

Applicant's Responses to Pre-Application Comments

Project Name: **PZ24-12000024 – Site Plan – Industrial Redevelopment – Flea Market Site**

REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	STATUS
1	1	BUILDING DIVISION James DeMars 11/27/24 11:02 AM	<p>Comment</p> <p>Advisory Comments</p> <p>A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>Applicant's Response: Acknowledged.</p> <p>FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.</p> <p>Applicant's Response: Acknowledged.</p> <p>City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.</p> <p>Applicant's Response: Acknowledged, construction practices will adhere to the required best management practices to reduce pollutants and sediment in stormwater runoff.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>Applicant's Response: Acknowledged, the contractor will provide a temporary screened fence in compliance with City Ordinance 152.06(B) through 152.06(G) if applicable.</p> <p>FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.</p> <p>Applicant's Response: Acknowledged, pedestrians will be protected during construction activities as required by FBC 3306.1, and signs will be provided to direct pedestrian traffic.</p> <p>City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).</p> <p>Applicant's Response: The site plan and construction documents will be drawn to scale and include all necessary information as required by City Ordinance 152.25(A)(1) through 152.25(A)(7) for developments in floodplain areas. Nonresidential buildings will comply with City Ordinance 152.29(C)(1)(B).</p> <p>FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.</p> <p>Applicant's Response: All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities will comply with the accessibility standards established by the 2020 FBC Accessibility as required by FBC A201.1.</p> <p>FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.</p> <p>Applicant's Response: Acknowledged.</p> <p>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p>	Info Only

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Applicant’s Response: The site plan shows multiple accessible routes provided from accessible parking spaces, passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building entrances, in compliance with FBC A206.2.1. See site plan sheet SP-1 to SP-1.2 for more details.

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.

Applicant’s Response: Acknowledged.

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.

Applicant’s Response: Acknowledged. Separate building applications will be submitted for erosion control, site work, temporary fences, monumental signage, and miscellaneous site structures.

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

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

4.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

7.FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Applicant’s Response: Acknowledged

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

Applicant’s Response: Acknowledged

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

Applicant’s Response: Acknowledged

10.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutesetc), 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.

Applicant’s Response: Acknowledged

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

Applicant’s Response: Each sheet is electronically signed and sealed. The electronic seal and signature can be located at the right hand side of each sheet in the titleblock. Refer to the electronic signature affidavit for Michael Carr, PE with Langan Engineering.

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

Applicant’s Response: Each sheet is electronically signed and sealed. The electronic seal and signature can be located at the right hand side of each sheet in the titleblock. Refer to the electronic signature affidavit for Michael Carr, PE with Langan Engineering.

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

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

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

Applicant’s Response: Acknowledged.

17.FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Applicant’s Response: Parking spaces on site comply with Pompano Beach Zoning Code Ch. 155.5102.D.1. per the distribution warehouse use category. The code minimum requirement of parking spaces on-site is 194 spaces and the current site plan shows 457. The number of ADA spaces complies with and exceeds federal regulations. The minimum on-site ADA spaces is 9 and the site plan shows 24.

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

Applicant’s Response: On-site parking for this non-residential industrial property is only available for employees.

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			<p>19.FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation Van Accessible. Reference Engineering Standard 300-5.</p> <p>Applicant's Response: ADA parking stalls on-site conform to this requirement showing accessible markings and signage for each ADA parking space.</p> <p>20.FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.</p> <p>Applicant's Response: Acknowledged.</p> <p>21.1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.</p> <p>Applicant's Response: The site is graded to be ADA compliant, this means that the ground immediately adjacent to the foundation near entrances to the building will be sloped at a maximum of 2% slope. The rest of the grading adjacent to the building foundation varies from 2% to 10% of slope. This ensures stormwater will not collect near the foundations of the building. Please refer to sheet C-1.1 and C.1.2 for the Grading and Drainage Plan.</p> <p>22.FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p>Applicant's Response: This will be adhered to during construction.</p> <p>23.FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. 24.FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architects or engineers knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.</p> <p>Applicant's Response: Acknowledged.</p>	
2	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:09 PM	<p>Comment</p> <p>() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated color heat map showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the Citys public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)</p> <p>Applicant's Response: Acknowledged.</p>	Info Only
3	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:10 PM	<p>Comment</p> <p>() Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builders choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.</p> <p>Applicant's Response: Please refer to the provided fire hydrant flow test for the property completed on May 8th, 2024.</p>	Condition
4	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:10 PM	<p>Comment</p> <p>() Provide Required Fire Flow Data for each proposed structure(this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2021 ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.</p> <p>Applicant's Response: Acknowledged.</p>	Condition

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5	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:12 PM	Comment () 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)	Condition
			Applicant’s Response: To be determined.	
6	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:13 PM	Comment () Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.	Condition
			Applicant’s Response: Please refer to sheet SP-4.0 for the Fire Truck Circulation Plan.	
7	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:16 PM	Comment Provide location of fire pump rooms for each of the proposed structures.	Condition
			Applicant’s Response: Fire pump rooms have been labeled on floor plans for each building, please see sheets A1-10, A1-20, A1-30, A1-31, A1-32.	
8	1	FIRE DEPARTMENT Jim Galloway 12/4/24 2:22 PM	Comment Plans are proposing a 6 inch water supply for fire protection systems for proposed warehouses? Providing supporting documents, water supply may not be sufficient. Fire Department Connection: Location may relocate depending on location of fire pump rooms. At Minimum Locate at corner of proposed structures along main entrance access roads to proposed complex.	Condition
			Applicant’s Response: Plans are now proposing 8” water supply for fire protection systems. Fire department connections are now located near the fire pump rooms. Please refer to sheets C-2.1 and C-2.2 for the Utility Plan and architectural sheets for the location of the fire pump rooms.	
9	1	BSO Anthony Russo 12/5/24 10:50 AM	Comment Development Review Committee Date Reviewed: 12/05/2024 Subject: CPTED and Security Strengthening Report: PZ#: PZ24-12000024 Name: INDUSTRIAL REDEVELOPMENT - FLEA MARKET SITE / FESTIVAL REAL ESTATE LLC Address / Folio: 2900 W. Sample Road, Pompano Beach, FL Type: Major Site Plan Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) Tuesday – Friday; 8 AM – 3 PM A. ***CONFIDENTIALITY STATEMENT*** PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL" Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped “CONFIDENTIAL” to ensure restricted access. Initials____ Applicant’s Response: Will Comply. B. *** CPTED / SECURITY CONSULTANT *** Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials ____ Applicant’s Response: Will Comply. C. *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials ____ Applicant’s Response: Will Comply. D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** "... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..." THIS REQUIRES BOTH CPTED & SECURITY STRENGTHENING TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials ____ Applicant’s Response: Will Comply.	Unresolved

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

Applicant’s Response: Will Comply.

F. *** PRELIMINARY APPLICATION REVIEWS (PAM) *** All comments made by the Broward Sheriff’s Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING & CPTED attributes may be required as development progresses. Initials ____

Applicant’s Response: Will Comply.

G. *** ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING *** Any project features that may affect the principles & goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all &/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan & Drawing Diagram for further analysis by the BSO Security Plan reviewer. Initials ____

Applicant’s Response: Will Comply.

H. *** LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO ____ Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future." Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties. Initials ____

Applicant’s Response: Will Comply.

I. *** ATTENTION VERY IMPORTANT *** Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder. Initials ____

Applicant’s Response: Will Comply.

J. ***SECURITY PERSONNEL*** If this project includes a dedicated on-site security guard(s), then please indicate their hours of operation & incorporate this information into your CPTED Narrative & Drawing Diagram. Initials____

Applicant’s Response: Will Comply. There is no on-site security guard.

K. ***BROWARD SHERIFF’S OFFICE NO TRESPASSING PROGRAM*** Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs. Initials____

Applicant’s Response: Will Comply.

OWNER/ OWNER’S AGENT ACKNOWLEDGING UNDERSTANDING AND COMPLIANCE SIGN FULL NAME: _____ PRINT FULL NAME: _____

Applicant’s Response: Will Comply.

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM.

Applicant’s Response: Will Comply. Narrative will be provided.

***** A. Natural Surveillance (Landscaping)**

- 1.) Maintain 2’ to 2.5’ foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.

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Applicant’s Response: Maximum 2’ to 2.5’ height for all hedges bushes, low plants and ground covers have been proposed. See Sheets L-2 and L-3, a Note has been added Stating: Maintain 2’ - 2.5’ (foot) maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment. See Sheet L-1.

- 2.) 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.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

Applicant’s Response: Specified 8’ clear trunk for canopy trees have been added. See Sheet L-1.

- 3.) Design in dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2’ to 2.5’ feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc. Goal: Deter loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fences or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities.

Applicant’s Response: Dense & defensive, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2’ to 2.5’ feet) landscaping has been added. See Sheets L-1 thru L-3.

A1. Natural Surveillance (Lighting)

- 1.) 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.”

Applicant’s Response: Will Comply.

- 2.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

Applicant’s Response: Will Comply.

- 3.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Applicant’s Response: Will Comply.

- 4.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

Applicant’s Response: Will Comply.

- 5.) Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Applicant’s Response: Will Comply. Lights will not be placed directly into the camera lenses.

A2. Natural Surveillance – Security Strengthening

- 1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

Applicant’s Response: Will Comply.

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		<div><div>2.) The placement of a window within a door must not facilitate the easy reach of the door’s locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To aid in preventing a criminal offender from gaining unlawful forced entry. Windows within entry doors should be impact resistant &/or have a security reinforced design.</div><div>Applicant’s Response: Will Comply.</div><div>3.) Door vision panels / windows (if any) that are directly adjacent to an entry door should be on the opposite side of that door’s locking mechanisms (i.e. deadbolts, lockable doorknobs, slide locks, etc.) Goal: To reduce the vulnerability of potential burglaries & to aid in preventing a criminal offender from gaining unlawful forced entry. Vision panels alongside entry doors should be impact resistant &/or have a security reinforced design.</div><div>Applicant’s Response: Will Comply.</div><div>4.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.</div><div>Applicant’s Response: Will Comply. No designated ADA access ramps provided.</div><div>5.) Exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance & to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.</div><div>Applicant’s Response: Will Comply. No exterior stairwells provided.</div><div>A3. Electronic Surveillance – Security Strengthening</div><div>*** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.</div><div>Applicant’s Response: Will Comply.</div><div>1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.</div><div>Applicant’s Response: Will Comply. See CPTED plan.</div><div>2.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers’ office, etc.</div><div>Applicant’s Response: Will Comply.</div><div>3.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.</div><div>Applicant’s Response: Will Comply.</div><div>4.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.</div><div>Applicant’s Response: Will Comply. Lights will not be placed directly into the camera lenses.</div><div>5.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</div><div>Applicant’s Response: Will Comply.</div></div>
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Applicant’s Responses to Pre-Application Comments

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		<div>6.) 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.</div> <div>Applicant’s Response: Will Comply.</div> <div>7.) Ensure video surveillance at all exterior building entrances.</div> <div>Applicant’s Response: Will Comply. See CPTED plan.</div> <div>8.) Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent.</div> <div>Applicant’s Response: Will Comply. See CPTED plan.</div> <div>9.) Any internal &/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.</div> <div>Applicant’s Response: Will Comply. See CPTED plan.</div> <div>D. Access Control – Security Strengthening</div> <div>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</div> <div>Applicant’s Response: Please refer to sheets SP-2.1 and SP-2.2 for the location of all signage and striping for site wayfinding.</div> <div>2.) 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, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.</div> <div>Applicant’s Response: Will Comply.</div> <div>3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).</div> <div>Applicant’s Response: Will Comply. No sliding glass doors provided.</div> <div>4.) Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.</div> <div>Applicant’s Response: Will Comply.</div> <div>5.) Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.</div> <div>Applicant’s Response: Will Comply.</div> <div>6.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): 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. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.</div> <div>Applicant’s Response: Will Comply.</div>
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Applicant’s Responses to Pre-Application Comments

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		<div>7.) 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.</div> <div>Applicant’s Response: Will Comply.</div> <div>8.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.</div> <div>Applicant’s Response: Will Comply.</div> <div>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</div> <div>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</div> <div>Applicant’s Response: Will Comply.</div> <div>2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</div> <div>Applicant’s Response: Will Comply.</div> <div>3.) Bottom gate clearances must be 8” above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</div> <div>Applicant’s Response: Will Comply.</div> <div>4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</div> <div>Applicant’s Response: Will Comply.</div> <div>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</div> <div>Applicant’s Response: Will Comply.</div> <div>6.) Dumpster areas must be secured with Access Control and video surveillance.</div> <div>Applicant’s Response: Will Comply. See CPTED plan.</div> <div>7.) 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.</div> <div>Applicant’s Response: Will Comply. See CPTED plan.</div> <div>B2. Access Control – Security Strengthening for Key Control & Management Offices</div> <div>1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</div> <div>Applicant’s Response: Will Comply.</div> <div>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</div> <div>Applicant’s Response: Will Comply.</div> <div>3.) A surveillance camera must monitor the office key storage area.</div> <div>Applicant’s Response: Will Comply.</div>
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		<p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>Applicant’s Response: Will Comply.</p> <p>E. 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.</p> <p>Applicant’s Response: Will Comply.</p> <p>1.) Submit a Broward Sheriff’s Office No Trespass Program Affidavit simultaneously with the application.</p> <p>Applicant’s Response: Will Comply. See CPTED plan.</p> <p>2.) Post sufficient “Broward Sheriff’s Office No Trespass” signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>Applicant’s Response: Will Comply.</p> <p>3.) Post BSO No Trespass signs prominently with bottom edge of sign at approximately a minimum of 6’ to 7’ feet in height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.</p> <p>Applicant’s Response: Will Comply.</p> <p>4.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.</p> <p>Applicant’s Response: Will Comply.</p> <p>5.) Solid walls (if any) and elevated platform features used in design elements, specifically those used as perimeter / privacy boundaries, should not have a flat top, and should be designed with an angled, beveled, curved, or otherwise shaped top to deter easy climbing over which is a potential trespassing/ breaching vulnerability, and/ or to deter sitting and loitering upon which could also be a potential fall and injury hazard. Signage prohibiting trespass or sitting upon walls should be included in the design as necessary.</p> <p>Applicant’s Response: Will Comply.</p> <p>6.) Solid walls (if any) that are low to the ground (knee high for example) & used as symbolic barriers or security barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.</p> <p>Applicant’s Response: Will Comply.</p> <p>C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) (Only if applicable such as with an enclosed garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.</p> <p>Applicant’s Response: Will Comply. No enclosed garage proposed.</p> <p>2.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka “piggybacking”) by unauthorized users attempting to gain access into a private / restricted area without permission. (One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)</p> <p>Applicant’s Response: Will Comply. No control gates proposed.</p>	
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		<div>3.) (Only if applicable such as with an enclosed garage) In order to prevent unauthorized access & trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.</div> <div>Applicant’s Response: Will Comply. No enclosed garage proposed.</div> <div>4.) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)</div> <div>Applicant’s Response: Noted.</div> <div>5.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</div> <div>Applicant’s Response: Will Comply.</div> <div>6.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</div> <div>Applicant’s Response: Will Comply.</div> <div>7.) (Only if applicable) Use highly reflective light color paint for covered parking areas &/or multi-level parking garages to increase the overall amount of natural & artificial light.</div> <div>Applicant’s Response: Will Comply. No covered parking areas or multi-level parking garages proposed.</div> <div>8.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.</div> <div>Applicant’s Response: Will Comply.</div> <div>9.) 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, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.</div> <div>Applicant’s Response: Please refer to sheets SP-2.1 and SP-2.2 for locations of all striping and signage related to public roadway exits. Proposed stop bars, directional arrows, stop signs, pedestrian path markings, and directional signs are provided.</div> <div>D. Maintenance & Management – Security Strengthening</div> <div>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. 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.</div> <div>Applicant’s Response: Will Comply.</div> <div>2.) Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.</div> <div>Applicant’s Response: Will Comply.</div> <div>3.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property’s amenities and/ or vulnerabilities and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they’re on site.</div> <div>Applicant’s Response: Will Comply.</div>
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4.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap. Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property’s amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they’re on site.

Applicant’s Response: Will Comply.

5.) 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.

Applicant’s Response: Will Comply.

6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

Applicant’s Response: Will Comply. No elevator proposed.

7.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or misuse of any kind. Only use fire code approved security systems / mechanisms.

Applicant’s Response: This site does not propose any exterior storage tanks.

8.) 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.

Applicant’s Response: Will Comply. See building elevations.

E. Activity Support – Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Applicant’s Response: Proposed bike racks are located close to main entrances where possible. Additional bike racks are placed along pedestrian pathways with direct access and visibility to building frontages and entrances. Therefore, natural and electronic security surveillance is maximized for these locations.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

Applicant’s Response: Will Comply.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc. thereby depriving legitimate users to ability to utilize the designated seating.

Applicant’s Response: Will Comply.

4.) For Commercial / Industrial / Retail / Multiple Unit Dwellings: light weight exterior furniture that is not permanently secured to the ground & designated for public use should be marked & identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed &/or the site is closed to the public. Purpose: To deter acts of theft & to properly identify such items if stolen and located off site.

Applicant’s Response: Will Comply.

5.) Any Public, Resident, Tenant, 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.

Applicant’s Response: Will Comply.

Note 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. Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information. This would help to expedite any necessary communication for the approval process.

DRC

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10	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:12 PM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:	Condition
			Applicant’s Response: Acknowledged. Please see responses provided.	
11	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:13 PM	Comment Submit/upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.	Condition
			Applicant’s Response: A Broward County EPGMD Surface Water Management Permit will be provided once obtained.	
12	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:13 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.	Condition
			Applicant’s Response: An FDEP NPDES General Permit will be provided once obtained.	
13	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:13 PM	Comment Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.	Condition
			Applicant’s Response: An FDEP NOI will be provided once obtained.	
14	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:13 PM	Comment Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.	Condition
			Applicant’s Response: Please refer to sheets C-4.1 and C-4.2 for the subject project’s sediment and erosion control plans. Site development will be performed using Best Management Practices.	
15	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:13 PM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.	Condition
			Applicant’s Response: An FDEP Protection Permit or written exemption will be provided once obtained.	
16	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:14 PM	Comment Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.	Condition
			Applicant’s Response: A Broward County EPGMD wastewater collection system permit or written exemption will be provided once obtained.	
17	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:14 PM	Comment Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.	Condition
			Applicant’s Response: An FDEP Protection Permit or written exemption will be provided once obtained.	
18	1	ENGINEERING DEPARTMENT	Comment Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.	Condition

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		David McGirr 12/5/24 3:15 PM		
			Applicant’s Response: A BCOES Water and Wastewater Service Utility Permit will be provided once obtained.	
19	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:22 PM	Comment Submit/upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements or construction on NW 27 Ave.	Condition
			Applicant’s Response: A Broward County Highway Construction and Engineering Division Permit or exemption will be provided once obtained.	
20	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:22 PM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation permit or exemption for any work on Sample Rds.	Condition
			Applicant’s Response: An FDOT permit or exemption will be provided once obtained.	
21	1	ENGINEERING DEPARTMENT David McGirr 12/5/24 3:22 PM	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY. **** Please note - the City Engineering Division may issue additional review comments throughout the remainder of the permitting process while the civil engineering plans are finalized for this project. ****	Condition
			Applicant’s Response: Understood. This document includes responses to all comments.	
22	1	PLANNING Max Wemyss 12/10/24 8:23 AM	Comment Land Use for this parcel is Industrial (I). The proposed uses listed on the application state industrial warehouses (429,259 sf) with ancillary offices (47,695 sf). The proposed industrial use is permitted in this land use.	Info Only
			Applicant’s Response: Acknowledged, Applicant concurs the proposed industrial use is permitted in the Industrial (I) land use.	
23	1	PLANNING Max Wemyss 12/10/24 8:23 AM	Comment The property is platted "POMPANO INDUSTRIAL PARK 3RD ADDITION" recorded in Broward County Records (PB 11, Pg 33). The original plat does not include any notes or restrictions on use, however, it appears amendments or abandonments have been made since recording of the original plat. Please provide the plat and any instruments of amendment, and describe in your narrative.	Unresolved
			Applicant’s Response: Please see revised narrative and plat instruments enclosed with this submittal. A plat note amendment will be required to support the proposed project. The Applicant is coordinating plat note amendment language with Broward County. Applicant has discussed the plat note amendment process with Maggie Barszewski and will submit the application to her as required.	
24	1	PLANNING Max Wemyss 12/10/24 8:31 AM	Comment The property abuts Sample Road and NW 27th Ave. The survey provides a measurement of 100 feet to the Center Line of Sample and 40 feet to the Center Line of NW 27th Ave. Sample Road is required to be 200 feet wide by the Broward County Trafficways Plan so 100 feet to center line is sufficient. NW27th Ave is required to be 84 feet wide so an additional 2 feet is required to be dedicated.	Unresolved
			Applicant’s Response: The additional 2’ ROW dedication is being provided.	
25	1	PLANNING Max Wemyss 12/10/24 8:31 AM	Comment The City will have sufficient water and wastewater treatment capacity to accommodate the proposal.	Info Only
			Applicant’s Response: Acknowledged.	
26	1	PLANNING Max Wemyss 12/10/24 8:31 AM	Comment Applicant may submit to DRC for a formal review	Info Only
			Applicant’s Response: Acknowledged.	
27	1	PLANNING Max Wemyss 12/10/24 8:34 AM	Comment The development site is part of a larger site that includes a previously planned gas station. Provide a unity of title and include the proposed development within this site plan application (phased) or divide the properties and establish the appropriate cross access agreements.	Unresolved

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PZ24-12000024
report from ProjectBox
02/05/2025
by ProjectBox Software

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			Applicant’s Response: Please see attached cross-access agreement recorded as instrument #119489423.	
28	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:32 AM	Comment 1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	Unresolved
			Applicant’s Response: Discussions with FP&L are forthcoming. This will determine whether or not existing overhead electrical lines will be buried.	
29	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:32 AM	Comment 2. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.	Unresolved
			Applicant’s Response: Landscape Plan prepared and signed and sealed by a Registered Landscape Architect has been provided.	
30	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:32 AM	Comment 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.	Unresolved
			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
31	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:32 AM	Comment 4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.	Unresolved
			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
32	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:32 AM	Comment 5. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.	Unresolved
			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
33	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:33 AM	Comment 6. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
34	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:33 AM	Comment 7. Provide a graphic scale on all plans including landscape plan so that an accurate review can be performed.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established. Graphic Scales have been added to the architectural plans, please see sheets A1-10, A1-20, A1-30, A1-31, A1-32, AS1-12.	
35	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:33 AM	Comment 8. Provide an overall landscape plan.	Unresolved
			Applicant’s Response: Overall Landscape Plan has been provided.	
36	1	LANDSCAPE REVIEW	Comment 9. There is a considerable amount of large existing trees that could be protected and preserved please consider making changes to preserve existing mature canopy trees.	Unresolved

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Applicant's Responses to Pre-Application Comments

Project Name: **PZ24-12000024 – Site Plan – Industrial Redevelopment – Flea Market Site**

		Wade Collum 12/10/24 9:33 AM		
			Applicant's Response: Coordination with City Reviewer has been established.	
37	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:33 AM	Comment 10. Recalculate Landscape data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping based on the BCPA Square footage calculation of 1,174,249, to also include the proposed RaceTrac project.	Unresolved
			Applicant's Response: Landscape Data table has been recalculated. See sheet L-1.	
38	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:33 AM	Comment 11. Parking area East of existing structure has a different parking lot layout per the Race Trac Plan, coordinate, correct,& combine.	Unresolved
			Applicant's Response: The parking area east of the existing structure is not required parking for the Racetrac. This area is modified as per Site Plan sheets SP1.0- to SP-1.2.	
39	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:34 AM	Comment 12. Recalculate pervious area requirements as pervious pavers do not count towards total pervious areas, correct and quantify where added pervious area are proposed. Provide a pervious area plan.	Unresolved
			Applicant's Response: Pervious pavers are included in the pervious areas calculations due to the provided supporting documents confirming the permeability of the proposed pavers and their subgrade. Please refer to sheets SP-3.1 and SP-3.2 for pervious areas, dimensions, and calculations.	
40	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:34 AM	Comment 13. Provide VUA requirements as per 155.5203.D along all sides, large canopy trees at 1:30 along the North and East sides and 1:40 along other sides with no OHW.	Unresolved
			Applicant's Response: Large Canopy Trees along all sides have been provided 1:30 along North and East Side and 1:40 Along other sides. 1:20 under OHW. See sheet L-2 & L-3	
41	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:34 AM	Comment 14. 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.	Unresolved
			Applicant's Response: Understory Trees Spaced Maximum 20 feet on center have been provided. See Sheet L-2 & L-3	
42	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:34 AM	Comment 15. 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.	Unresolved
			Applicant's Response: Canopy trees are to be 16' tall and palms to be 22' OA have been provided. See Sheet L-2 & L-3	
43	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:34 AM	Comment 16. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping, remove all proposed wheel stops.	Unresolved
			Applicant's Response: Continuous curbing is now shown throughout the site to prohibit vehicular encroachment into required landscaping. All wheel stops have been removed.	
44	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:35 AM	Comment 17. Utilities are conflicting with required landscape areas throughout the site, including islands and perimeter strips, correct, relocate, remove so as to meet minimum landscape requirements. This includes FDC's, transformer boxes, water lines, sewer lines, etc.	Unresolved
			Applicant's Response: Proposed and existing fire hydrants shown on the utility plan (sheets C-2.1 and C-2.2) will remain as they are strategically placed around the site to maximize and meet fire safety requirements. Existing water and sewer utilities will remain in place.	

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Applicant’s Responses to Pre-Application Comments

Project Name: **PZ24-12000024 – Site Plan – Industrial Redevelopment – Flea Market Site**

45	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:35 AM	Comment 18. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines, in area on the west side where high transmission lines are existing.	Unresolved
			Applicant’s Response: Understory Trees Spaced Maximum 20 feet on center have been provided. See Sheet L-2 & L-3	
46	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:35 AM	Comment 19. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 20’ for Bldg #1, 20’ for Bldg.#2, and 44’ for Bldg..#3 of landscape areas between a vehicular use area and an abutting building. This is to include areas of the truck bays.	Unresolved
			Applicant’s Response: Please refer to sheets SP-3.1 and SP-3.2 for charts depicting VUA landscape width requirements and how the site is meeting the 50% reduction. Please refer to the provided Landscape Architecture plans for adherence to additional landscape requirements.	
47	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:35 AM	Comment 20. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area.	Unresolved
			Applicant’s Response: Superior Landscape design has been provided. See Seets L-2 & L-3	
48	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:36 AM	Comment 21. Show how requirements as per 155.5203.E., Building Base Plantings are being met.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
49	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:36 AM	Comment 22. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic / eccentric footings as it relates to these areas.	Unresolved
			Applicant’s Response: Please refer to the site plan sheet, SP-1.0, for a cross section detail of the proposed building footers/slab.	
50	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:36 AM	Comment 23. 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.	Unresolved
			Applicant’s Response: Please refer to sheets SP-3.1 and SP-3.2 for compliance with landscape island requirements in parking areas.	
51	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:36 AM	Comment 24. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.	Unresolved
			Applicant’s Response: Acknowledged. All landscape islands shown on the site plan have a minimum dimension of 8-ft.	
52	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 25. Provide a photometric plan.	Unresolved
			Applicant’s Response: A photometric plan has been included, please see sheet E-120.	

Applicant’s Responses to Pre-Application Comments

Project Name: **PZ24-12000024 – Site Plan – Industrial Redevelopment – Flea Market Site**

53	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 26. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
54	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 27. 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.	Unresolved
			Applicant’s Response: Interior Landscape equal to 15% of total VUA has been provided.	
55	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 28. Provide Street Trees at 1:40’ as per 155.5203.G.2.c. along the North and East sides.	Unresolved
			Applicant’s Response: Street Trees 1:40 have been provided along North and East Sides. See Sheets L-2 & L-3.	
56	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 29. Trees on the plant list are not categorized correctly as it relates large canopy vs understory trees and minimum height requirements. Staff has concerns about species selection that can be discussed once plans are corrected. Species will change.	Unresolved
			Applicant’s Response: Trees have been revised to be categorized properly. See Sheets L-2 & L-3.	
57	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:37 AM	Comment 30. Clarify the proposed Type C Perimeter Buffers on South sides per Sheet L-1 Landscape Index.	Unresolved
			Applicant’s Response: South Buffer has been revised to Type A option 1	
58	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 31. Show existing tree #'s on the landscape plan.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
59	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 32. Separate the existing trees from the new proposed trees and provide a different symbol with the tree number on the landscape plan.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
60	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 33. Provide Permit /P&Z numbers of adjoining project on the landscape plans.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
61	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 34. 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.	Unresolved
			Applicant’s Response: Irrigation will be provided at time of permit	

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Project Name: **PZ24-12000024 – Site Plan – Industrial Redevelopment – Flea Market Site**

62	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 35. Bubblers will be provided for all new and relocated trees and palms.	Unresolved
			Applicant’s Response: Irrigation will be provided at time of permit	
63	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:38 AM	Comment 36. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.	Unresolved
			Applicant’s Response: Detail sheet has been revised accordingly. See sheet L-4	
64	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 37. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.	Unresolved
			Applicant’s Response: Detail sheet has been revised accordingly. See sheet L-4	
65	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 38. Verify the use of FM’s as the do not meet minimum height requirements of 24” tall.	Unresolved
			Applicant’s Response: FM is used as groundcover not shrub.	
66	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 39. Love the use of Caryota’s.	Unresolved
			Applicant’s Response: Thank you.	
67	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 40. 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 staffs recommendation that all VUA perimeter trees be 14’ OA to create a CPTED clear line of sight from the roadway.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
68	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 41. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.	Unresolved
			Applicant’s Response: No development, work, or demo activity shall occur within the dripline of a tree or tree protection area.	
69	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:39 AM	Comment 42. 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.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
70	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 43. 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.	Unresolved

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			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
71	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 44. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.	Unresolved
			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
72	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 45. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ)	Unresolved
			Applicant’s Response: Comment has been coordinated with Certified Arborist.	
73	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 46. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.	Unresolved
			Applicant’s Response: Understood. Proposed underground utility lines shall be routed where necessary.	
74	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 47. 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.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
75	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:40 AM	Comment 48. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite, especially where there is tree protection and/or plant material is installed on site.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
76	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:41 AM	Comment 49. 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 and be replaced with planting soil prior to landscape installation.	Unresolved
			Applicant’s Response: Coordination with City Reviewer has been established.	
77	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:41 AM	Comment 50. All tree work will require permitting by a registered Broward County Tree Trimmer.	Unresolved
			Applicant’s Response: Acknowledged.	
78	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:41 AM	Comment 51. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Unresolved
			Applicant’s Response: This document includes responses to all comments.	
79	1	LANDSCAPE REVIEW Wade Collum 12/10/24 9:41 AM	Comment 52. Additional comments may be rendered a time of resubmittal.	Condition

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			Applicant’s Response: Acknowledged.	
80	1	ZONING Pamela Stanton 12/10/24 11:15 AM	Comment Provide written responses to all comments.	Unresolved
			Applicant’s Response: This document includes responses to all comments.	
81	1	ZONING Pamela Stanton 12/10/24 11:16 AM	Comment The ALTA/NSPS Survey depicts areas that are not included on the site plan. Provide information regarding the relationship of these areas to the portion of the survey that is on the site plan.	Unresolved
			Applicant’s Response: The proposed project does not include the gas station. It is shown for reference only as indicated on the site plan as “Proposed gas station under separate application (not part of this project)”.	
82	1	ZONING Pamela Stanton 12/10/24 11:16 AM	Comment The site plan shows the B-3 Zoning portion of the property as an “Outparcel” but that portion is included in the overall property. Site calculations such as lot coverage and pervious area must be for the overall property including the two-acre “Outparcel.”	Unresolved
			Applicant’s Response: The gas station is not a part of the subject application. Site calculations are provided for proposed warehouse portion and 1.2-acre drainage portion adjacent to the west of the gas station.	
83	1	ZONING Pamela Stanton 12/10/24 11:16 AM	Comment A right-of-way dedication on NW 27 may be required with a determination by the City Engineer. If a dedication will be required, the parking at the east side of Building 3 may need to be adjusted to comply with the landscape buffer requirements.	Unresolved
			Applicant’s Response: Please refer to sheet SP-1.2 showing the additional ROW dedication along NW 27th Ave.	
84	1	ZONING Pamela Stanton 12/10/24 11:17 AM	Comment Provide the status of the existing billboard that is located on the property.	Unresolved
			Applicant’s Response: The existing Festival Flea Market monument sign will be removed.	
85	1	ZONING Pamela Stanton 12/10/24 11:17 AM	Comment Provide the status of all existing easements.	Unresolved
			Applicant’s Response: All existing easements are to remain except for internal utility easements which will be modified to encompass proposed utility lines.	
86	1	ZONING Pamela Stanton 12/10/24 11:17 AM	Comment Provide a copy of the Plat.	Unresolved
			Applicant’s Response: A copy of the plat is enclosed with this submittal. A plat note amendment will be required to support the proposed project. The applicant is coordinating with Maggie Barszewski.	
87	1	ZONING Pamela Stanton 12/10/24 11:18 AM	Comment Provide a copy of the recorded document for the two “Racetrac Sight Easements” shown on the site plan.	Unresolved
			Applicant’s Response: Please see attached agreement recorded as instrument #119489423.	
88	1	ZONING Pamela Stanton 12/10/24 11:19 AM	Comment The RaceTrac site plan was approved with improvements to the area east of the existing Festival Marketplace building, between the building and NW 27 Ave. These improvements are not shown on the proposed site plan. Address this issue.	Unresolved
			Applicant’s Response: The RaceTrac site plan will no longer modify any features outside of the parcel boundary. This area is modified as per Site Plan sheets SP1.0- to SP-1.2.	
89	1	ZONING Pamela Stanton 12/10/24 11:19 AM	Comment A portion of the loading area of Building 3 is exposed to W Sample Road. Section 155.5301.B states exterior off-street loading and service areas shall be screened from view of adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Provide the required screening.	Unresolved
			Applicant’s Response: A dense, continuous hedge along with additional landscaping will screen the area of loading docks exposed to W Sample Rd.	

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PZ24-12000024
report from ProjectBox
02/05/2025
by Arcure Software

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90	1	ZONING Pamela Stanton 12/10/24 11:19 AM	Comment The Site Index table lists “Pervious Pavers.” Remove the pervious pavers from the pervious area calculations, as the subgrade beneath the pavers will be compacted to an extent that will disallow stormwater to percolate at a rate sufficient enough to be considered pervious.	Unresolved
			Applicant’s Response: Please refer to the provided technical documents highlighting the design and permeability of the proposed pervious pavers and their associated subgrade. Pervious pavers will remain as part of the pervious area calculations.	
91	1	ZONING Pamela Stanton 12/10/24 11:19 AM	Comment Remove the wheel stops from all parking spaces that abut landscape areas, extend the landscape area by 2 feet so that the continuous curb will act as a wheel stop, with the paved portion of the parking spaces at 16 feet in depth with the 2-foot vehicular overhang. Delineate the 2-foot vehicular overhand and label as such on the site plan. The vehicular overhang cannot count toward landscape area. For parking spaces that abut walkways, remove the wheel stops, extend the walkway to be wide enough to provide a 2-foot vehicular overhang while maintaining the minimum required walkway width of 5 feet, clear of the vehicular overhang.	Unresolved
			Applicant’s Response: All wheel stops have been removed. Every non-ADA compliant parking space has been modified to show 16-ft of paved portion of the parking spaces followed by a 2-ft vehicular overhang. Please refer to site plan sheets SP-1.1 and SP-1.2 for a dotted line and callouts delineating this vehicular overhang and removing this area from the landscape area.	
92	1	ZONING Pamela Stanton 12/10/24 11:20 AM	Comment Provide labels and dimensions for all site elements on the site plan. Show dimensions for all landscape divider medians, clear of vehicular overhangs, and landscape areas adjacent to buildings, clear of walkways.	Unresolved
			Applicant’s Response: Please refer to sheets SP-1.1,1.2, 3.1, and 3.2 for dimensions for all site elements.	
93	1	ZONING Pamela Stanton 12/10/24 11:20 AM	Comment Provide labels and dimensions for all site elements on the site plan. Show dimensions for all landscape divider medians, clear of vehicular overhangs, and landscape areas adjacent to buildings, clear of walkways.	Unresolved
			Applicant’s Response: Please refer to sheets SP-1.1,1.2, 3.1, and 3.2 for dimensions for all site elements.	
94	1	ZONING Pamela Stanton 12/10/24 11:22 AM	Comment Staff recommends providing traffic calming measures along internal drive aisle straightaways.	Unresolved
			Applicant’s Response: Please refer to sheets SP-1.1 and SP-1.2 for the locations of proposed speed bumps along internal drive straightaways.	
95	1	ZONING Pamela Stanton 12/10/24 11:23 AM	Comment Section 155.9401.G: Building Height is measured from average finish grade in front of the buildings to the top of the roof. Verify that the height of the buildings is measured in accordance with this Section and provide a dimension for building height on each elevation drawings.	Unresolved
			Applicant’s Response: Building height is shown on elevations and is measured from finished floor to highest point of roof structure. Please see sheets A2-10, A2-20, A2-30, A2-31.	
96	1	ZONING Pamela Stanton 12/10/24 11:23 AM	Comment In accordance with Section 155.5603.E, Façade Articulation, for industrial development within an Industrial Zoning District, each street-facing building facade must be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards: 1) Each facade greater than 100 feet in width must be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet; 2) each facade greater than 30 feet in height must incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet; or 3) the facade must include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the facade. Identify which standard(s) have been applied to comply with the requirements of this Section.	Unresolved
			Applicant’s Response: None of the buildings have a segment of the façade that exceeds 100 feet without a wall break, offset or other architectural feature. These interruptions and features also typically has a color change to emphasize the break in the façade. Additionally, the parapet heights also change during these interruptions. Please see sheets A2-10, A2-20, A2-30, A2-31.	
97	1	ZONING Pamela Stanton 12/10/24 11:23 AM	Comment Identify the exterior building façade materials, finishes, and colors for each building, in accordance with the requirements of Section 155.5603.F, Building Façade Material.	Unresolved
			Applicant’s Response: The elevations have been identified with the various materials and features proposed, please see sheets A2-10, A2-20, A2-30, A2-31.	
98	1	ZONING Pamela Stanton 12/10/24 11:23 AM	Comment The required landscape area between the vehicular use areas and the buildings impacts the layout of the site. Pursuant to Section 155.5203.D.5, the minimum width of the landscape area	Unresolved

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			must 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 must 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. Revise the plans to provide the minimum required landscape area.	
			Applicant’s Response: Please refer to sheets SP-3.1 and SP-3.2 for charts depicting VUA landscape width requirements and how the site is meeting the 50% reduction. Please refer to the provided Landscape Architecture plans for adherence to additional landscape requirements.	
99	1	ZONING Pamela Stanton 12/10/24 11:24 AM	Comment Provide landscaping on three sides of the trash enclosures, in accordance with Section 155.5301.C and Section 155.5302.F.3. Provide a detail for the trash enclosures.	Unresolved
			Applicant’s Response: Due to the presence of multiple utilities and the need for ongoing maintenance, pervious gravel is proposed in the utility islands containing the trash enclosures. This ensures accessibility and functionality, as shrubs and other plantings typically do not thrive in these conditions.	
100	1	ZONING Pamela Stanton 12/10/24 11:24 AM	Comment Industrial development is required to provide 12 sustainable development points from Table 155.5802: Sustainable Development Options and Points. Provide a narrative or description of the proposed options and associated points in compliance with the requirements for industrial development.	Unresolved
			Applicant’s Response: Please see below the noted development options chosen with the combined total points. Efficient Cooling All air conditioners are Energy Star qualified. 2 Points Efficient Water Heating At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters. 2 Points Hurricane Resistant Structures The principal building is constructed to meet increased wind loads. 150 mph load minimum 4 Points Infill or Mixed Use Development The development constitutes infill development and/or mixed-use development. 4 Points 12 Total points	
101	1	ZONING Pamela Stanton 12/10/24 11:24 AM	Comment Section 155.5509: In all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site must be placed underground to the maximum extent practicable—provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.	Unresolved
			Applicant’s Response: Discussions with FP&L are forthcoming. This will determine whether or not existing overhead electrical lines will be buried.	
102	1	ZONING Pamela Stanton 12/10/24 11:24 AM	Comment The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.	Condition
			Applicant’s Response: Acknowledged.	