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To: Jae Eun Kim

From: Matthew Scott, Esq., *Dunay, Miskel and Backman, LLP*

Date: June 3, 2021

RE: Shopper's Haven  
Responses to Pre-application Review Comments

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**A. PLANNING COMMENTS**

**Review status:** Review Complete Pending Development Order

1. The property has an approved recorded plat (Cresthaven No. 9 Re-Plat – PB 46, Pg 1) and was approved and accepted for Broward County January 9, 1958. The plat included no restriction or notes. Based on Broward Next, since the plat was approved after June 1953 re-platting is not required. Additionally, replatting for construction of a replacement building of equal or comparable to the original principal building within the same general footprint is also exempt.  
**RESPONSE: Acknowledged.**
2. Land use for this parcel is C (Commercial), the zoning is B-3 (General Business). The narrative describes the future intended uses on the property as a redeveloping the retail space, previously occupied by Winn-Dixie, for another grocery store. The proposed uses are in compliance, but must adhere to all conditions of the development order & relevant zoning regulations.  
**RESPONSE: Acknowledged.**
3. The property is accessed from North Federal Highway, NE 16 Terrace, NE 33 Street & East Sample Road (AKA: NE 36 Street). The right-of-way provided is sufficient pursuant to Chapter 100.01.  
**RESPONSE: Acknowledged.**
4. The property fronts on North Federal Highway & East Sample Road (AKA: NE 36 Street), which are identified on the Broward County Trafficways Plan. On the Trafficways Plan, both of these roads are designated as a "Arterial Road" with a minimum of 120 feet right-of-way required. The site plan indicates that only 100 feet of right-of-way is provided along East Sample Road, where only 50 feet are provided to the center line of the road, and therefore additional dedications may be required along East Sample Road.  
**RESPONSE: Acknowledged. Dedication not required at this time.**
5. The city has sufficient capacity to accommodate the proposal.  
**RESPONSE: Acknowledged.**

6. Applicant may submit to DRC for a formal review

**RESPONSE: Acknowledged.**

**B. ZONING COMMENTS**

**Review status:** Review complete pending development order

1. Provide a plat.

**RESPONSE: Plat has been provided.**

2. Provide sq.ft. changes made to the building and Instr# 115752792, recorded unity of use, on sheet SP-01.

**RESPONSE: Acknowledged. See revised site plan.**

3. Provide a distance from the property line to the centerline of Federal Hwy on site plan or survey. A min of 60 ft from centerline to nearby property lines, per chapter 100.

**RESPONSE: A dimension has been added to the overall site plan.**

4. Provide parking details. 2 ft vehicular overhang with a continuous curb, rather than wheel stops, per Section 155.5102.C.9.

**RESPONSE: The site plan has been revised to provide the 2' overhang and the City parking detail is shown on Sheet SP-04, Site Details.**

5. Illustrate recorded easements on plans to verify structural encroachment. Note that a light pole is not permitted in a recorded easement.

**RESPONSE: Existing easements have been shown on the site plan.**

6. Illustrate a location of the bike racks and provide their details, per Section 155.5101.H, and 155.5102.L. The bike racks shall accommodate at least 20 bicycle parking spaces and be located near the primary entrances of the building.

**RESPONSE: Bike racks have been added to the site plans and a detail is shown on Sheet SP-04, Site Details**

7. Provide details of the dumpster and the compactor, per Section 155.5301.C.

**RESPONSE: Details of the dumpster and compactor will be provided.**

8. Liquor store shall obtain approval of Special Exception, per Section 155.4222. L, Local Liquor or Package Store, and comply with TABLE 155.4501: Minimum Separation of Uses Involving The Sale of Alcoholic Beverages from Certain Existing Uses.

**RESPONSE: Acknowledged.**

9. Mechanical equipment shall be screened, per Section 155.5301. A. Provide elevations or building sections, all four sides, to prove screening of RTUs by parapets or similar devices.

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**RESPONSE: Mechanical equipment shall be screened by parapet walls, tower features, and in set to the roof to be screened from line of site. Please refer to proposed elevations and A1.4 roof plan sheet.**

10. Provide details of generator screening per Section 155.5301. A.

**RESPONSE: A 6' high opaque fence is proposed to screen the generator and a note has been added to the plans.**

11. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for Zoning Compliance Permit approval.

**RESPONSE: Acknowledged.**

Demonstrate the following on building elevations.

12. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart, per Section 155.5602. C. 5, Facade Articulation.

**RESPONSE: Please reference proposed color elevation sheet with notations.**

13. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane, as per 155.5602.C.8.b.

**RESPONSE: Please reference proposed color elevation sheet with notations.**

14. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways, per Section 155.5602.C.7.a.

**RESPONSE: Please reference proposed color elevation sheet with notations.**

15. All ground-level windows on street-facing facades shall be transparent. Mirrored or heavily-tinted glass that prevents views into the building is prohibited on street-facing front building facades, per Section 155.5602.C.7.b.

**RESPONSE: Please reference proposed color elevation sheet with notations.**

#### Lighting

16. Provide a photometric plan and details of a lighting fixture, per Section 155.5401.

**RESPONSE: Please reference attached proposed photometric site plan sheet PS1.0, PS2.0, and PS2.1**

17. Requirements of site lighting as follows:

i. Locate light poles at least 15 feet from tree/palm trunks, per Section 155.5203 B.2.g

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**RESPONSE: Please reference attached proposed photometric site plan sheet PS1.0**

ii. Wall packs on buildings and upwardly-directed lighting illuminate a building facade shall be in accordance with Code Section 155.5401.G & I.

**RESPONSE: Acknowledged.**

iii. The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall not exceed 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district.

**RESPONSE: Acknowledged.**

Sign

18. Obtain approval of Master Sign Program by AAC prior to sign permit approval, per Section 155.2416. MASTER SIGN PROGRAM.

**RESPONSE: Acknowledged. Master Sign Program approval will be pursued later in process.**

19. Note that sign requires a separate permit. It shall be removed from building permits or sign permit numbers shall be noted on permit plans.

**RESPONSE: Acknowledged.**

20. If a free standing sign is located in a recorded easement, an easement agreement will be required prior to permit approval.

**RESPONSE: Acknowledged.**

**C. WASTE MANAGEMENT COMMENTS**

**Review Status:** Review complete no comments

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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4. Additional comments may be necessary based upon revisions additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

**RESPONSE: Acknowledged.**

**D. LANDSCAPE REVIEW COMMENTS**

**Review Status:** Review complete resubmittal required

1. Submittal appears incomplete. It is unclear exactly what changes are being proposed as it relates to the parking lots, circulation and existing trees.

**RESPONSE: Complete plans are now included in this submittal.**

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

**RESPONSE: Applicant has contacted FPL regarding undergrounding the powerlines and will provide an update as soon as a response is provided.**

3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.

**RESPONSE: Plans have been provided**

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.

**RESPONSE: See chart on Sheet L-1.1.**

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.

**RESPONSE: Provided. See Tree Disposition Plans Sheet L-1.1 for this information.**

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building.

**RESPONSE: See Sheet L-2.0 for this information.**

7. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**RESPONSE: See Sheet L-2.0 for this information.**

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8. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.  
**RESPONSE: Light pole locations have been adjusted throughout the site to avoid conflicts with existing and proposed trees.**
9. 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;  
**RESPONSE: Acknowledged. Provided as such along Federal Highway.**
10. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation.  
**RESPONSE: Provided. See Landscape Plans Sheets L-2.2 through L-2.5, as well as site plans.**
11. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.  
**RESPONSE: Provided. See Landscape Plans Sheets L-2.2 through L-2.5, as well as site plans.**
12. Provide call outs on the landscape plan  
**RESPONSE: Provided. See Landscape Plans Sheets L-2.2 through L-2.5.**
13. Show sod on the plan and in the plant list.  
**RESPONSE: Provided. See Landscape Plans Sheets L-2.2 through L-2.5**
14. Provide previously approved landscape plan for the site and bring the parcel up to the previous tree requirements.  
**RESPONSE: Plans shall be provided and parcel brought up to previous tree requirements at a minimum.**
15. It appears that a large amount of work is being proposed around large existing trees in end islands. These trees shall remain. Staff recommends these islands stay that same while incorporating the changes proposed.  
**RESPONSE: Large trees were retained wherever possible. However, providing parking to meet current code requirements required the islands to be reconfigured.**
16. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, and any root pruning procedures for these trees, and rootball size for all relocation proposed if any.  
**RESPONSE: This information shall be provided. At this time, only palms species are proposed to be relocated.**

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17. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.  
**RESPONSE: Acknowledged.**
18. There are no callouts on the plan and it is difficult to establish what is where. Further comments may be generated as a result.  
**RESPONSE: Acknowledged.**
19. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.  
**RESPONSE: Note provided. See Sheet L-2.0**
20. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.  
**RESPONSE: Acknowledged.**
21. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.  
**RESPONSE: Provided on Landscape Plan sheets.**
22. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.  
**RESPONSE: Provided on Landscape Plan sheets.**
23. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.  
**RESPONSE: Provided on Landscape Plan sheets.**
24. All tree work will require permitting by a registered Broward County Tree Trimmer.  
**RESPONSE: Acknowledged.**
25. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

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**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

**E. ENGINEERING COMMENTS**

**Review Status:** Review complete pending development order

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

**RESPONSE: Acknowledged.**

2. Submit an engineering permit application for the proposed asphalt paving, concrete curbing and for the proposed utility (water) connection on NW 33 St. COPB right-of-way. (At time of Permitting)

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

5. FDEP permit or exemption for the proposed water main construction.

**RESPONSE: Acknowledged.**

6. Upload the 2019 City Engineering standard details for the proposed off-site water connection road restoration. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**RESPONSE: Acknowledged and the detail has been added to the plans.**

7. Please place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**RESPONSE: The requested note has been added to the PD plan.**

PLEASE BE ADVISED THERE IS A GO BOND STREET SCAPE PROJECT THAT HAS STARTED CONSTRUCTION THIS WEEK. The project is on NE 33 St. from N. Fed. Hwy.to Dixie Hwy.

**F. BUILDING DIVISION COMMENTS**

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**Review Status:** Review complete pending development order

**Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

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

1. FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

**RESPONSE: Acknowledged.**

2. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

4. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

**RESPONSE: Acknowledged.**

5. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

**RESPONSE: Acknowledged.**

6. 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

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facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

**RESPONSE: Acknowledged.**

7. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

**RESPONSE: Acknowledged.**

8. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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 owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

**RESPONSE: Acknowledged.**

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.

**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.

**RESPONSE: Acknowledged.**

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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.

**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.

**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.

**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.

**RESPONSE: Acknowledged.**

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.

**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, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

**RESPONSE: Acknowledged.**

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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).

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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19. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

**RESPONSE: Acknowledged.**

20. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

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

**RESPONSE: Acknowledged.**

**G. FIRE DEPARTMENT COMMENTS**

**Review Status:** Review complete resubmittal required

Provide an updated utility plan for site that includes the following:

1. proposed fire apparatus access routes.

**RESPONSE: A Truck Circulation Plan, Sheet EX-1 has been added to the submittal which depicts the fire truck turning radii.**

2. location and size of existing and proposed water main sizes. including the size of mains at tie into public right of way.

**RESPONSE: The size of the existing water mains has been labeled on the utility plans.**

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3. Location of all fire hydrants. additional fire hydrants may be required for proper spacing as per NFPA 1 ch 18.

**RESPONSE: Existing and proposed fire hydrants have been shown on the utility plan.**

4. Location of all backflows, PIV or WPIV for fire protection systems.

**RESPONSE: Proposed double detector check valves and fire department connections for the proposed grocer and liquor store have been shown on the plans.**

5. Location of all Fire Dept Connections.

**RESPONSE: Proposed double detector check valves and fire department connections for the proposed grocer and liquor store have been shown on the plans.**

6. All Fire department connections, backflow devices, PIV and WPIV require signs posted and stating no parking, address for building that the FDC supplies or valves control. FDC sign must state minimum Fire Apparatus Pump Pressure for System Designed Pressure and Flow. Signs should follow DOT approved materials and method/height for installation.

**RESPONSE: Acknowledged.**

**DRC**

PZ21-12000004

7/07/2021