



Phone: 786-261-9551

9/01/25

Response to comments:

P&Z Elevations

- Q1.** Dimension Bulkheads. Sec. 3.3.4 CRA DBR.
Response: Refer to sheet A-2.2 for correction.
- Q2.** Dimension Doors. Sec. 3.3.2 CRA DBR.
Response: Refer to sheet A-2.2 for correction.
- Q3.** Dimension Awnings. Sec. 3.2 CRA DBR.
Response: Refer to sheet A-2.2 for correction.

P&Z Site Plan

- Q1.** Remove existing sign in conflict with Sec. 40.706(C)11. ULDC and Sec. 2.15 of CRA BDR.
Response: Refer to sheet A-1.0 correction.
- Q2.** "Pass-through are only required if the rear of the building backs up to a canal or roadway, or if rear parking is provided." Sec. 3.14 CRA BDR

"A pedestrian pass-through is required to be located at least once for every 250 linear feet of development." Sec. 3.14.1 CRA BDR
Response: Scope of work for this project Site wise is for parking lot resurfacing/restripping, redesign existing monument sign, and redesign existing dumpster enclosure on existing shopping plaza. This is not a ground up development, therefore comment not addressed.
- Q3.** "In an effort to help reduce the visual and experiential impact of parking within a development, one small usable outdoor plaza occupying the size of two or more parking spaces is required for every 150 linear feet of parking adjacent to storefronts. They can be covered or open-aired spaces. They may be programmed with the following uses:

Outdoor seating / dining
Kids play area
Art / gallery spaces
Food truck courts
Shaded landscape"
Sec. 3.15 CRA BDR

Response: Scope of work for this project Site wise is for parking lot resurfacing/restriping, redesign existing monument sign, and redesign existing dumpster enclosure on existing shopping plaza. This is not a ground up development, therefore comment not addressed.

- Q4.** "Commercial and residential developments within the C.R.A. with at least 50 parking spaces, must provide charging stations at 2% of the parking spaces, with a maximum total requirement of five stations. The location of these stations is at the discretion of the business owner or developer." Sec. 2.10 CRA BDR

Response: Scope of work for this project Site wise is for parking lot resurfacing/restriping, redesign existing monument sign, and redesign existing dumpster enclosure on existing shopping plaza. This is not a ground up development, therefore comment not addressed.

- Q5.** Make sure dumpsters are stored properly, within enclosure.

Response: Acknowledged.