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To: Development Review Committee

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

Date: May 12th, 2022

RE: Shopper's Haven
Responses to DRC Comments (P&Z No. 21-12000004)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the July 7, 2021 DRC meeting. We would like to take the opportunity to respond to those comments issued with this resubmittal. While the project stalled for almost a year due to unforeseen circumstances related to the ongoing pandemic, we are now ready to move forward. Please note that the proposed liquor store with the previous submittal is no longer proposed with this submittal.

If you believe the comments issued have been satisfied, please indicate with your review. Our client is eager to move forward with the issuance of Development Orders and, thereafter, construction of the project. If you do not believe the comments have been satisfied and another meeting is required for issuance of a Development Order, please also indicate this with your review.

Thank you and I look forward to your response.

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: Understood, thank you.

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: Understood, thank you. All uses will adhere to all conditions of the development order & relevant zoning regulations.

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.

DRC

PZ21-12000004

6/15/2022

RESPONSE: Understood, thank you.

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 "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 for future Major Site Plan Applications.

RESPONSE: Understood, thank you.

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

RESPONSE: Understood, thank you.

B. ENGINEERING DEPARTMENT

Review Status: Review Complete Pending Development Order

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

RESPONSE: A permit or exemption will be obtained for the project from Broward EPD will be obtained and submitted at the time of permitting submittal.

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: An engineering permit application for the proposed asphalt paving, concrete curbing, and sidewalk for the proposed utility connections on NW 33 Street right-of-way will be obtained at the time of permitting.

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: Contract or schedule of values for the project scope of work will be submitted at the time of permitting.

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

RESPONSE: An approval from Broward County OES for the proposed water and sewer improvements will be obtained and submitted at the time of permitting.

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

RESPONSE: A FDEP permit or exemption for any proposed water and sewer main improvements will be obtained and submitted at the time of permitting.

DRC

PZ21-12000004

6/15/2022

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 under departments /engineering.

RESPONSE: The City details have been updated, refer to Sheet SP-04 Site Details.

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: Acknowledged.

8. 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.

RESPONSE: Understood, thank you.

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

RESPONSE: Note has been included on sheet PD-01 Preliminary Paving, Grading, & Drainage Plan.

C. FIRE DEPARTMENT

Review Status: Review Complete Resubmittal Required

1. Proposed FDC located at Southwest corner of building: locate with fire hydrant in same landscape island.

RESPONSE: The fire hydrant location was revised to the same island as the FDC, refer to Sheet U-02 Preliminary Utility Plan.

2. Provide site plan for entire complex showing location of all fire hydrants, FDC, risers, PIV or WPIV, fire sprinkler risers and backflows or DDC. All FDC, PIV, Backflows and risers must have signs stating what store addresses each device supplies.

RESPONSE: The existing FDC, DDCV and fire risers have been labeled on Sheets U-01 and U-02 (Preliminary Utility Plans) and notes have been added for the placement of a sign with the building address at each FDC.

D. CRA

Review Status: Review Complete Pending Development Order

RESPONSE: No comments were issued, thank you.

E. BUILDING DIVISION

Review Status: Review Complete Pending Development Order

DRC

PZ21-12000004

6/15/2022

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: Understood, thank you. All necessary permit applications will be submitted at time of permitting.

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: Understood, thank you. All Asbestos Certificate will be obtained and submitted at time of permitting.

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: Understood, thank you. Sprinkler drawings will be submitted at time of permitting.

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: Understood, thank you. Structural drawings will be submitted at time of permitting.

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: Understood, thank you. Fire resistance materials will be used and called out on drawings submitted at time of permitting.

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.

DRC

PZ21-12000004

6/15/2022

RESPONSE: Understood, thank you. Life Safety drawings will be submitted at time of permitting.

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: Understood, thank you. Life Safety drawings will be submitted at time of permitting.

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: Understood, thank you. Life Safety drawings will all necessary information will be submitted at time of permitting.

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.

RESPONSE: Understood, thank you. Product approvals and NOAs will submitted at time of permitting.

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: Understood, thank you. Product approvals, NOAs, and shop drawings will submitted at time of permitting.

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: Understood, thank you. Drawings will be properly signed and sealed for permitting submittal.

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: Understood, thank you. Specifications will be properly signed, dated, and sealed for permitting submittal.

DRC

PZ21-12000004

6/15/2022

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: Understood, thank you. Special inspector will be utilized for permit submittal and the proper application will be provided for permitting.

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: Understood, thank you. Roofing permit application and HVHZ form will be provided for permit submittal.

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: Understood, thank you. Parking spaces will be in compliance and the required number of accessible spaces, provided at the existing shopping center, are shown on sheet SP-02 and SP 03 (Site Plan).

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: Understood, thank you. Parking spaces are existing and will be in compliance.

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: Understood, thank you. Parking spaces are existing and will be in compliance.

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: Understood, thank you. Renovation and construction of the new space will be in compliance with all applicable building codes, including elimination of water accumulation and flood prevention.

DRC

PZ21-12000004

6/15/2022

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: Understood, thank you. All site grading will be in compliance with all applicable building codes as shown preliminarily on sheets PD-01 and PD-02 (Preliminary Paving, Grading, & Drainage Plan).

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: Understood, thank you. All construction will be conducted and maintained to keep roads free of construction waste at all times.

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: Understood, thank you. All necessary permit applications will be submitted with accurate job values at time of permitting.

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: Understood, thank you. Drawings signed and sealed by an architect or engineer will include the requested note.

F. BSO

Review Status: Review Completed Pending Development Order

1. The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

RESPONSE: Understood, thank you. Please refer to sheets CP-01 and CP-02 (CPTED Plans), drawn by Michael Troxel, Engineer of Record. Additionally, CPTED narrative and notes are included on sheet CP-01 CPTED Plan.

DRC

PZ21-12000004

6/15/2022

G. UTILITIES

Review Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Understood, thank you.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official e-plan Bldg. Permit submittal.

3. **RESPONSE: A permit or exemption will be obtained for the project from Broward EPD will be obtained and submitted at the time of permitting submittal.**

4. Broward County Water & Wastewater service area. Please procure the necessary permits and approvals.

RESPONSE: An approval from Broward County OES for the proposed water and sewer improvements will be obtained and submitted at the time of permitting.

5. Please submit a sedimentation and erosion control plan.

RESPONSE: An erosion control plan has been provided. Please refer to sheet PD-00 Erosion Control Plan.

H. WASTE MANAGEMENT

Review Status: Review Complete Pending Development Order

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

RESPONSE: Understood, thank you.

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

RESPONSE: Understood, thank you.

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: Understood, thank you. Dumpster and compactor areas for the project are located to the rear of the building (south and west) and are identified on sheet SP-03 Site Plan.

DRC

PZ21-12000004

6/15/2022

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

RESPONSE: Understood, thank you.

I. LANDSCAPE

Review Status: Review Complete Resubmittal Required

1. Plan does not match site discussions. Let's please make an appointment with staff to go over sheets on site to meet the goal of preserving the row of large canopy trees along the drive aisle as previously discussed.

RESPONSE: Plans now match per subsequent site discussions.

2. 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: Proposed changes at end islands have been minimized and adjusted to protect existing large trees.

3. Provide VUA requirements as per 155.5203.D along all perimeters.

RESPONSE: VUA landscape requirement provided. See landscape code chart on sheet L-2.1

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

RESPONSE: Understory trees at 20 linear feet on center are provided beneath overhead lines.

5. Provide Street Trees at 1:40' as per 155.5203.G.2.c., on all sides trees can be shifted on site. Flowering trees dispersed around the perimeters would be preferred as it relates to facing the public realm.

RESPONSE: Street trees provided at 1 per 40 linear feet, and 1 per 20 linear feet due to existing overhead lines along North Federal Highway US 1 and Northeast 33rd.

6. There appears to be some utility conflicts intersecting landscape end islands.

RESPONSE: Root barrier located where utility intersect landscape islands and conflicts with required trees.

7. 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 poles were removed from landscape areas; the ones located at landscape islands comply with adequate clearance from required tree islands.

DRC

PZ21-12000004

6/15/2022

8. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

RESPONSE: Applicant is proposing providing light poles under existing tree canopies. See notes on landscaping plans regarding how Applicant proposes addressing this configuration.

9. There appears to be an excessive amount of light poles proposed in required tree locations including end islands.

RESPONSE: Applicant is proposing sufficient light poles to accommodate grocer's objectives relative to parking lot safety and security.

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: There are 145 landscape islands on site at 8' wide containing trees, shrubs and sod.

11. Propose and alternate large canopy tree species to Pigeon Plums as this tree species does not fare well in an urban heat island environment.

RESPONSE: Silver Buttonwoods are proposed as an alternative species to Pigeon Plums.

12. Royal palms cannot be used as a landscape end island tree, relocate Royals and propose a required large canopy tree.

RESPONSE: Two (2) Royal Palms at end island are existing to remain.

13. Tree mitigation table will need to be adjusted prior to permit issuance and based on plans being revised. Please shift the DBH cell to the first row on tree disposition. Also, please only bold the removals on the chart for easier reference onsite.

RESPONSE: Refer to sheet L-1.1 for updated tree disposition chart.

14. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, and any root pruning procedures for these trees for existing trees with root work required.

RESPONSE: Specifications and directives are provided by Michael Grosswirth, Certified Arborist.

15. 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: This has been noted, please refer to sheet L-1.0 Overall Disposition Plan.

DRC

PZ21-12000004

6/15/2022

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

RESPONSE: This has been noted, please refer to notes on sheet L-1.0 Overall Disposition Plan.

17. 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: Understood, thank you.

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

RESPONSE: Understood, thank you. Tree work will be done and permitted by a registered Broward County Tree Trimmer.

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

RESPONSE: Comment response letter is provided herein.

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

RESPONSE: Understood, thank you.

J. ZONING

Review Status: Review Completed Resubmittal Required

Please note that the subject property may require land dedication along Sample Road for a ROW purpose by the FDOT. Pursuant to Chapter 100, Sample Road is designated as an "Arterial Road", which requires a minimum of 120 feet width.

RESPONSE: Per Planning's review above, additional dedications may be required along East Sample Road for future Major Site Plan Applications. This does not apply to our project.

1. 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: The liquor store has been eliminated from the project.

DRC

PZ21-12000004

6/15/2022

2. Provide the proposed and existing building footprints in sq.ft. under this application and a net change made to the property.

RESPONSE: Sheet SP-01 Site Plan has been updated with the existing and proposed building areas and net change for the affected area of the site.

3. Provide Instr# 115752792, recorded unity of control, on sheet SP-01.

RESPONSE: The unity of control has been uploaded into the Documents folder.

4. Gates for the dumpster enclosure shall be opaque, per Section 155.5301.C. Revise the details on SP-04.

Response: The dumpster detail on Sheet SP-04 has been revised with wood gates.

5. The subject property is highly recommended to obtain approval of Master Sign Program by AAC as required in Section 155.2416. MASTER SIGN PROGRAM.

Response: Applicant will address signage separately and likely will seek approval of a Master Sign Program.

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

RESPONSE: Understood, thank you.

7. Any new light poles or wall mounted lights shall comply with Section 155.5401.

- i. Provide a wall mounted lighting that is not flush to the wall, per Section 155.5401. I.
- ii. A new light pole shall be placed at least 15 ft away from tree or palm trunks. Identify "new" or "existing" lights on the photometric plan.
- iii. Add footnotes of the overall height of the light poles including the light fixtures. The maximum height of the exterior lighting, whether mounted on poles or walls, shall not exceed 20 feet in those parts of nonresidential district within 200 feet of a residential zoning district. All other lights shall not exceed 30 ft.

Response: See revised photometric plan.

8. Mechanical equipment including a generator shall be screened, per Section 155.5301. A. Provide details, elevations, or building sections to prove that equipment and a generator are screened by parapets or similar devices.

Response: See revised elevations.

9. 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 facade 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: See revised elevations and site plan.

DRC

PZ21-12000004

6/15/2022

10. 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: See revised elevations. Applicant will provide parapet wall.

11. Staff do not see substantial evidence to prove that this requirement is addressed. 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: See revised elevations with notes re glazing/window requirements.

12. 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: See revised elevations.

13. Any security cameras or lightings on the building elevation shall be shown on the elevations.

Response: See CPTED plan.

DRC

PZ21-12000004

6/15/2022