Star air conditions as proposed for the warehouse.

**RESPONSE: There will be air-conditioned spec offices included when we submit for building (warehouse space will not be air-conditioned). At time of submittal, specifications for the *energy star qualified* air conditioning systems will be provided. Such interior improvements and any other future improvements/tenants that may come in, must include only energy star qualified air conditioning systems with no exceptions First Industrial’s requirements.**

1. Include note on the roof plan, that the future installed mechanical equipment must be Energy Star qualified.

**RESPONSE: Noted.**

1. Provide a documentation that demonstrates the current status in acquiring the LEED Silver certification

**RESPONSE: Please refer to the attached letter from our LEED consultant on how we will be acquiring the certification following First Industrial’s sustainability plan.**

1. Label and dimension all yard setbacks on the site plan. The front yard is NW 18th Street and the street side yard is N Andrews Avenue.

**RESPONSE: Setbacks dimensioned and 18th Street is identified as front setback.**

1. Update the zoning table to accurately reflect the number of loading berths shown on the site plan.

**RESPONSE: All loading spaces have been added to the site data table.**

1. Pursuant to Section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole. Identify all of the proposed light fixtures on the landscape plan and include the radius dimension around proposed light fixtures to show 15 ft. from tree.

**RESPONSE: A 15’ halo is incorporated to depict the clearance required**

1. For future occupancy, include note on site plan “No outdoor storage is proposed for the site”.

**RESPONSE: Note added.**

1. Each sight triangle shall be measured from the intersection of the extended curb or edge-of-pavement lines for the intersecting roadways (or intersection roadway and driveway), to a point located ten feet along the curb or edge-of-pavement line for one roadway/driveway, to a point along the curb or edge-of-pavement line for the other roadway/driveway located ten feet from the original point. Dimensions of the sight triangles have not been provided. Include dimensions on the site plan. (Section 155.5101.G.9.b).

**RESPONSE: Sight triangle has been identified as described on plan.**

1. Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way. Label and provide a 10ft wide landscape strip in accordance with the Code. (155.5203.D.3)

**RESPONSE: See Site Plan for dimensions of buffers**

1. The vehicle use area is subject to at least 15 percent landscaped planting areas. Landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards (155.5203.D.4). Revise the landscape plan to comply.

**RESPONSE: See Site Plan for extents of VUA. The VUA is planted as per code requirements.**

1. A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

**RESPONSE: The base building area requirements are reflected on the Landscape Data Table. Superior landscape design has been incorporated to mitigate any shortfall in the area provided.**

1. Note: All proposed signs shall be reviewed at time of building permit.

**RESPONSE: Understood.**

1. Additional comments may be rendered at time of submittal.

**RESPONSE: Understood.**

**BUILDING DEPARTMENT COMMENTS: TODD STRICKER**

Plan Reviewer: Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Review Status: Complete Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when

completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA

Floodplain, NPDES and HVHZ regulations.

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.

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.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with

City Ordinance 152.06(B) through 152.06(G).

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.

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).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and

commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private

buildings and facilities, places of public accommodation and commercial facilities subject to this code shall

comply with 2020 FBC Accessibility.

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.

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.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself

deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is

the responsibility of the architect and/or engineer of record for the building, structure or facility to determine

through rational analysis what design requirements are necessary to comply with 2020 FBC.

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

**RESPONSE: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Notrd.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted.**

1. 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: Noted statement will be provided on submittal set to building department.**

**BSO DEPARTMENT COMMENTS**

Plan Reviewer: Patrick Noble | [Patrick.Noble@copbfl.com](mailto:Patrick.Noble@copbfl.com)

Status: Review Complete Pending Development Order

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM

- 4 PM

\*\*\* ATTENTION IMPORTANT \*\*\*

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, and to expedite processing.

Disclaimer:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate

opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats,

breaches, or liabilities that might occur without any review.

CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

1. All solid exterior doors must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can be very deadly, so strategically planning and designing defenses ahead to prevent or deter these incidents is vital.

**RESPONSE: Added to CPTED Plan.**

1. Burglar Security Alarms/ Safes - Physical & Mechanical Security Strengthening
   1. Burglar Security Alarms/ Safes must be installed at any commercial and/ or industrial property wherever valuables of any kind are stored such as computers, monitors, money, jewelry, other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are known targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
   2. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/prevent theft.

**RESPONSE: Added to CPTED Plan.**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

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

Status: Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review.

However, the petitioner shall maintain all proper fire department access and water supply requirements as per

chapter 18 of NFPA 1 as amended from time to time.

**RESPONSE: Understood.**

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be

in compliance with All NFPA Standards prior to receiving Fire Department approval.

**LANDSCAPE DEPARTMENT COMMENTS: WADE COLLUM**

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

Status: Review Complete Resubmittal Required

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

**RESPONSE: This note is incorporated into the plans.**

1. Show sod on the plan.

**RESPONSE: sod areas have been labeled**

1. Complete and adjust data table showing how the site is meeting the minimum requirements of 155.5203. C Minimum Site Development Landscaping.

**RESPONSE: The Data Table has been updated to reflect requirements.**

1. Provide VUA requirements as per 155.5203.D.

**RESPONSE: The VUA area is planted per code requirements.**

1. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

**RESPONSE: Refer to the Architectural plan set for building elevations. The height of the building requires trees of 16’ minimum height.**

1. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.

**RESPONSE: This requirement is satisfied with the existing trees and new trees provided.**

1. 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 in the truck court.

**RESPONSE: A landscape island has been added to the truck court to satisfy the requirement.**

1. 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). There still appears to be conflicts, please show radii’s.

**RESPONSE: Light poles and the 15’ radius are shown on the plans.**

1. Provide Street Trees at 1:40’ as per 155.5203.G.2.c. along Andrews, clarify street trees from VUA trees.

**RESPONSE: There are existing street trees along both right-of-ways. Missing trees have been replaced.**

1. 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: There are existing street trees along both right-of-ways. Understory trees are existing along Andrews Ave.**

1. Show irrigation in the back forty. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**RESPONSE: An automatic irrigation system is provided. Irrigation will be added to the northwest piece.**

1. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 16’ tall and palms to be 22’ OA, please adjust.

**RESPONSE: This requirement is satisfied with the existing trees and new trees provided.**

1. Shift sidewalk out of tree area in NE island.

**RESPONSE: This area has been adjusted**

1. Propose an alternate medium canopy flowering tree to Bulnesia as they are not establishing well based on production practices. Weeping Bottlebrush is an alternate

**RESPONSE: Bottlebrush have been substituted for Bulnesia.**

1. Are the retention areas existing or proposed. If proposed, work appears to impact existing trees proposed to remain. Please define flowage easement. Show this are irrigated and treed at the perimeter if retention so as to reduce mitigation.

**RESPONSE:** **The proposed retention areas are labeled and show the top of slope limits.**

1. Show all retention areas on the landscape plan.

**RESPONSE: The proposed retention areas are labeled on the plans.**

1. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**RESPONSE: This note has been added to the plans.**

1. Provide a note that any existing tree to remain is subject to inspection and rejection at time of final inspection.

**RESPONSE: This note has been added to the plans.**

1. Provide the Jap Blue note in the plant list, reference tree form and no shaping or shearing.

**RESPONSE: This has been added to the plant list.**

1. There still shows utilities proposed in required landscape areas, remove, relocate. FDC’s, light poles, water lines, electric.

**RESPONSE: The only utilities in landscape areas are in the rear truck court to provide fire service and electrical power.**

1. Remove FPL vault and utilities from truck court island.

**RESPONSE: This is a required location for this utility.**

1. Show new trees proposed for areas beneath existing tree canopy’s shifted away from existing.

**RESPONSE: Trees have been adjusted to be away from existing trees. understory trees are used where possible.**

1. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Staff could not locate these notes in entirety.

**RESPONSE: This note has been added to the plan.**

1. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**RESPONSE: This is provided on the plan.**

1. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of $1000.00 for the first offense, $1500.00 for the second, and $2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**RESPONSE: This has been added to the plan.**

1. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. 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:** **This note is on the plan.**

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

**RESPONSE: This note is on the plan.**

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

**RESPONSE: These responses will be submitted with the resubmittal.**

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

**RESPONSE: Acknowledged.**

**UTILITIES DEPARTMENTS COMMENTS:**

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

Status:

No Comments received

**ENVIRONMENTAL DEPARTMENT COMMENTS**

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

Status: Review Complete Pending Development Order

1. The proposed building is large; ensure there is enough capacity in the garbage containers to accommodate the operations for this site.

**RESPONSE: Building use is intended for distribution type activities and not manufacturing. The double containers should be adequate based on experience with similar buildings.**

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling.

NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained

from a recovered materials hauler.

NOTE: 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 (Coastal Waste and

Recycling as of October 1, 2022) 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.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns

regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original

DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45

days, or fail to receive a time extension from the Development Services Director, shall be considered

withdrawn (§155.2304.B).

**CRA DEPARTMENT COMMENTS**

Plan Reviewer: Kimberly Vazquez | [Kimberly.Vazquez@copbfl.com](mailto:Kimberly.Vazquez@copbfl.com)

Status: Review Complete Pending Development Order

1. Land use is Industrial (I). The site plan calls for demolition of existing structure and constructing a new logistics warehouse/distribution center. The CRA is in support of this project as permitted use for this area.

**RESPONSE: No comment necessary.**