



July 2, 2025

Ms. Pamela Stanton, PLA, Planner II
Development Services-Planning and Zoning
City of Pompano Beach 100 W Atlantic Blvd
Pompano Beach, FL 33470

RE: 4th Resubmittal of Pompano Pickle PZ24-12000019
Response to Development Review Committee (DRC) Comments – April 2, 2025 DRC
+ Post DRC Comments

Dear Ms. Stanton,

Below are the comments that were not originally included in the April; 15. 2025 resubmittal. As we discussed, there were comments that were not apparent to us that still required a resolution. Please find those previously left out comments addressed here in addition to comments that have been provided to us post the April DRC meeting Please find a response to each of the comments with the response in **BOLD**.

Building Division

INFORMATION ONLY COMMENTS REMAINING

Engineering Division

INFORMATION ONLY/CONDITION COMMENTS REMAINING

Utilities Division

ALL COMMENTS RESOLVED (SEE EMAIL FROM UTILITIES) EXCEPT:

113. Please attach the following City Engineering Standard details as they apply: 102-1 Valve Box Settings, 106-3 Fire Meter and Backflow Device, 115- 1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

RESPONSE: PLEASE SEE THE ATTACHED SHEET C-901 THAT INCLUDES DETAIL 108-1 AND SHEET C-903 THAT INCLUDES DETAILS 104-1, 118-1, 118-2. 118-3. 119-1, 120-1. AND 122-1.

Post DRC Comment 1: Your plan appears to propose a new 8" water main but fails to detail what will happen with the existing main. Will it be removed, grout-filled, and abandoned in place? As per the comments, the following details are what remain to be attached.

RESPONSE: THE EXISTING WATERMAIN WILL BE REMOVED. PLEASE SEE THE REVISED SHEET C-501 THAT NO LONGER DISPLAYS THE EXISTING WATERLINE. ADDITIONALLY, A CALLOUT HAS BEEN ADDED TO THE DEMOLITION PLAN SHEET. SEE ATTACHED SHEET C-201-INFORMATION ONLY (UNSIGNED INTENTIONALLY)

Broward County Sheriff Office

BSO comments 19-22 & 29, 116-121 have been addressed despite the status on e-plan showing "unresolved". Please see the attached email from Deputy Russo.

Post DRC Comment 1. Please be certain that the CPTED & Security Strengthening plans for this project (Narrative & Drawing Diagram) are stamped "**CONFIDENTIAL**" when submitting for permitting as security plans are protected by Florida State Statute.

RESPONSE: "CONFIDENTIAL" WILL BE STAMPED ON THE APPLICABLE PLANS WHEN SUBMITTING FOR PERMIT.

Fire Department

ALL COMMENTS RESOLVED

Zoning Division

33. The existing alley is a public right-of-way and must be abandoned in accordance with the regulations of Section 155.2431 Right-of-Way or Easement Abandonment, in order to accomplish the site layout as proposed. In accordance with Section 155.3501.H.6.b.iii of the TO, deletion of an alley must be reviewed and recommended by the Director of Public Works prior to scheduling for the City Commission

RESPONSE: THE ABANDONMENT IS PROCEEDING FORWARD TO THE JULY 23, 2025 PLANNING AND ZONING BOARD.

34. Upon deletion/abandonment, the alley will be divided at the center line, with the north half of the alley turned over to the property to the north and the south half of the alley to the property to the south. The plans depict the width of the alley in its entirety included in the Pompano Pickle project. Revise all drawings, calculations and data to provide the correct information. Coordination with the property owner at the northeast corner of the block will be necessary.

RESPONSE: THE ABANDONMENT IS PROCEEDING FORWARD TO THE JULY 23, 2025 PLANNING AND ZONING BOARD AND CONSENT FROM THE ADJACENT PROPERTY OWNER HAS BEEN SUBMITTED TO THE CITY.

35. Clarify how trash service will function with the revised layout. How will the trash containers be serviced? Will an employee transfer the containers to the street to be picked up? Will there be a different means established for trash pick-up? Please clarify

RESPONSE: THE LOADING AREA FOR TRASH PICK HAS BEEN REMOVED. THERE WILL BE NO BACK-UP TRASH PICK-UP. ALL TRASH CONTAINERS WILL BE ON WHEELS AND MANUALLY BROUGHT TO THE CURB FOR GARBAGE COLLECTION. EMPLOYEES OF THE PICKLEBALL FACILITY WILL WHEEL THE CONTAINERS IN AND OUT. THE GARBAGE RECEPTACLES ARE PROPOSED TO BE LOCATED ON THE SIDE OF THE BUILDING BEHIND A 5 FT FENCE.

36. Detail 3 (Cover Structure Reference) on sheet A2-1, Court Fence Elevations, depicts a fully enclosed structure. The elevation drawings on same sheet do not include information for

the material beneath the Tensioned Vinyl Material other than "T6061 Aluminum Extrusion Beams with Structural Steel Connection Components" and "Court Fence Beyond" with no information pertaining to material proposed for the openings. Clarify whether the openings will be covered with a transparent material as shown on Detail 3 or other type of material, such as but not limited to glass walls, glazing, louvers, or other material. Any walled and roofed addition that is connected by a firewall or is separated by an independent perimeter load-bearing wall shall be considered "new construction" and will require Major Site Plan approval for new construction of the size indicated on the plans.

RESPONSE: THE COURT ELEVATION HAS BEEN REVISED. THERE IS NO SIDE COVERINGS ON THE STRUCTURE. THE ONLY A ROOF WILL BE COVERING THE COURTS. PLEASE SEE THE REVISED ELEVATION ATTACHED TO THE RESUBMITTAL.

37. The luminaire schedule on sheets C-707 and C-708 still show MH at 22 feet. Additionally, show required illumination levels in the parking lot on the photometric plan. Clarify whether lighting will be provided in the open space on the west side of the existing building. If provided, show locations of light poles.

RESPONSE: A REVISED PHOTOMETRIC PLAN HAS BEEN PROVIDED WHICH INCLUDE THE LOCATION OF THE LIGHTPOLES.

38. Show the illumination level at all property lines, not to exceed 3.0 footcandles, pursuant to Table 155.5401.E.

RESPONSE: A REVISED PHOTOMETRIC PLAN HAS BEEN PROVIDED.

42. If wind screens will be provided on the fence around the courts, add this information to the CPTED plan, as it may affect the natural surveillance onto the site.

RESPONSE: THE CPTED PLAN HAS BEEN REVISED TO INCLUDE THE WINDSCREEN.

43. Provide a detail of all proposed fence types. If the proposed fence around the courts will be chain link, the chain link must be vinyl coated, black or green, in accordance with TO regulations for fences.

RESPONSE: THE FENCE TYPES HAVE BEEN SPECIFIED. PLEASE REVIEW SHEET A3 FOR FENCE DETAILS.

123. Provide a specification for each type of glazing on the building elevations, in compliance with Section 155.3501.O.2.h.ii.g, where the glazed area has minimum visible light transmittance of 75% and a maximum reflectance of 15%.

RESPONSE: PLEASE SEE SHEET A2.1.

212. One of the three proposed ADA parking spaces appears to be narrower than the minimum required 12-foot width and the required landing area is not provided for that space.

RESPONSE: THIS HAS BEEN REVISED ON SP1.

213. Provide a pervious/impervious area diagram. Note that paver areas and artificial turf areas are not considered pervious by the City of Pompano Beach and must not be included as pervious on the requested diagram.

RESPONSE: A DIAGRAM HAS BEEN PROVIDED. PLEASE SEE SHEET SP1.1

Landscape Division

Post DRC Comment 1: Please provide a pervious area sheet and diagram. Note: pavers and artificial turf are not considered pervious per the City of Pompano Beach Zoning Code. There is

no sheet L-705 as noted in the comment response.

RESPONSE: REFER TO SHEET L-705, PERVIOUS DIAGRAM PROVIDED.

Post DRC Comment 2: Revise plans to show street trees #'d 45,46,47, & 49 to remain and be protected. There are existing street trees a part of a City Streetscape project that must be maintained and protected. New street trees must match the existing theme as a base. Provide relocated tree #'s on the LP.

RESPONSE: TREES 46 & 47 ARE INTENDED TO BE RELOCATED. TREES 45, 48 & 49 ARE TO BE REMOVED AS THE STREET REDESIGN IS INTEGRAL AS THE PARKING REQUIREMENT FOR THE PROJECT IS BEING MET WITH THE ADDITION OF THESE ON STREET PARKING SPACES. REFER TO SHEET L-703.

Post DRC Comment 3: As per 155.3501.J.3.f. Street trees are to be calculated at 1:30', and are to be large canopy trees. South side on both parcels are shy 9 trees require on main subject parcel(s).

RESPONSE: NINE (9) ADDITIONAL TREES WERE ADDED ALONG THE SOUTH PERIMETER LANDSCAPE AREAS. THE SPECIES WERE CHOSEN TO BE APPROPRIATE FOR THE SPECIFIC LOCATION: LOCATED ALONG SIDEWALK, ONE (1) LIGUSTRUM, FIVE (5) OAK, THREE (3) BULNESIA.

Post DRC Comment 4: Please provide a separate colored Suspended pavement sheet with required soil volumes per the soil volume graph per the species required. Please also verify the 3 stack as opposed to the 2 stack based on the depth of the water table. Also, a larger area may be used to reach that goal. Consider allowing cells under the sidewalk to access soil space on the other side based on 10,000 cu ft soil volume calculation

RESPONSE: REFER TO DETAIL 14, SHEET L-705 FOR 3-STACK SUSPENDED PAVEMENT DETAIL AND COLORED SUSPENDED PAVEMENT DIAGRAM. THREE-STACK SYSTEM HAS ALSO BEEN REFERENCED ON LANDSCAPE PLAN, SHEET L-703.

Post DRC Comment 5: As per 155.3501.J.3.f. Street trees are to be calculated at 1:30'. Provide large canopy street trees. South side of project East and West. The OHW in this area are only for street lights and shall be large canopy. Call to discuss.

RESPONSE: WE HAVE CALLED MULTIPLE WEEKS TO DISCUSS. TREES HAVE BEEN ADDED TO THE PLAN TO SATISFY QUANTITIES AND SPECIES HAVE BEEN CHANGED

TO MEET CANOPY REQUIREMENTS. REFER TO LANDSCAPE PLAN, L-701.

Post DRC Comment 6: As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain- sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Please provide a note on the LP. No note and only bubblers shown.

RESPONSE: A RUST FREE, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE, INCLUDING A RAIN-SENSING CUTOFF DEVICE, PROVIDING 100% COVERAGE WITH 50% OVERLAP HAS BEEN PROVIDED. REFER TO SHEETS L-707 THROUGH L-709.

Post DRC Comment 7: Provide average wholesale replacement tree cost instead of the average cost per inch in the Arborist Report.

RESPONSE: AVERAGE WHOLESALE REPLACEMENT TREE COST HAS BEEN PROVIDED. REFER TO TREE DISPOSITION LIST ON SHEET L-702.

Post DRC Comment 8: All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: NOTE HAS BEEN ADDED TO GENERAL LANDSCAPE NOTES ITEM 10.

Post DRC Comment 9: Provide a comment response sheet as to specifically how comments have been addressed at time of permitting.

RESPONSE: ACKNOWLEDGED.

Post DRC Comment 10: Sheets are mislabeled and uploaded sheet files have a different nomenclature than the label on the actual sheet please adjust comment responses so that staff can perform a more accurate review.

RESPONSE: ACKNOWLEDGED.

Post DRC Comment 11: Additional comments may be rendered a time of resubmittal.

RESPONSE: ACKNOWLEDGED.