

Applicant’s Responses to DRC3 Comments – May 23, 2025

Project Name: **PZ24-12000024** Report Generated: **04/23/2025 05:02 PM**

REVIEW COMMENTS					
REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
1	1	BUILDING DIVISION Todd Stricker 1/8/25 7:26 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>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>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>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>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>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>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>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>FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p>		Info Only

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2	1	BUILDING DIVISION Todd Stricker 1/8/25 7:27 AM	<p>Comment</p> <p>1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.</p> <p>Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.</p>	Unresolved
			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>		

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			<p>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.</p> <p>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).</p>		
			<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <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>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>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</p>		

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			<p>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>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>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.</p> <p>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>		
3	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	Comment The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:		Condition
4	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	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
5	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	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
6	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:53 AM	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
7	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:54 AM	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
8	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:54 AM	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

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9	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	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
10	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	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
11	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	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
12	1	ENGINEERING DEPARTMENT David McGirr 1/8/25 8:55 AM	Comment Submit/upload a copy of the (FDOT) Florida Department of Transportation permit or exemption for any work on Sample Rds.		Condition
13	1	ENGINEERING DEPARTMENT	Comment PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS		Condition
		David McGirr 1/8/25 8:56 AM	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. ****		
14	1	BSO Anthony Russo 1/17/25 8:53 AM	Comment Development Review Committee Date Reviewed: 01-17-2025 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000024 Name: Industrial Redevelopment Flea Market Site Address / Folio: 2900 W. Sample Rd., 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		Info Only
15	1	BSO Anthony Russo 1/17/25 8:56 AM	Comment A.**CONFIDENTAILITY 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. B. **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. C. **CPTED & SECURITY STRENGTHENING**		Condition

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			CONDITIONS required for approval must each be included & described in detail on the Narrative & Drawing plans. D. **PLEASE NOTE** When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. E. **BROWARD SHERIFFS 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.		
16	1	BSO Anthony Russo 1/17/25 9:11 AM	Comment ***THE CPTED & SECURITY STRENGTHENING CONDITIONS IN THE APPLICANT'S RESPONSE LETTER TO THE PRE-APPLICATION COMMENTS MUST BE INCORPORATED INTO THE CPTED NARRATIVE PLAN & ONTO THE CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS TO ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM. THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***		Condition
17	1	ZONING Pamela Stanton 1/22/25 1:30 PM	Comment 1. Provide written responses to all comments. Applicant’s Response to 4/22/25 Reviewer Response: Responses to all comments are provided.	Reviewer Response: Pamela Stanton - 4/22/25 4:22 PM Provide written responses to all comments in a manner that describes HOW the comment was addressed, and ON WHICH SHEET the revision can be found. A response of "Resolved" is insufficient. ----- Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Unresolved
18	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 2. The approved RaceTrac site plan has an active Development Order. The approved site plan includes the 1.2-acre area that is shown as proposed drainage for this proposed site plan, and the area of proposed parking to the east of Building 3. Both of these areas are shown on the submitted site plan for the Industrial Redevelopment Flea Market Site project. A variety of means to resolve the conflicts are available, and this site plan cannot move forward before these conflicts are satisfactorily resolved. Applicant’s Response to 4/22/25 Reviewer Response: The RaceTrac team is preparing a site plan amendment to be processed concurrent with this resubmittal.	Reviewer Response: Pamela Stanton - 4/22/25 4:23 PM A Development Order for this site plan will not be conditioned to require an amendment or modification to the RaceTrac Site Plan. It is the responsibility of the applicant for the Festival Industrial Redevelopment site plan to initiate, cause to occur, and/or coordinate, due to the fact that the potential impact to the RaceTrac would be caused by the site plan for the Festival Industrial Redevelopment. ----- Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document. ----- Reviewer Response: Pamela Stanton - 3/5/25 1:13 PM The response to this comment states that portions of the RaceTrac site are now part of the Festival Industrial development and a site plan amendment for the	Unresolved

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				<p>RaceTrac property will be submitted. The terms of the original approval for the RaceTrac will be substantially affected by the proposed changes that appear to impact the RaceTrac site, as well as materially altering the engineering design of the approved site, which requires a new Major Site Plan application for the RaceTrac, not an amendment to the existing approved site plan. Further, a new Major Site Plan would be required to comply with all applicable requirements including but not limited to lot coverage, pervious area requirements, drainage and stormwater management requirements, tree mitigation, etc. NOTE: RaceTrac has applied for site work and building permits in accordance with the scope of the approved site plan.</p> <p>-----</p> <p>Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.</p>	
19	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 3. Previous comment remains: 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.	<p>Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.</p> <p>-----</p> <p>Reviewer Response: Pamela Stanton - 3/5/25 1:34 PM See follow-up comment under Ref.#18 above.</p> <p>-----</p> <p>Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.</p>	Resolved
20	1	ZONING Pamela Stanton 1/22/25 1:31 PM	Comment 4. Previous comment insufficiently addressed. The response states A dense, continuous hedge along with additional landscaping will screen the area of loading docks exposed to W Sample Rd. However, the landscape plan indicates a row of Carrisa macrocarpa planted at 30 inches in height and will typically by pruned so that the hedge will not grow to a height that is sufficient to screen the loading area. The loading bay doors are approximately 12 feet in height and truck trailers are typically taller than that. Previous 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 from 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.	<p>Reviewer Response: Pamela Stanton - 4/22/25 4:33 PM The response states that Fishtail Palms have been added. However, Fishtail Palms were not found on the landscape plans at a location to screen the loading bay doors of Building 3 from views from W Sample Rd</p> <p>-----</p> <p>Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.</p> <p>-----</p> <p>Reviewer Response: Pamela Stanton - 3/5/25 12:45 PM The response to this comment states "Fishtail Palms have been added." However, Fishtail Palms were not found on the landscape plan in a location to screen the loading area. Further, the Fishtail Palms were found on the Plant Schedule at an overall height of 8 feet which is an insufficient height to provide the required screening.</p> <p>-----</p> <p>Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.</p>	Unresolved
21	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment	<p>Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.</p>	Resolved

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			5. Previous comment was not adequately addressed. Permeable pavers will not remain as part of the pervious calculations in order for this site plan application to move forward. The Site Index table lists Pervious Pavers. Remove the pervious pavers from the pervious area calculations.		
22	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment 6. Previous comment was not satisfactorily addressed. The comment response states Building height is shown on elevations and is measured from finished floor to highest point of roof structure. Building height can be shown in this manner, however provide an additional dimension for building height from finished grade to top of roof slab. Section 155.9401.G: Building Height is measured from average finish grade in front of the buildings to the top of the flat 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.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Resolved
23	1	ZONING Pamela Stanton 1/22/25 1:32 PM	Comment 7. The following comment was not satisfactorily addressed. Relief from the requirements of this Section can be obtained by means of a Variance: 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. Applicant's Response to 4/22/25 Reviewer Response: Civil Plans and Landscape plans L1-L3A (039 L-1, 040 L-2, 041 L-3, and 041A L-3A) identify landscaping on three sides of all dumpster enclosures.	Reviewer Response: Pamela Stanton - 4/22/25 4:34 PM The landscape plans show one trash enclosure not screened on three sides with landscape material. ----- Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Unresolved
24	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 8. Provide in a narrative, separate from the comment responses and upload to the Documents folder with the next submittal: 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.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Resolved
25	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 9. The following will be a condition of approval: A Plant Note Amendment is required prior to permit approval.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Condition
26	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 10. The following will be a condition of approval: A Master Sign Program, approved by the Architectural Appearance Committee, will be required prior to permit issuance for the installation of any sign.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Condition
27	1	ZONING Pamela Stanton 1/22/25 1:33 PM	Comment 11. The following will be a condition of approval: 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 practicableprovided 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, pursuant to Section 155.5509.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Condition
28	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:38 PM	Comment 1. It appears resubmittal was premature as it relates to comment corrections, shared email w LA.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
29	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:38 PM	Comment 2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only

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30	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:38 PM	Comment 3. Provide a landscape plan in accordance with Code Section 155.5203.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
31	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 4. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
32	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 5. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
33	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 6. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
34	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 7. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
35	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 8. Provide a graphic scale on all plans including landscape plan so that an accurate review can be performed.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
36	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:39 PM	Comment 9. Provide an overall landscape plan.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
37	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 10. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
38	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 11. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
39	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 12. Parking area East of existing structure has a different parking lot layout per the Race Trac Plan, coordinate, correct, & combine. Clarify submittal with previously DOs of RaceTrac project in NE corner and coordinate/unify/or re-site plan.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
40	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 13. 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. Pervious pavers are not a recognized solution to actual pervious and must be covered by living plant material that allows precipitation to infiltrate directly into the ground. Remove any notes of symbols referencing pervious pavers or pervious gravel.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
41	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 14. Revise and correct SP-3.1 & 3.2 to remove pervious pavers and gravels s a methodology for previous calculations.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
42	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:40 PM	Comment 15. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
43	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 16. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
44	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 17. 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.196 ct.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
45	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 18. 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 FDCs, transformer boxes, water lines, sewer lines, etc.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
46	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:41 PM	Comment 19. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
47	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:42 PM	Comment 20. 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. 3800. 1940. 12,216 sq.ft.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
48	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:42 PM	Comment 21. 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: All superior design requirements are not being met, aka 2 layers of tiered shrubs per iii below. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
49	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:43 PM	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. Provide clear calculations as to depth, width to not interfere with required plantings.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
50	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	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. East and West ends of Bldg.3.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
51	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
52	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:45 PM	Comment 25. Shift locations of sidewalks in landscape bumpouts to be adjacent to the curb and not bisecting the islands.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
53	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	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). Show radii on the LP.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
54	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 27. Provide Street Trees at 1:40 as per 155.5203.G.2.c. along the North and East sides.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
55	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 28. Staff has concerns about species selection that can be discussed once plans are corrected. Species will change. Provide evidence of availability for Mastic, Sweetbay, Queens Crape Filiciums, and Ilex @ 16tall as these sizes are outside the normal available range for these species	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
56	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:46 PM	Comment 29. Show existing tree #s on the landscape plan.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
57	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 30. Provide Permit /P&Z numbers of adjoining project on the landscape plans.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
58	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 31.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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
59	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 32. Bubblers will be provided for all new and relocated trees and palms.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
60	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 33. Please align TDs w tree Surveys.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
61	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:47 PM	Comment 34. Key Plan does not align with L Sheets.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
62	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 35. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
63	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 36. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
64	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 37. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
65	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 38. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
66	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 39. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
67	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 40. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
68	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:48 PM	Comment 41. 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)	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
69	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 42. 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.	Responded by: Frank Manusky - 2/19/25 10:07 AM Addressed in comment response.	Info Only
70	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 43. 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.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only
71	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 44. 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.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only
72	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 45. 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.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only
73	1	LANDSCAPE REVIEW	Comment 46. All tree work will require permitting by a registered Broward County Tree Trimmer.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
		Wade Collum 1/22/25 1:49 PM			
74	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:49 PM	Comment 47. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only
75	1	LANDSCAPE REVIEW Wade Collum 1/22/25 1:50 PM	Comment 48. Additional comments may be rendered a time of resubmittal.	Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Info Only
76	1	PLANNING Max Wemyss 2/4/25 6:40 AM	Comment Land Use for this parcel is Industrial (I). The proposed uses listed on the application state industrial warehouses (426,179 sf) with ancillary offices (47,353 sf) total building area of 473,532 sf. The property also contains an area previously approved as a gas station. The proposed warehousing/distribution, offices, and gas station uses are permitted in this land use.		Info Only
77	1	PLANNING Max Wemyss 2/4/25 6:53 AM	Comment The property is platted "POMPANO INDUSTRIAL PARK 3RD ADDITION" recorded in Broward County Records (PB 11, Pg 33). The original plat and two plat note amendments (use restrictions) are provided for reference. The applicant will provide an amendment application for the NVAL and for Plat Restrictions, per narrative. Please confirm that all easements/ROWS shown on the Plat that are not shown on the Site Plan have been successfully vacated or abandoned.		Condition
78	1	PLANNING Max Wemyss 2/4/25 7:11 AM	Comment Provide a Cross Access Easement for the property labeled as B-3 Outparcel and any associated site features. Confirm that those areas are not accounted for in the Site Data Table. OR provide a Unity of Title for the Site, include all site data, and remove "not included" references." Provide a note referencing the approved Development Order for the portion of the site.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document. ----- Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Condition
79	1	PLANNING Max Wemyss 2/4/25 7:12 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.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document. ----- Reviewer Response: Max Wemyss - 3/6/25 9:14 AM Provide reference to dedication on "overall site plan" in addition to partial site plan 1.2 ----- Responded by: Frank Manusky - 2/19/25 10:08 AM Addressed in comment response.	Condition
80	1	PLANNING Max Wemyss 2/4/25 7:14 AM	Comment The City will have sufficient water and wastewater treatment capacity to accommodate the proposal.		Info Only
81	1	UTILITIES Nathaniel Watson 2/10/25 5:22 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.		Info Only
82	1	UTILITIES Nathaniel Watson 2/10/25 5:22 PM	Comment 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.		Info Only
83	1	UTILITIES Nathaniel Watson 2/10/25 5:23 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.		Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
84	2	FIRE DEPARTMENT Jim Galloway 3/4/25 9:51 AM	Changemark Auto Turn () Access Roadway Turn Analysis: Provide a detailed scalable vehicle-tracking plan generated by computer software such as "Auto TURN" for review and approval. Plan shall use City of Pompano ladder truck for apparatus access around site to illustrate sufficient movement along existing and proposed access lanes. The travel path should demonstrate clear turning movements of the project site without collision of fire apparatus and When using Auto Turn, the travel path of the vehicle must park vehicles, structures, landscaping or other objects. Start from the lane of the vehicle's direction of travel.	Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.	Resolved
85	2	FIRE DEPARTMENT Jim Galloway 3/4/25 10:00 AM	Comment () Provide Required Fire Flow Data for each proposed structure: 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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)	Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.	Resolved
86	2	FIRE DEPARTMENT Jim Galloway 3/4/25 10:00 AM	Comment () 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 City's 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)	Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.	Resolved
87	2	ZONING Pamela Stanton 3/5/25 10:19 AM	Comment The file for the narrative provided as a description of proposed sustainable development options is titled LEED Narrative Arcadis, and the checklist in the file is titled LEED CHECKLIST. The checklist appears to be a reiteration of TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS. Clarify whether LEED certification will be sought as a component of this site plan application and if certification will not be sought, revise the file name, checklist and narrative titles to correctly reflect the Zoning Code Sustainable Development Option and Point regulation.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
88	2	ZONING Pamela Stanton 3/5/25 10:20 AM	Comment Update the standard parking space detail on SP-8.0 to remove the wheel stop and show the 2-foot overhang.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
89	2	ZONING Pamela Stanton 3/5/25 10:20 AM	Comment Revise the standard parking space striping detail to be consistent with the Engineering Standard Parking Space Detail, with 9-foot-wide spaces. As submitted, the dimension of 8 - 8 is shown to the center of the striping.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
90	2	ZONING Pamela Stanton 3/5/25 10:22 AM	Comment All elements of the approved RaceTrac site plan must be coordinated with the Festival Industrial Development plans, including but not limited to pedestrian connections, drainage, water, sewer, landscaping and irrigation, tree mitigation, pervious area requirements, etc. Applicant's Response to 4/22/25 Reviewer Response: The RaceTrac team is preparing a site plan amendment to be processed concurrent with this resubmittal.	Reviewer Response: Pamela Stanton - 4/22/25 4:36 PM A Development Order for this site plan will not be conditioned to require an amendment or modification to the RaceTrac Site Plan. It is the responsibility of the applicant for the Festival Industrial Redevelopment site plan to initiate, cause to occur, and/or coordinate, due to the fact that the potential impact to the RaceTrac would be caused by the site plan for the Festival Industrial Redevelopment.	Unresolved

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				----- Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	
91	2	ZONING Pamela Stanton 3/5/25 12:13 PM	Comment On the photometric plan, show the illumination level at all property lines, not to exceed 3.0 foot-candles, pursuant to Table 155.5401.E: Minimum and Maximum Illumination Levels.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
92	2	ZONING Pamela Stanton 3/5/25 12:24 PM	Comment The plans depict man-doors opening onto a stoop with steps into mulch areas, next to the loading areas. Mulch is not appropriate for use in a walkway.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
93	2	ZONING Pamela Stanton 3/5/25 12:26 PM	Comment Provide an Overall Landscape Plan, Overall Grading and Drainage Plan and Overall Utility Plan, similar to the Overall Site Plan	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Resolved
94	2	ZONING Pamela Stanton 3/5/25 1:09 PM	Comment The following will be a condition of approval: Pending approval of property/lot/parcel division/subdivision, a cross-access agreement is required.		Condition
95	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:50 PM	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.	Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.	Info Only
96	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:50 PM	Comment 2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Create additional survey sheets and label them as Tree Surveys to meet the requirement.	Responded by: Frank Manusky - 4/8/25 1:53 PM See comment response document.	Info Only
97	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:50 PM	Comment 3. 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. Please correct mitigation table and remove any reference to Type 1-3 trees and canopy square footage. It is only a DBH calculation.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
98	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:50 PM	Comment 4. As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
99	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:52 PM	Comment 5. Provide an overall landscape plan to match the site plan, photometric, <u>etc. so</u> that a more fluid review can be performed.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
100	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:53 PM	Comment 6. Clarify RaceTrac parcel issue. 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.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
101	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:53 PM	Comment 7. Parking area East of existing structure has a different parking lot layout per the Race Trac Plan, coordinate, correct, & combine. Clarify submittal with previously DOs of RaceTrac project in NE corner and coordinate/unify/or re-site plan.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
102	2	LANDSCAPE REVIEW	Comment	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only

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		Wade Collum 3/5/25 4:53 PM	8. Up to 15% of the total area may be covered with mulch or other types of non- living pervious materials. Clarify a pervious area plan as it relates to mulch actual pervious and must be covered by living plant material that allows precipitation to infiltrate directly into the ground.		
103	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:54 PM	Comment 9. 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. Please provide an overall landscape plan.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
104	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:54 PM	Comment 10.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 FDCs, transformer boxes, water lines, sewer lines, etc.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
105	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:54 PM	Comment 11. Show how requirements from 155.5203.D.5 VUA Landscaping are being me in the truck court. Bldg. 1, middle islands needs to be populated with trees/palms shrubs to meet 50% requirement. Bldg.2 is missing +/- 400 square feet and needs to be populated with trees/palms shrubs to meet 50% requirement. Bldg. 3 middle islands needs to be populated with trees/palms shrubs to meet 50% requirement.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
106	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:55 PM	Comment 12. Provide interior landscape requirements equal to 15% of the total vehicular use area in the truck court, 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.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
107	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:55 PM	Comment 13. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.	Responded by: Frank Manusky - 4/8/25 1:54 PM See comment response document.	Info Only
108	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:56 PM	Comment 14. 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). Show radii on the LP. Staff could not locate all radiis to match photometric plan	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
109	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:56 PM	Comment 15. Provide Street Trees at 1:40 as per 155.5203.G.2.c. along the North and East sides. Please clarify locations and maybe bold symbols as no street trees were found in the ROW.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
110	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:56 PM	Comment 16. Remove and clarify crossing red lines.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
111	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:57 PM	Comment 17. Please propose a more hardy tree spices for the truck court area, i.e Live Oak or maybe Green Buttonwood	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
112	2	LANDSCAPE REVIEW Wade Collum 3/5/25 4:59 PM	Comment 18. 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, including the ROW.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
113	2	LANDSCAPE REVIEW	Comment 19. Please note on IR and LP plans that system will be providing 100% coverage with 50% overlap. Including the ROW, IR-2&3,	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only

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REF #	CYCLE	REVIEWED BY	TYPE	DISCUSSION	STATUS
		Wade Collum 3/5/25 4:59 PM			
114	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 20. Bubblers will be provided for all new and relocated trees and palms. No bubblers were noted on schedule or in the notes. Please detail and note on the IR and on the LPs.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
115	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 21. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots. Please note on the plan should availability come into question.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
116	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 22. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
117	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 23. 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.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
118	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 24. Come up with your own fee schedule and include on the plans. 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.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
119	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:00 PM	Comment 25. All tree work will require permitting by a registered Broward County Tree Trimmer.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
120	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:01 PM	Comment 26. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
121	2	LANDSCAPE REVIEW Wade Collum 3/5/25 5:01 PM	Comment 27. Additional comments may be rendered a time of resubmittal.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Info Only
122	2	PLANNING Max Wemyss 3/6/25 9:01 AM	Comment Version 3 of Site Plan includes a connection to the property to the south. What is the purpose of this connection? A cross-access easement from the property line with access to the public right-of-way to the property line providing access to the abutting property is required.	Responded by: Frank Manusky - 4/8/25 2:05 PM See comment response document.	Condition
123	2	ZONING Pamela Stanton 3/6/25 9:35 AM	Comment Provide a dimension on the site plan indicating the stacking lane distance at all parking lot entrance driveways, in accordance with Table 155.5101.G.8.B: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways. A minimum of 100 feet is required for parking lots with between 250 - 499 parking spaces. Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking	Reviewer Response: Pamela Stanton - 4/22/25 4:40 PM The response to this comment includes an interpretation of the stacking requirements that is inconsistent with the historic application of this	Unresolved

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			<p>lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.</p> <p>Applicant’s Response to 4/22/25 Reviewer Response: Please refer to site plan sheets SP-1.1 (009 SP-1.1 Partial Site Plan) and SP-1.2 (010 SP-1.2 Partial Site Plan) for the dimensions of all stacking distances. The site is divided into three buildings and 4 entrances, each served by its own parking area. The site data table on sheet SP-1.0 (008 SP-1.0 Overall Site Plan) indicates the number of parking stalls allocated to each building, all of which are below the 250-space threshold specified in the code. Consequently, each entrance accommodates a minimum stacking distance of 50 feet. Therefore, the stacking distance of 50 feet has been applied to each entrance, in accordance with the number of parking stalls allocated to each building and meets minimum code requirements.</p> <p>The total stacking distances provided for the industrial site's entrances to NW 27th Ave are 137.8-ft for the north entrance and 128.7-ft for the south entrance. This stacking distance has been communicated and approved by David (DG) McGuire, Plat Section Manager with Broward County Highway Construction and Engineering Division. Broward County is the authority having jurisdiction for connections to the right-of-way for NW 27th Avenue.</p> <p>The main signalized access for the site has been designed to provide a 100-foot stacking ingress distance, as approved by the Florida Department of Transportation (FDOT). FDOT is the authority having jurisdiction for connections to the right-of-way for W Sample Rd. The 61.5-ft egress stacking distance, also approved by FDOT, exceeds the 50-ft threshold.</p> <p>Additionally, a traffic study has been conducted and reviewed/approved by FDOT, estimating expected volumes and queue lengths at all proposed driveways. The study results indicate that the provided stacking distances are sufficient to accommodate the expected traffic, and queues are not expected to exceed the provided stacking lengths. based on the estimated traffic volumes, the provided stacking distances comply with the latest FDOT Access Management Standards. Exclusive turn lanes have also been provided at the main connections, which account for stacking in accordance with Broward County Standards.</p> <p>Lastly, it is important to note that the proposed facility is an industrial development operating on a 24/7schedule. As such, site traffic is dispersed throughout the day, unlike typical office or commercial useswhere traffic is concentrated during specific peak periods. This operational characteristic significantlyreduces the likelihood of concentrated traffic volumes and queuing issues, further supporting the adequacy of the provided stacking distances.</p>	<p>Code Section, thus the comment has not been satisfactorily addressed.</p> <p>Responded by: Frank Manusky - 4/8/25 2:05 PM</p> <p>See comment response document.</p>	
124	2	BSO Anthony Russo 3/7/25 9:54 AM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 03-07-2025</p> <p>Subject: CPTED and Security Strengthening Report: PZ#: 24-12000024</p> <p>Name: Industrial Redevelopment Flea Market Site</p> <p>Address / Folio: 2900 W. Sample Rd., Pompano Beach, FL</p> <p>Type: Major Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email, No Voicemail) Tuesday Friday; 8 AM 3 PM</p>		Info Only
125	2	BSO Anthony Russo 3/7/25 10:07 AM	<p>Comment</p> <p>For CPTED approval, please advise when the updated CPTED Diagram & Narrative that was provided on 03/04/2025 will be uploaded into the Pompano ePlan.</p>	<p>Responded by: Frank Manusky - 4/8/25 1:53 PM</p> <p>See comment response document.</p>	Question

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126	3	FIRE DEPARTMENT Jim Galloway 4/8/25 4:36 PM	Comment This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.		Info Only
127	3	BSO Anthony Russo 4/18/25 9:06 AM	Comment Development Review Committee Date Reviewed: 04-18-2025 Subject: CPTED and Security Strengthening Report: PZ#: 24-12000024 Name: Industrial Redevelopment Flea Market Site Address / Folio: 2900 W. Sample Rd., 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. **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. B. **PLEASE NOTE** When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site. C. **BROWARD SHERIFFS 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.		Info Only
128	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:27 PM	Comment 1. Per comment response, please provide signed letter from FPL on letterhead. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Applicant's Response: The applicant provided the necessary documentation from FPL that indicates underground utilities are not required at this location. A copy of the correspondence with FPL has been uploaded to the DRC Documents folder with this resubmittal, titled "FPL Correspondence".		Unresolved
129	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:28 PM	Comment 2. Clarify RaceTrac parcel issue. 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. Parking area East of existing structure has a different parking lot layout per the Race Trac Plan, coordinate, correct, & combine. Clarify submittal with previously DO's of RaceTrac project in NE corner and coordinate/unify/or re-site plan.		Unresolved

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			Applicant's Response: The RaceTrac team is preparing a site plan amendment to be processed concurrent with this resubmittal. Each individual site plan meets the minimum site development landscape requirements.		
130	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:28 PM	Comment 3. 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. Please provide an overall landscape plan. Plan along Sample has large canopy trees spaced +/- 9' apart and are Delonix which has a mature crown spread of 30'-40'. Please change out species and respace to not be closer that 15' apart per code and maybe bookend the Delonix along that row. Applicant's Response: Delonix have been replaced by Pink Tabs respaced no closer than 15'. See sheets L-2 (040 L-2) & L-3 (041 L-3).		Unresolved
131	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:28 PM	Comment 4. 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. Applicant's Response: Per the latest discussion with Wade Collum, site utilities, including hydrants, FDC's, and DDCA's have been relocated to maximize the landscape area within the islands. Within the truck dock, transformer pads and above-ground water apparatuses were moved to the edges of the utility islands to maximize available landscaping areas. The transformer previously located on the building 2 utility island was relocated to the southeastern building 2 bump out landscape area. This provides landscape space available for a tree for the building 2 utility island. Furthermore, the domestic and irrigation water meters and easements have been moved from the truck court utility islands to available green space along thefront facades of the proposed buildings, allowing more room in the truck court areas for landscaping.		Unresolved
132	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:28 PM	Comment 5. Change MF's along south parking islands to bottlebrush please. Applicant's Response: MF along parking islands have been changed to bottlebrush. See sheets L-2 (040 L-2) & L-3 (041 L-3).		Unresolved
133	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:28 PM	Comment 6. Show how requirements from 155.5203.D.5 VUA Landscaping are being me in the truck court. Bldg.2 is missing +/- 400 square feet and needs to be populated with trees/palms shrubs to meet 50% requirement. Add a tree to the middle island to complete the compromise or seek relief. Applicant's Response: The transformer previously located on the building 2 utility island was relocated to the southeastern building 2 bump out landscape area. This provides landscape space available for a tree for the building 2 utility island. Furthermore, the proposed trash enclosure for building 2 has beenreduced significantly to allow additional landscape areas to each side of the enclosure.		Unresolved
134	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:29 PM	Comment 7. Show radii on the LP. Staff could not locate all radii's to match photometric plan. 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). Applicant's Response: Light pole Radii have been changed to blue to make location obvious. See sheet L-3 (041 L-3) and L-3A (041A L-3A).		Unresolved

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135	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:29 PM	<p>Comment</p> <p>8. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along the North and East sides. Please clarify locations and maybe bold symbols as no street trees were found in the ROW. 24c large canopy trees are required along Sample Rd. Remove and clarify crossing red lines.</p> <p>Applicant’s Response: Large Canopy trees 1:40 have been added along W Sample Road in the swale where FDOT triangle allows. See sheets L-2 (040 L-2) & L-3 (041 L-3).</p>		Unresolved
136	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:30 PM	<p>Comment</p> <p>9. 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, including the ROW.</p> <p>Applicant’s Response: A scaled irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, including a rain-sensing cutoff device, including the ROW has been provided. See sheets IR-1 through IR-6 (051 IR-1 IRRIGATION INDEX, 052 IR-2 IRRIGATION PLAN, 053 IR-3 IRRIGATION PLAN, 054 IR-4 IRRIGATION PLAN, 055 IR-5 IRRIGATION PLAN, and 056 IR-6 IRRIGATION DETAILS.</p>		Unresolved
137	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:30 PM	<p>Comment</p> <p>10. Please note on IR and LP plans that system will be providing 100% coverage with 50% overlap. Including the ROW swale are between the property line and edge of pavement, IR-2&3.</p> <p>Applicant’s Response: Note has been provided on the Landscape and Irrigation plans. See sheets L-1 (039 L-1), and IR-1 through IR-5 (051 IR-1 IRRIGATION INDEX, 052 IR-2 IRRIGATION PLAN, 053 IR-3 IRRIGATION PLAN, 054 IR-4 IRRIGATION PLAN, and 055 IR-5 IRRIGATION PLAN).</p>		Unresolved
138	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:30 PM	<p>Comment</p> <p>11. Bubblers will be provided for all new and relocated trees and palms. No bubblers were noted on schedule or in the notes. Please detail and note on the IR and on the LP’s. Staff could not locate bubbler callout on IR-6</p> <p>Applicant’s Response: A note has been added on L-1 (039 L-1), IR-1 (051 IR-1 IRRIGATION INDEX) IR-2 (052 IR-2 IRRIGATION PLAN), IR-3 (053 IR-3 IRRIGATION PLAN) and IR-6 (056 IR-6 IRRIGATION DETAILS) stating: The irrigation system will be providing 100% coverage with 50% overlap. Including the ROW Bubblers will be provided for all new and relocated trees and palms.</p>		Unresolved
139	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:30 PM	<p>Comment</p> <p>12. Come up with your own fee schedule and include on the plans. 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. Comment response is not adequate.</p> <p>Applicant’s Response: A spreadsheet is included with this resubmittal within the DRC Documents folder (see “Arborist Valuation Spreadsheet”) which shows the valuation for each tree that is to remain on the site. These fees were determined by an ASCA Registered Consulting Arborist. In the event trees that remain are destroyed during construction, these values will be used for mitigation purposes. Applicant agrees that for physical damage done to trees, such as violations including but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree</p>		Unresolved

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			protection zone encroachment will result in fines of \$1000.00 for the first offense, \$1500.00 for the second offense, and \$2000.00 for the third offense.		
140	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:31 PM	<p>Comment</p> <p>13. As per 155.5204.E.1.b.i-iv; Mitigation definition is for trees / palms above and beyond required plantings. Please help staff by designating what trees are being applied toward mitigation. Data tables on TD-1 and L-1 are conflicting. Remove reference to Toatl Canopy, just dollars and DBH (or dbh conversion) of all removed then offset 'extra' trees/plasm toward mitigation. 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. Please correct mitigation table It is only a DBH calculation.</p> <p>Applicant’s Response: Canopy information has been removed. Only DBH and Dollar amount. See sheets TD-1 (043 TD-1) & L-1 (039 L-1).</p>		Unresolved
141	3	LANDSCAPE REVIEW Wade Collum 4/23/25 2:31 PM	<p>Comment</p> <p>14. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>Applicant’s Response: Acknowledged. All tree work will require permitting by a registered Broward County Tree Trimmer.</p> <p>15. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Applicant’s Response: This document includes responses to all outstanding unresolved comments.</p> <p>16. Additional comments may be rendered a time of resubmittal.</p> <p>Applicant’s Response: Understood.</p>		Unresolved