



15 March 2023

City of Pompano Beach
Planning and Zoning Division
100 West Atlantic Boulevard
Pompano Beach, Florida 33060 – Third Floor

**Re: PZ20-12000012 Ultimate Sports Park
212 NW 16 Street, Pompano Beach, Florida 33060
Response to DRC Plan Review Comments
DRC Meeting Date: June 17, 2020**

Dear Planning Director:

This document was prepared to address pending comments on the previous DRC submittal for Ultimate Sports Park at the time we realized the Development Order issued on 10/13/2020 had expired. This information is being attached to assist with trying to describe some of the changes made since the original submittal. The main change to the project was the revision of the roof over the proposed restroom building.

We have reviewed the plan review comments we received from the various agencies of our DRC Submittal for Ultimate Sports Park, expansion to Apollo Park. Our team has written a response to each comment directing you to how it has been addressed or future action to be taken.

In addition, please note that site and field photometric information has been incorporated into the Electrical drawings since the drawings were originally submitted and note the following drawing changes:

- Delete 026 PH1.0 Proposed photometric plan.pdf and replace with 026 E3.00 Proposed Site Photometric Plan.pdf
- Delete 027 PH1.1 Proposed photometric plan.pdf and replace with 027 E3.01 Proposed Field Photometric Plan.pdf

The following is a list of what we believe to be active comments received from each discipline with our responses in red text.

Planning

Reviewer: Daniel Keester

- Land use for this parcel is Open Recreation (OR).
This is what we have identified in the Project Information on Sheet No. A0.01.
- Platting is not required.

DRC

This is our understanding per 000.02_no plat reqd email_20191212 we submitted with our DRC submittal information.

- The city has sufficient capacity to accommodate the proposal.
We understand there are no outstanding Planning Department comments to address.

Engineering Department

Reviewer: David McGirr

1. Broward County EPD Surface Water Management Division Permit or exemption for paving and drainage plans.
See approved License SWM2021-012-0 and ERP 06-80090-P.
2. Place note on landscape plans that landscaping materials other than sod are not allowed within (5') five feet of any City owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Show the location of all City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Engineering Standard street tree detail 316-1.
A note indicating that no landscape materials other than sod shall be installed within five (5) feet of any portion of City owned utilities within public street rights-of-way, refer to Sheet L1.0. Furthermore, landscape plans show the locations of all City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines. In addition, City Standard Detail #316-1 Required Tree Locations has been added to the plans. See Sheet L2.0 – Landscape Details.
3. Submit a City Engineering Division permit application for the following scope of work: all on/off site asphalt paving and curbing. (At time of permitting.)
Contractor will submit application at the time of permit.
4. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting.)
Contractor will submit information at the time of permit.
5. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.
The water and irrigation service connections are provided on Sheet C2.0. Extension of the existing sanitary sewer service is also noted.
6. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.
Warning dome mats and detail are provided on the plans, Sheet C1.0 and C1.2 respectively.
7. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.
How to retire old laterals
If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

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If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

The existing sewer connection will be utilized to serve the proposed improvements. The proposed water and irrigation service connections will be installed on the existing 6" watermain, located in the NW 15th PL right-of-way. There are no abandonments proposed.

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

It has been determined by the City of Pompano Beach Fire Department that the proposed fire hydrant is not required and the water main extension along NW 16th Street has been removed from the scope of work. See the fire hydrant correspondence e-mail trail confirming this directive.

**** 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. ****

Fire Department

Reviewer: Jim Galloway

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

The Building Code Information section in the middle part of Sheet No.A0.01 lists Florida Fire Protection Code, Seventh Edition 2020 (and latest revisions) as an applicable code

Building Division

Reviewer: Carpelo Jeoboam All the same comments / nothing new.

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.

Acknowledged.

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

Acknowledged.

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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.

Construction Documents shall be submitted for a building permit following approval of DRC. Contractor will file and obtain a Building Department Permit in accordance with General Note 12 on Sheet No. A0.01.

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.

A Stormwater Pollution Prevention Plan (SWPPP), Sheet C3.0, is provided with these DRC documents. A note has been included to require compliance with "local City/County and Water Management District Specifications." Refer to Sheet C3.0, Erosion Control Notes, Note #1.

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

We have listed General Note 16 on Sheet No. A0.01, that requires the Contractor to maintain a clean jobsite, and contain dirt, debris and dust within the immediate work area. The site is currently enclosed by a chain link fence that shall remain until completion of construction. Construction Manager shall provide gates as necessary and Note 21 on A0.10 Site Demolition Plan requires Contractor to provide screening over existing fence in accordance with City Ordinance 152.06 (b) through 152.06(G). The silt fence location and detail is provided in the SWPPP Sheet C3.0.

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.

We have listed General Note 17 on Sheet No. A0.01; it requires the Contractor to protect the work area against entry by unauthorized personnel. Also, signage shall be provided for sidewalk closure.

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).

The site has been identified as FEMA Flood Zone X in the Project Information on Sheet No. A0.01 and is not subject to the requirements of Floodplain Regulations. The finish floor elevation for the new building is proposed to be 18.85' NAVD which is greater than 6" above the crown of adjacent streets (+20" above), in accordance with 152.29(C)(1)(b).

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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.

Site elements and the proposed building comply with the requirements of Florida Building Code 2020-Accessibility. We have added General Note 19 on Sheet No. A0.01 to reference compliance with the accessibility requirements.

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.

Accessible parking spaces are provided in the new parking area on the north end of the site and an accessible route to and around the park is provided, connecting to sidewalks and streets.

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.

The Architect and Engineering Consultants have submitted signed and sealed documents attesting to the best of our knowledge, the proposed design complies with current code requirements.

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

Contractor will prepare applications for elements requiring a separate permit.

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.

The project scope does not include demolition of existing buildings, and it is our understanding that no asbestos certificate is required for this project.

3. 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.

Product Approvals / Notices of Acceptance are listed in the construction documents; we will review submittals by the Contractor for all required products prior to issuance of a Building Department Permit.

4. 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).

We have prepared and are submitting sheets with digital signature in accordance with Statutes and Code requirements.

5. 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.

We have prepared and are submitting sheets with digital signature in accordance with Statutes and Code requirements.

6. 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.

The Contractor will hire a Special Inspector and shall submit a completed application for the required components.

7. 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.

The Contractor will provide roofing application and shall provide necessary calculations.

8. 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.

A total of 42 parking spaces are proposed for the project, two of which are in accordance with FBC-Accessibility, Table 208.2; and comply with 502. See parking analysis on Sheet A0.01, under Building Code Information for additional information.

9. 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.

Final grades shown prevent water accumulation on the premises or adjoining properties.

10. 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.

The ground surface surrounding the building perimeter is concrete pavement and extends to the walls at all sides, and covering the areas over the existing foundations. The finish surface of the slab is pitched away from the building at a slope not to exceed 2% in all directions to provide accessibility throughout the entire plaza area.

11. 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.

A note to keep the Jobsite clean and free of debris is listed as General Note 16 on Sheet No. A0.01; note 18 has been added to address maintaining free roadways and right-of-ways.

12. 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.

Contractor will submit permit valuation at time of permit submittal.

13. 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.

This has been incorporated in General Note 11 on Sheet No. A0.01.

Broward Sheriff's Office

Reviewer: Scott Longo

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity. 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.

Acknowledged.

CPTED Landscaping Standards

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Final design is coordinated, and City of Pompano Beach shall maintain landscaping to avoid conflicts.

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Final design is coordinated to avoid criminal activity.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

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The City of Pompano Beach shall maintain all landscape material in accordance with this requirement. Furthermore, a note indicating that all shrubs within VUA areas shall be maintained at a maximum height of 24" to create a clear line of sight from the roadway has been added to the plans. See Landscape Plans, Sheet L1.0.

d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

Proposed street trees and perimeter buffer trees along Rights-of-Way shall be installed at fourteen (14) foot overall height with 4-1/2' clear trunk as per City minimum standards. All proposed trees shall have a trunk diameter less than six (6) inches and are excluded from surveillance obstruction as noted in items "e" below. Mature trees to be maintained by City of Pompano Beach staff and shall be held at an eight (8) foot high clear trunk and an open canopy providing clear view of natural and/or electronic surveillance.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

All proposed trees shall have a trunk diameter less than six (6) inches and are excluded from surveillance obstruction requirements.

Parking Garage & Lot.

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed.

Acknowledged.

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc. The parking lot for this public project is located immediately adjacent to, and visible from the roadway at the North end of the park. There is no access control proposed to the parking lot and it will be accessible for park visitors during regular park hours and evening events. The parking lot shall be illuminated from dusk to dawn.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

The City of Pompano Beach shall contract directly with a security and surveillance vendor to address camera coverage and other security concerns.

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

The City of Pompano Beach shall contract directly with a security and surveillance vendor to address camera coverage and other security concerns.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

The City of Pompano Beach shall contract directly with a security and surveillance vendor to address camera coverage and other security concerns. This consultant shall demonstrate overlapping sight cones.

f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

There is no access control proposed to the parking lot. The entrances into the lot and surveillance of the parking lot and entire park area shall be addressed by the City's Security and Surveillance Contractor.

Miscellaneous: CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

A note has been added to the CPTED Plan that states all electrical power receptacles shall be lockable to secure against unauthorized use.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Notes can be found in the CPTED Plan that states all wall hydrants and hose bibs shall be lockable to secure against unauthorized use; and referenced in the Plumbing General Notes.

c. Place bike storage racks close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

Bicycle racks have been provided adjacent to the north and south entrances to the park. The City's Security and Surveillance Contract will provide electronic surveillance at both locations.

Community Redevelopment Agency

No review comments have been posted from this department.

Utilities

Reviewer: Nathaniel Watson

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

Understood.

2. As per City Ordinance § 50.02 Water Distribution; General 13 (C)(1), the proposed water main extension along NW 16th Street must be extending to the closet intersection water main. Please correct.

It has been determined by the City of Pompano Beach Fire Department that the proposed fire hydrant is not required and the water main extension along NW 16th Street has been removed

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from the scope of work. See attached fire hydrant correspondence for confirmation of this decision.

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.

See approved License SWM2021-012-0 and ERP 06-80090-P.

4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

The proposed system will provide sufficient BMP's to comply with protection of existing and proposed storm water systems. A Paving, Grading & Drainage Plan, as well as an Erosion Control Plan are provided with these DRC documents. A note has been included on the Erosion Control Plan to require compliance with "Local City/County and Water Management District Specifications."

Urban Forestry (Landscape)

Reviewer: Wade Collum

1. Thanks you for the comment response sheet.

We hope to address your concerns.

2. Proposed project does not match the GO Bond public presentation

The current project represented in the drawings submitted is a result of delivering a project that is closer to the available funding. The current scope has evolved through a series of meetings with the City staff.

3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.

Please refer to tree appraisal worksheet submitted by Sutton Consulting Arborist, Inc., as well as the Arborists Report.

4. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.

All trees proposed for removal (3 total - #9610, 9611 and 9615) are all prohibited species and have no value. Dollar value and caliper of trees replaced not applicable.

5. Correct Tree data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Cypress trees around retention areas are possible fix. Entire Code Compliance Table on Landscape plan, sheet L1.0, has been re-calculated to describe required and provided trees, palms and shrubs for each applicable section of the City's Land Development Code. Tree and palm calculations include both existing and proposed trees within the project limits.

6. 350

Entire site area (412,559 s.f./2,000) requires 207 trees; project area (350,707 s.f. / 2,000) requires 176 trees.

7. Data table does not match plant list counts.

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Entire Code Compliance Table on Landscape plan, sheet L1.0, has been re-calculated to describe required and provided trees, palms and shrubs for each applicable section of the City's Land Development Code. Tree and palm calculations include both existing and proposed trees within the project limits.

8. It is unclear what the site square footage is being proposed as part of this project to determine tree and shrub counts, total vs project

The calculations of the Landscape Code Compliance table on Landscape Plan, sheet L1.0 is based on the project area of 350,707 s.f. (8.05 AC), not the total site area. Per Section 155.5203(C), which requires one (1) tree per 2,000 s.f. of area, would net 176 trees.

9. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, his 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.

Acknowledged. Tree protection details and specifications are provided on both the Tree Management Details, sheet TM2.0 and the Landscape Details, sheet L2.0. Furthermore, all required tree protection measures shall be in place prior to the onset of construction.

10. Violation 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 ISA Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Acknowledged.

11. Provide staggered heights for Thrinax palms.

Staggered heights of all Thrinax palms have been provided. See plant list on Landscape plans, sheet L1.0.

12. Note synthetic turf on landscape plan for the athletic field.

Note indicating synthetic turf limits for the athletic field added to landscape plan. See sheet L1.0.

13. Please highlight verify 21 trees along the east perimeter as it appears off.

Updated Code Compliance Table on Landscape Plan, sheet L1.0, provides detailed explanation of trees included in Perimeter Buffer calculations. Compliance of buffer trees includes both existing and proposed trees and palms.

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

Acknowledged. A note requiring the use of a registered Broward County Tree Trimmer has been added to the plans. See Landscape Plan, sheet L1.0.

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

This document is intended to address this comment.

Zoning

Reviewer: Jae Eun Kim

Land Use: OR

Zoning: PR (Parks and Recreation)

Minor Site Plan and Minor Building Design

1. Provide an updated survey for Zoning Compliance Permit approval.

An updated Survey shall be provided following right-of-way modification. Sketch and Legal has been provided to the City.

2. Portions of land along NW 16 Street and NW 15 Place shall be dedicated for right-of-way purposes prior to Zoning Compliance Permit approval.

Sketch and Legal has been provided to the City to dedicate the ROW.

3. Illustrate mechanical equipment on the Site Plan and screened in accordance with Section 155.5301. A. 2. New Development Screening Standards.

We have condensing units for the HVAC to the Office and Concessions areas of the proposed building. These units shall be located on the concrete slab under the bleachers and behind a chain link fence enclosure with slats, and equipment will not be visible upon completion of the project.

4. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for the zoning compliance permit approval.

We have addressed Broward Sheriff's Office comments as part of this response.

Waste Management

No review comments have been posted from this department.

This correspondence shall be considered part of the contract documents and all work shall be performed in accordance with the directions provided. I hope this reply addresses your concerns and satisfies the requirements of your department. Please review and let us know if you have any questions or concerns. Thank you.

Sincerely,

Abbas
H
Zackria

Digitally signed
by Abbas H
Zackria
Date:
2023.03.15
11:43:34 -04'00'

Abbas Zackria, RA CDT LEED AP

Principal Architect
Walters Zackria Architects

DRC

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