

February 12, 2025

City of Pompano Beach
100 W. Atlantic Blvd
Pompano Beach, FL 3300

RE: North Ocean Park- Minor Site Plan
Project #: 22-12000012
KEITH Project No.: 09520.05

Dear City of Pompano Beach Reviewers:

Based on your Development Review comments date December 10, 2024, KEITH and the project team offer the following responses to your comments/questions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com

Status: Pending Resubmit

1. Land use for this parcel is Recreation Open Space (OR), the zoning for this property is RM-45. The size of this property is approximately .73 acres net acres (31,848 square feet). A park is a permitted use in this land use category & zoning district.

RESPONSE: Comment Acknowledged.

2. A development agreement between the City & Mount Vernon Property Holdings, LLC was approved by the City Commission (Resolution 2019-247). The development agreement was recorded in the Broward County Records (Instrument # 115991100). The agreement indicates that the developer should make a presentation to the Park & Recreation Advisory Board, which occurred on November 20th. Following the Board review the comments would be forwarded to the City Manager & advise the developer to make certain improvements. Staff will request a memo from the Park and Recreation Department authorizing the project as proposed (and modified by DRC).

RESPONSE: Comment Acknowledged.

3. Once the design is finalized, a value must be provided for the purpose of Bond Issue (required for the approval of the Duet Towers Building permit).

RESPONSE: Comment Acknowledged.

ZONING

Diego Guevara | diego.guevara@copbfl.com

Status: Pending Resubmit

1. Revise the narrative provided to reflect the proposed site plan design. Correct also the type of site plan requested to match the application (this is a Minor Site Plan). The narrative must describe the proposed design, features, design concept, intentions, program, etc. The document uploaded (150-N Ocean Park Project Narrative. Pdf V3) need to be revised. No need to list the review standards, goals and

policies. Describe the program and function of the center area.

RESPONSE: Noted. The narrative has been updated accordingly.

2. According to the floor plan of the existing bathroom included on the first submittal, the proposed bathroom reduces the foot print as well as the service capacity of the facility from six sinks, all inside the premises, to two sinks, located outside at the entrance of the facility. (Three sinks - 3 Toilets for women and three sinks, two urinal one toilet for men as per plans previously submitted). The proposed bathroom includes two hand-washing fixtures reducing the existing capacity in 4 units.

RESPONSE: Based on the team's site visit and site photos provided to the city, the existing women's bathroom has three toilets and one sink, while the men's bathroom has one toilet, two urinals, and one sink. The agreed commitment is to maintain the existing number of fixtures, which is accurately reflected in our current drawings.

3. The submitted drawing showing the proposed restroom has multiple bath fixtures overlapping (active drawing layers) making it hard to understand. Revise.

RESPONSE: To avoid confusion and improve legibility, the existing and proposed overlay plan (referenced here) has been replaced with the existing restroom plan on sheet 200-A-100.

4. Provide a detail of the service cluster. The proposed trash receptacles seem to be very small. Include dimensions and diameter of the receptacles.

RESPONSE: The trash receptacles have been updated to reflect standard dimensions. Please refer to the revised sheet 820-L-810 for additional details. We remain open to incorporating off-the-shelf fixtures suggested by the City of Pompano.

5. Provide a larger number of bicycles racks. The Code (Sec. 1555102.L Bicycle Parking Facilities) requires a minimum of 4 bicycle parking per ten parking spaces or major fraction thereof, above ten spaces - provided that no more than 20 bicycle parking spaces shall be required in any one parking area. [17 parking spaces $(4 \times 17) 0.1 = 6.8 = 7$ bike racks required].

RESPONSE: Noted. The updated design includes racks accommodating 8 bicycles, meeting the required standards. All drawings have been revised accordingly.

6. The additional bicycle racks could be located at the west access area of the park (between the sidewalk and bathroom). It may serve the commercial area and the park visitors as well.

Provide a drinking water fountain with water bottle refill feature.

RESPONSE: The cluster service area has been designed to accommodate all the required bicycle parking spaces. Having a dedicated area for furnishings allows for a more organized and cohesive park layout, enhancing accessibility and ease of use. This centralized arrangement avoids clutter and ensures that park visitors can easily find and use the amenities, rather than having them spread out, which could create confusion or disjointed spaces.

7. The existing parking area has 13 parking spaces, arranged along NE 16 Street and 4 more at the end of the street perpendicular to the beach. The proposed modification includes the provision of the same number of parking spaces (17, including two ADA), and two landscaping islands, all along the south side of NE 16 Street. Show the proposed layout on all the plans.

RESPONSE: The design team, in collaboration with City of Pompano Beach representatives, has agreed that the proposed park improvements will maintain the existing parking configuration,



consistent with the developer agreement. Therefore, the site plan will reflect the current conditions. As a courtesy, an additional parking layout (121-L-121) has been included to show the proposed parking, which may be considered for future capital improvements.

8. The proposed design has multiple grading changes. Provide a plan showing the heights on every change. Including the area of the Duet building.

RESPONSE: refer to paving, grading, and drainage plan (sheet cp-101).

9. Show the property line in all drawings. The abutting building (Duet towers) design shall not encroach into the park property.

RESPONSE: The property line has been highlighted in red on all drawings to avoid confusion with the private development and ensure that the abutting building (Duet Towers) design does not encroach into the park property.

10. According to the Duet Building drawings, the south area of the structure, the resident entry is located a few feet above the ground floor of the park. Coordinate the transition between the Duet building design and the southwest corner of the park. The proposed building (Duet Towers) has a public area above the park grade, which need to be articulated with the park grade, within the Duet parcel.

The coffee tables area between the hand rail/steps to wood deck, and the ramp is too tight. Also, the south end of the subject table area will require the provision of hand railing to avoid accidents. The area where the ramp meets the curb wall of the building could be also a tripping hazard.

RESPONSE: The development background has been updated and the connection to the park has been revised. The layout for the retail edge and furniture placement (which is outside the scope of this submission) follows the approved drawings from the building's architects. All drawings have been updated accordingly.

11. Revise and coordinate the junction area at the north-west end corner of the park. As mentioned previously, the approved building drawings show a different design regarding the access from the sidewalk and the commercial area of the building.

RESPONSE: The development background has been updated and the connection to the park has been revised. The layout for the retail edge and furniture placement (which is outside the scope of this submission) follows the approved drawings from the building's architects. All drawings have been updated accordingly.

12. Provide two separate roofed structures (pavilions) with seating and tables. Do not cover the planting area between the two structures; it should be enhanced to provide additional separation between the two pavilions. The roof of the two new pavilions shall have a long-lasting material that protect the visitors from the sunlight (100% protection from the sun) and the rain.

The proposed pergola with polycarbonate roofing does not provide enough protection from the sunlight, it does not resist impact and over the time it breaks. A snap lock metal roofing will be a better suit for the park because of the protection from the sun, rain, longevity and maintenance cost. The Parks Department expressed they requirement to have two separate roofed structures.

RESPONSE: The design team, in coordination with the City of Pompano Beach representatives, has agreed to maintain a single large canopy with two separate rentable spaces beneath it. Given the scale of the project, this approach aims to better define the space and maximize usable areas. To enhance separation between the two rentable spaces, the planting bed has been expanded. The canopy design has been updated accordingly, and fiber cement roofing sheets have been proposed



as a more durable and protective alternative to polycarbonate.

13. Incorporate the grills to the proposed design. The grills are the main and most popular feature of the park. This is a requirement to move forward. The comment will remain until addressed. Show the existing and proposed grills on all drawings.

RESPONSE: The grills have been incorporated within the social area. The existing grills have been added as a dashed line in the furnishings plan for reference, and the proposed grills are shown on all relevant drawings.

14. Remove from all drawings any proposed beach access. The dune area of the park shall not be intervened. No work, planting or modifications to the dune area will be allowed.

RESPONSE: All plans have been updated to remove any linework within this area, clarifying that no interventions are proposed. An additional "NOT IN SCOPE" note has been added.

15. The proposed design compartmentalized the park. It has a center lawn (Park Podium) that should be open to allow the circulation of people from the pavilion area, and the colonnade area to the podium.

RESPONSE: As previously presented to the city, the design intent of the proposed park improvements is to frame a central, flexible lawn space. The proposed circulation enhances an underutilized area while maintaining an open layout. However, to further improve connectivity, an additional pathway from the south to the central space has been added.

16. The proposed runnel will have water running permanently? Is it just a design feature to lead the rainwater to a drainage at the end of the runnel?

RESPONSE: No, water will not run permanently in the runnel. It is a design feature intended to channel rainwater, with drains located at the end of the runnel.

17. Are the proposed park podium and esplanade areas covered with natural sod?

RESPONSE: Yes, they are.

18. Provide an estimate value of the proposed work.

RESPONSE: We refer this comment to ownership.

19. Provide a directional sign to the commercial area of the building.

RESPONSE: This will be addressed when the future tenant/business is determined.

20. Coordinate the font style and colors of the City Park sign with the Parks Department.

RESPONSE: A note has been added to the furnishings sheet to ensure that the signage font style and colors will be coordinated with the Parks Department. (SHEET 810-L-800 FURNISHINGS PLAN)

21. Provide two separate locations to install the City's sign.

RESPONSE: Noted. Two locations have been provided in the furnishings sheet. (SHEET 810-L-800 FURNISHINGS PLAN)

22. Update the plans as needed. All plans must be consistent.

RESPONSE: Noted. All drawings have been updated accordingly.



LANDSCAPE

Wade Collum | wade.collum@copbfl.com

Status: Authorized with Conditions

1. There are numerous duplicative sheets from earlier submittal that need to be cleaned up and removed from what is now being proposed. Old sheets and new sheets are duplicative and redundant and all do not match.

RESPONSE: All drawings have been updated accordingly.

2. Please clean up all sheets to accurately reflect the West property line as shown on the survey. On many plans there appears to be a jog around midway that is causing confusion in the review cycle, clean up and correct.

RESPONSE: The property lines will be clearly highlighted to eliminate confusion with the private development and ensure accurate alignment with the survey.

3. Provide a note that there will be an automatic temporary irrigation system for the Green Buttonwood (Tree#2), on the SW corner staff labored at finding the note.

RESPONSE: Note has been added to sheet 701-L-210 (LANDSCAPE NOTES)

4. Please provide an irrigation proposal for providing irrigation to the root ball on the Green Buttonwood (Tree#2), beneath the deck as well as a natural mulch layer to be installed prior to the decking. This needs to be coordinated with Urban Forestry staff.

RESPONSE: Noted. The sheet 790-L-600 (IRRIGATION PLAN) has been updated to reflect this comment.

5. It appears that the existing / new grills are still not being shown on any of the plans as previously discussed. Correct and resubmit.

RESPONSE: Grills have been incorporated into the proposed design. All drawings have been updated accordingly.

6. The City does not recommend the use of large canopy, self cleaning or fruit dropping palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species.

RESPONSE: Noted, the sheet 770-L-520 (PLANTING PALETTE) has been updated to reflect this.

7. It appears that a newly proposed and existing Coconut palms are being shown to be relocated outside of the scope of work on the East side. Relocate these to the site. Nothing is to be noted east of the currently proposed scope of work as per previous comments and Zoom meeting discussions.

RESPONSE: Noted. The coconut palms have been relocated within the Limits of Work (L.O.W.)

8. Remove all language and any reference to existing or proposed pathways East of the scope of work.SP.101.

RESPONSE: All drawings have been updated to remove any linework within this area, clarifying that no interventions are proposed. An additional "NOT IN SCOPE" note has been added.

9. Revise to not show the path or anything East of the scope of worksheet 101-L-101 Illustrative.

RESPONSE: All drawings have been updated to remove any linework within this area, clarifying that no interventions are proposed. An additional "NOT IN SCOPE" note has been added.



10. Show the existing / new Bar B Q grills on all sheets; site plan, landscape plan, illustrative site plan, etc.
RESPONSE: The grills have been integrated into the design near the communal tables and within the rentable spaces. The existing grills are represented with dashed lines in the furnishings plan for reference, while the proposed grills are clearly shown in all relevant drawings.
11. There are approximately 9 sheets refencing and /or calling out the beach path as existing, but that path is not in the correct location. Please remove any reference to any path, or work) and simply note that the area(s) in question are Not in the Scope of Work.
RESPONSE: All drawings have been updated to remove any linework within this area, clarifying that no interventions are proposed. An additional "NOT IN SCOPE" note has been added.
12. There appears to be two (2) landscape sheets that do not match 110-L-110 & 750-L-500. Remove referent to little words that say Existing Beach Walk. Do not show anything in this area East of the scope of work. Show grills on these sheets.
RESPONSE: All drawings have been updated to remove any linework within this area, clarifying that no interventions are proposed. An additional "NOT IN SCOPE" note has been added.
13. The proposed landscaping between the tables does not appear to be a big enough of a barrier for separation between the two rentable pavilions, increase and propose larger plant material or create two different roofs to delineate that there are two separate pavilions for the publics use.
RESPONSE: We have revised the layout of the furnishings, grills, and planters to better address this concern. The planter between the two rentable spaces has been made larger, creating a more substantial barrier for separation. Additionally, the communal table has been relocated to further improve the spatial separation between the two pavilions, ensuring a clearer distinction between the areas for public use.
14. Staff would be more comfortable with two pavilions instead of one pergola per the above comment. Additionally, staff also has concerns with the proposed polycarbonate roof covering and its long term viability and shade creating ability. It would be staff's preference to have something more sustainable and shade creating throughout.
RESPONSE: The design team and the City of Pompano Beach representatives, has agreed to maintain one large canopy with two separate rentable spaces underneath. Given the scale of the project, the design intent is to propose a single large canopy to better define the space and maximize usable surfaces. However, in response to this comment, we have enlarged the central planter and repositioned the second communal table to provide more space between the two rentable areas.
15. Pavilion area and adjoining park open space area is proposed to be separated by a physical and plant barrier. The open space and pavilion area shall be contiguous and readily accessible and may be an opportunity for the required grill placement area.
RESPONSE: The proposed design frames the central space, allowing permeability from the north, south, and west. To enhance continuity and accessibility, an additional pathway has been added from the south side of the park's open space. The raised balcony area, featuring communal tables and grills, allows for different activities to occur simultaneously, further enhancing the park's functionality.
16. The use of armed plant material (*Serenoa repens* - aka Saw Palmetto) within the park scope would not be allowed in this scenario. Remove and any new plant proposal we recommend not be armed or barbed.



RESPONSE: Sheet 770-L-520 (PLANTING PALETTE) has been updated to remove any armed plant material.

17. Please remove symbol for tree #3 Silver Buttonwood adjacent to the restroom as it was damaged in a storm and subsequently removed. Feel free to propose a specimen / character tree of your choosing to help complete the design intent.

RESPONSE: All drawings have been updated accordingly.

18. Clarify the Lawn 1 & Lawn 2 callouts on the plan as there is no reference in the pants list as to which sod is proposed. I.e Seashore Paspalum, Bermuda, St. Augustine, etc.

RESPONSE: Lawn 1 and Lawn 2 are St. Augustine Grass and Buffalo Grass respectively. This has been noted in the sheet 760-L-510 (UNDERSTORY PLANTING PLAN).

19. Please verify the availability of proposed Buchloe dacyloides.

RESPONSE: Comment Acknowledged.

20. Please clarify how the roots and canopy of tree #d 37, will be managed with the proposed ramp and planter in that area.

RESPONSE: The proposed adjacent wall for the terrace will be designed to keep the foundation clear of the critical root zone, ensuring proper management of the roots and canopy of tree #37. Since the wall falls under the private development property, the development team will be responsible for ensuring no damage occurs to the existing tree. Notes will be added to confirm this responsibility is maintained.

21. Provide a description of the medium in the rain garden square. Staff has some gently concerns about it being rock and propensity of children to throw such things in a park environment.

RESPONSE: The rocks in the rain garden will be cemented into the runnel, ensuring they cannot be thrown, addressing concerns about safety in the park environment.

22. Please remove the shading for the southern walkway on the illustrative site plan at time of resubmittal.

RESPONSE: All drawings have been updated accordingly.

23. 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: Comment Acknowledged.

24. Revise tree protection barricade detail on Sheet 702-L-202 to show tree protection out to the dripline.

RESPONSE: The sheet 701-L-202 (TREE DISPOSITION DETAILS) has been updated to reflect this.

25. Provide a note that there will be No Grade Change in the area of Tree #2 Green Buttonwood.

RESPONSE: A note has been added on sheet 701-L-202 (TREE DISPOSITION DETAILS) to reflect this.

26. Provide staff with a cantilevered piling / footer system to support the proposed decking in the area of the large existing Green Buttonwood with the understanding that these will need to be field adjusted based on a root investigation on how that can be laid out and managed.

RESPONSE: A preliminary layout for the deck footer system has been added to the hardscape plan. A note has been added on sheet 720-L-300 HARDSCAPE PLAN: The deck footer system will require field



adjustments based on a tree root investigation to minimize impact on the critical root zone.

27. Please provide specifications and directives by a BCMA / ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all existing trees to be affected and relocation proposed if any.

RESPONSE: This will be coordinated with a BCMA/ASCA Registered Consulting Arborist, and we will ensure that the City of Pompano Beach is kept informed throughout the process.

28. 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).

RESPONSE: A note has been added to sheet 701-L-210 (LANDSCAPE NOTES) to reflect this.

29. 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.

RESPONSE: Comment Acknowledged.

30. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

RESPONSE: A note has been added to sheet 701-L-210 (LANDSCAPE NOTES) to reflect this.

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

RESPONSE: Comment Acknowledged.

32. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Comment Acknowledged.

33. All comments discussed with staff prior to comments being uploaded.

RESPONSE: Comment Acknowledged.

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

RESPONSE: Comment Acknowledged.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Status: Authorized with Conditions. – Reviewed, No Comments

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Status: Authorized with Conditions.

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:



1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

RESPONSE: BCEPMGD Surface Water management license is under review.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

RESPONSE: COMMENT ACKNOWLEDGED. CONTRACTOR IS TO PROVIDE AT TIME OF BLDG PERMITTING.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

RESPONSE: COMMENT ACKNOWLEDGED. CONTRACTOR IS TO PROVIDE AT TIME OF BLDG PERMITTING.

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

RESPONSE: COMMENT ACKNOWLEDGED

5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

RESPONSE: COMMENT ACKNOWLEDGED

**** 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. ****

UTILITIES DEPARTMENT

Nathaniel Watson | nathaniel.watson@copbfl.com

Status:

No comments were provided. Contact Nathaniel Watson directly for any question.

BSO

Patrick Noble | patrick.noble@copbfl.com

Status:

Disclaimer:

The services of an experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended. This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review. DRC submissions require a CPTED/ Security Strengthening Narrative Folder and a separate Drawing Folder for review.

All mandatory compliance condition requirements MUST BE SPECIFICALLY ADDRESSED on Narrative and Drawing plans. Additional comments and/ or conditions may apply when completed plans and/or specifications have been submitted for final reviews: 1. Activity Support • Ensure any publicly accessible benches are designed for with single seating separators to deter unintended use such as loitering to sleep/ camp/ etc. This is of paramount importance in this area that chronically attracts vagrants, etc.

RESPONSE: Please refer to the revised CPTED narrative as well as CPTED note sheet " 301-SP-103-CPTED NOTES.pdf".



BUILDING DIVISION

Todd Stricker | todd.stricker@copbfl.com

Status: Authorized with Conditions

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.

RESPONSE: COMMENT ACKNOWLEDGED

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: COMMENT ACKNOWLEDGED

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: COMMENT ACKNOWLEDGED

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: COMMENT ACKNOWLEDGED

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: COMMENT ACKNOWLEDGED

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.

RESPONSE: COMMENT ACKNOWLEDGED

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 2017 FBC Accessibility.

RESPONSE: COMMENT ACKNOWLEDGED

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: COMMENT ACKNOWLEDGED

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.

RESPONSE: COMMENT 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: COMMENT 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: COMMENT ACKNOWLEDGED

3. 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_BCA107.3.4.0.1).

RESPONSE: COMMENT ACKNOWLEDGED

4. 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: COMMENT ACKNOWLEDGED

5. 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: COMMENT ACKNOWLEDGED

6. 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: COMMENT ACKNOWLEDGED

7. 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: COMMENT ACKNOWLEDGED

8. 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: COMMENT ACKNOWLEDGED

9. 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: COMMENT ACKNOWLEDGED

10. 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: COMMENT ACKNOWLEDGED

11. 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: COMMENT ACKNOWLEDGED

