

**McNAB HOUSE AND BOTANICAL GARDEN
 CITY OF POMPANO BEACH – PRE-APP DRC COMMENT RESPONSES**

To:	City of Pompano Beach Planning and Zoning Department
From:	Kirk J. Olney, RLA 305-860-3709 kirk.olney@woolpert.com
Project:	McNab House and Botanical Garden
RE:	Pre-app DRC Comment Responses
DRC Process No.:	25-12000002
BA Project No.:	02437.000
Date:	February 26, 2025
CC:	Sarah Mulder – City of Pompano CRA Nguyen Tran – City of Pompano CRA Randy Hollingworth – BA Landscape Architecture Maria de Fatima Montoya – BA Landscape Architecture

Please find below written responses to the pre-app DRC comments received on February 4th, 2025.

BUILDING DIVISION COMMENTS by Todd Stricker:

COMMENT 1A: 1. 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: Will comply.

COMMENT 1B: 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: Will comply.

COMMENT 1C: 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: The design documents are under development. Follow up civil plan submittals will include a Stormwater Pollution Prevention Plan, and the Contractor shall be required to comply with NPDES requirements including the implementation of BMPs until final stabilization.

COMMENT 1D: If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

Response: The design documents are under development. Follow up civil plan submittals shall require the Contractor to implement temporary screened fencing in accordance with City Ordinance during construction.

COMMENT 1E: 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: The design documents are under development. Follow up civil plan submittals shall include requirements for the Contractor to develop and implement a Temporary Traffic Control (Pedestrian MOT) Plan to provide pedestrian protection with appropriate signage to direct pedestrian traffic.

COMMENT 1F: 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).

Response: CIVIL: The design documents are under development. Follow up plan submittals will provide for a minimum FFE of 9 ft NAVD (> 6" above highest adjacent crown of road. Architectural construction documents for the Classroom Building and Maintenance Building are currently in Zone AE with a BFE of 6.0' based on the 2024 map. FFE in the Classroom Building and Maintenance Building called out to be 7.0' (BFE + 1.0').). Elements below the noted FFE, kitchen bottom floor, shall be protected and detailed as required by Code Requirements.

COMMENT 1G: 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 2020 FBC Accessibility.

Response: The design documents are under development. Follow-up civil and architectural plan submittals shall detail compliance with site and building 2020 FBC Accessibility requirements.

COMMENT 1H: FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

Response: The proposed design incorporates an elevator into the existing McNab House building to access the lower main and upper floors. There are ADA lifts on the exterior to access the main floor level. The second floor of the Garage building is to be used for storage only and not accessible to the general public.

COMMENT 1I: 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: Will comply.

COMMENT 1J: FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be 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: Will comply.

BUILDING DIVISION COMMENTS by Todd Stricker:

COMMENT 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: Will comply.

COMMENT 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. The contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response: Will comply.

COMMENT 3: FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Acknowledged. The multipurpose and Maintenance Buildings shall be type IIIB Construction and do not require sprinklers due to their height per FBC Table 504.3.

COMMENT 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: Acknowledged. The Multipurpose and Maintenance Building shall be type IIIB Construction and do not require fire rating construction per FBC table 601.

COMMENT 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: Acknowledged. The multipurpose and Maintenance Building shall be type IIIB Construction and do not require fire rating construction per FBC table 601.

COMMENT 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.

Response: Acknowledged. Architectural construction documents for the multipurpose and Maintenance Building will comply with 2020 FBC Chapter 10.

COMMENT 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: The quoted section is in reference to a residential use and there will be no residential occupancies in this scope of work. The multipurpose Building is Group A3 Assembly and Maintenance Building is Group S1 Storage.

COMMENT 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: Will comply.

COMMENT 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. 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.

Response: Architectural specifications shall be provided, listing acceptable products. Plans shall depict products that match the specifications.

COMMENT 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: Will comply.

COMMENT 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: Will comply.

COMMENT 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: Will comply.

COMMENT 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: Will comply.

COMMENT 14: FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response: Will comply.

COMMENT 15: FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response: Will comply.

COMMENT 16: 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: Will comply.

COMMENT 17: 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: Will comply.

COMMENT 18: 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: Will comply.

COMMENT 19: 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: The design documents are under development. Follow up submittals will provide accessible parking signage to comply with requirements.

COMMENT 20: 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: The design documents are under development. Follow up submittals will provide site grading to further detail the prevention of water accumulation that would result in damage to foundations on the premises or the adjoining property.

COMMENT 21: 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: The design documents are under development. Follow up submittals will provide site grading to further detail sloping away from the building to comply with this requirement.

COMMENT 22: 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: The design documents are under development. Follow up submittals will include notes requiring the Contractor to comply with construction waste and trash requirements.

COMMENT 23: FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at 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: Acknowledged. Improvement value shall be provided at the time of Building Department Permitting.

COMMENT 24: 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: Signed and sealed drawings shall be provided at applicable regulatory approval submission and shall note applicable minimum building codes and the applicable fire-safety standards are compliant with Chapter 633, Florida Statutes.

ENGINEERING DEPARTMENT COMMENTS by David McGirr:

COMMENT 1: Submit/upload the Broward County Environmental Protection and Growth Management Division Surface Water Management (BCEPMGD) permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Noted. The BCEPGMD Surface Water License will be provided once it has been issued.

COMMENT 2: Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.

Response: The design documents are under development. A sediment and erosion control plan shall be provided as part of follow up submittals.

COMMENT 3: Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

Response: The Contractor will obtain the required FDEP NPDES permit prior to construction activities. A copy will be provided once issued.

COMMENT 4: Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.

Response: The Contractor will complete the required FDEP NOI prior to construction activities. A copy will be provided once available.

COMMENT 5: Submit/upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.

Response: The BC TED permit or exemption will be provided once available for off-site pavement marking and traffic signage plan.

COMMENT 6: How will the existing sidewalk on Atl. Blvd. be affected? Not that long ago, this was part of a streetscape project. Will the material change?

Response: Per the construction drawings, the streetscape along Atlantic Boulevard will be redesign to accommodate on street parking, the required 4' right-of-way dedication and entry points to the proposed improvements.

COMMENT 7: Submit/upload the 2025 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing, and sidewalks. These detailed drawings may be obtained from the City's website in pdf format. <https://www.pompanobeachfl.gov/government/engineering/standard-details>.

Response: The design documents are under development. The 2025 City Engineering standard details shall be incorporated as applicable in follow up submittals.

COMMENT 8: The City Planning and Zoning Division must approve these plans before the City's Engineering Division can.

Response: Acknowledged. Drawings shall be submitted to COPB Planning and Zoning Division for review and approval.

COMMENT 9: Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans.

Response: Acknowledged. Drawings shall be submitted to COPB Engineering Division for review and approval.

COMMENT 10: Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water and/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.

Response: Noted. The design documents, including landscape plans, are under development. Landscape and utility separation note shall be added to the planning plan. The location of all city-owned utilities shall be shown in follow-up submittals with sod proposed around applicable required facilities.

COMMENT 11: On plan Sheet 012 C-1, will the proposed curb (note the type) follow the edge of the existing roadway? Submit cross-sections.

Response: The design documents are under development. Cross-sections to clarify existing and proposed improvements to the roadway shall be provided in follow up submittals.

COMMENT 12: Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place the proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

Response: The design documents are under development. Detectable warning at driveways and public roadways will be provided in follow up submittals and the City detectable warning mat detail will be included.

COMMENT 13: On plan sheet 013, C-2 on Se 23 Ave., the existing water main is 6", not 16"

Response: Sheet 013 C-2 indicates an existing 6" water main within SE 23 Avenue right-of-way and a 16" water main within SE 22nd Avenue in accordance with records provided by the City.

COMMENT 14: On plan sheet 013, C-2 needs to show a fire-only meter before the DDCV

Response: The design documents are under development. Further details will be provided in follow up submittals to clarify the fire-only meter before the DDCV.

COMMENT 15: On plan sheet 012 C-1, our stormwater level of service (LOS) requires ponding not encroaching onto any roadway centerlines during the 10-year, 1-day storm event or encroaching onto any roadway edge of pavement during the 5-year, 1-day storm event. Considering that the existing pervious grass swales are being replaced with on-street parking, please demonstrate that this proposed design will comply with our LOS requirements and not overwhelm the existing stormwater system. Otherwise, new drainage improvements will need to be considered.

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

Response: The design documents are under development. The improvements shall be evaluated for compliance with City LOS requirements. Additional stormwater management improvements shall be provided as necessary to meet City LOS requirements.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer, the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of stormwater removal, subject to the approval of the City Engineer, are provided. Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive stormwater run-off from the public roadway and paved driveways.

Response: The design documents are under development. The improvements shall be evaluated for compliance with City LOS requirements. Coordination with the City Engineer shall be conducted and additional stormwater management improvements shall be provided as necessary to meet City LOS requirements.

(B) All grassed areas and other permeable areas within the public right-of-way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below the crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

Response: The design documents are under development and further details shall be provided in follow up submittals. Street swales are not currently proposed. Permeable areas will be detailed per the requirements listed.

COMMENT 16: The conceptual civil plan design lacks essential details. It requires meticulous attention to detail and specific delineation of the adjacent City mains, sizes, and connection characteristics. There are existing water services and sewer laterals where you are proposing new ones.

Response: The design documents are under development and further details shall be provided in follow up submittals. Existing services to the property will be reviewed for possible use for the proposed development.

COMMENT 17: Please note on the civil plan sheets 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. Sewer Laterals that are cut and capped must be as-built per our engineering as-built standards. How to retire old laterals:

- If the existing main is clay pipe and a CIPP liner is installed. (Install a sectional liner in the main over the old lateral, thus eliminating the lateral)
- If the existing main is a clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city-approved couplings)
- If the existing main is clay pipe, you must 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)

Response: The design documents are under development and further details shall be provided in follow up submittals. Existing services shall be indicated to be retired and use of existing services to the property will be reviewed for possible use for the proposed development.

COMMENT 18: Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5') five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing city-owned and maintained potable water mains and services, sanitary sewer mains or laterals, and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn, GIS Coordinator Engineering Div., for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: Noted. The design documents, including landscape plans, are under development. Landscape and utility separation note shall be added to the planning plan. The location of all city-owned utilities shall be shown in follow-up submittals with sod proposed around applicable required facilities.

BROWARD SHERIFFS OFFICE by Anthony Russo:

COMMENT 1: ****CONFIDENTIALITY STATEMENT****. PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL". Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

Response: Landscape architect acknowledges the CPTED confidentiality statement requirement. Confidentially Stamp and Statement have been added to CPTED Plan.

COMMENT 2: ****CPTED / Security Consultant****. Although not a requirement, the services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing.

Response: The services of a CPTED Security Consultant are not being used or proposed.

COMMENT 3: ****DISCLAIMER****. Safety & Security Reviews do 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, threats, breaches, or liabilities that might occur without any review.

Response: The landscape architect understands that Safety and Security Reviews are no guarantee that crime will not occur at some point in the future.

COMMENT 4: ****Pompano Ordinance 155.2407.e.9., Site Plan Review Standards**** complies with crime prevention security strengthening and CPTED standards, this requires both CPTED and Security Strengthening to be addressed for Planning and Zoning review and approval.

Response: The landscape architect acknowledges the CPTED and Security Strengthening Requirements and shall oversee that said requirements are incorporated into drawings submitted to Planning and Zoning for Site Plan Review. See CPTED Plan.

COMMENT 5: When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion and/or Certificate of Occupancy Application Phase, Security Strengthening and CPTED measures that have not been adequately addressed will still be required to ensure the safety and well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

Response: The landscape architect acknowledges that CPTED and Security Strengthening measures shall be in place at the time of Inspection and/or at Certificate of Occupancy Application Phase. Note has been added to CPTED Plan.

COMMENT 6: ****PRELIMINARY APPLICATION REVIEWS (PAM)****. All comments made by the Broward Sheriffs Office regarding your plan are preliminary only, as additional Security Strengthening AND CPTED attributes may be required as development progresses.

Response: The landscape architect acknowledges that additional Security Strengthening and CPTED reviews are likely.

COMMENT 7: ****ADDITIONAL PROJECT FEATURES AFFECTING CPTED/ SECURITY STRENGTHENING****. Any project features that may affect the principles and goals of Security Strengthening & CPTED on any of the other plan sections should also be included in the CPTED/ Security Plans. As an example: If a picket style see-through perimeter fence has its Natural Surveillance advantage eliminated because there are plans to install opaque screening over all and/or sections of the perimeter fence, then this information must be included in the CPTED/ Security Narrative Plan and Drawing Diagram for further analysis by the BSO Security Plan reviewer.

Response: The landscape architect acknowledges that all proposed improvements that affects or impacts CPTED and Security Strengthen is depicted and explained on the CPTED Plan.

COMMENT 8: ****CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL****. Note, if either the Security Strengthening, CPTED Drawing or Narrative Plans are a resubmittal, you may include comment responses to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, Do Not Just Say Acknowledged. Clearly stating will comply, with a detailed description of how it will comply is required.

Response: The landscape architect has endeavored to address each comment, explain how they were address herein, and revise the CPTED plan accordingly.

COMMENT 9: ****SECURITY PERSONNEL****. If this project includes a dedicated on-site Security Guard(s) and/or Loss Prevention Employees, provide the hours of operation and scope of duties such as active patrol of the interior/exterior, stationary location inside/outside, monitoring security surveillance video, uniformed, plain clothes, etc. Please incorporate this information into your CPTED Narrative and Drawing Diagram.

Response: The CPTED Plan has been updated with hours and operation, anticipated on site in-person security personal and CCTV strategy.

COMMENT 10: ****LATE-NIGHT BUSINESS NOW OR LATER?****. Must indicate if there will be any late-night business operations planned for this property, or the option to have one in the future. Note that the municipal ordinance absolutely requires additional special conditions to be met for any late-night business, therefore all development projects, new & retrofit, must include the required conditions for a late-night business to legally open & operate. If a development project is authorized & completed without including all the late-night business safety & security conditions, it cannot open after the fact until all the required conditions are first met which may result in much more additional costly & disruptive retrofit construction alterations, etc. Opening any Late-Night Business without meeting the conditions in the law may also result in additional statutory penalties.

Response: Planned Late Night Business Operations and associated compliance with applicable City ordinance has been added to the CPTED Plan.

COMMENT 9: ****ATTENTION VERY IMPORTANT****. Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE. If necessary, use more than one page when uploading the plans into the drawing plan folder.

Initials _____

Response Additional CPTED Conditions have been added to the CPTED Plan.

COMMENT 10: ****BROWARD SHERIFF'S OFFICE NO TRESPASSING PROGRAM****. Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach CPTED Advisor regarding placement of the No Trespass Signs.

Response: Will be done.

COMMENT: The CPTED and Security Strengthening conditions stated below must be incorporated into your CPTED narrative plan AND onto your CPTED drawing diagram for approval. The purpose is establish consistency between the narrative document and drawing diagram this will also aid in expediting the CPTED inspection process by ensuring that the on-site project managers have all the necessary information to meet expectations.

Response: The notes have been added to the CPTED plans see sheets PS-02 and PS-03

Natural Surveillance Landscaping. Maintain 2-to-2.5-foot maximum height for all hedges, bushes, low plants, and ground cover. Goal is to increase visibility & deter concealment.

Natural Surveillance (Lighting)

1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

2.) Security lighting should usually be primarily concentrated at gateways, doorways and windows; it should not over-illuminate or create shadows.

3.) To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass. LED lighting is preferred as it provides excellent color rendition for nighttime visibility.

4.) Lighting placement must enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

5.) Pedestrian scale lighting must be incorporated for designated pedestrian paths of travel. Such pathways can include, but are not limited to sidewalks, exterior shopping centers, parking lots, walking paths for recreational use, etc. Option to consider: Install ground pedestrian scale lighting near the front entrance gates and along the entrance pathway. When the area is darker the concern is keeping pedestrians in this area safe with adequate lighting. As nearby tall canopy trees grow larger, they will diminish ambient & pole lighting due to the widely spreading branches & foliage. By using pedestrian scale lower or ground placed safety & security lighting, light trespass into the adjoining residences will also be avoided. Bollard lighting is a great option as it provides both pedestrian scale illumination & physical protection from vehicle intrusion accidents.

Natural Surveillance Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc. Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss and may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

2.) Designated ADA access ramps and/ or exterior publicly accessible design features, whether elevated or not, such as walkways, stair wells, promenades, ramps are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

3.) For Commercial, Industrial & Multifamily, exterior stairwell risers (if any) should be of a see-through design. Goal: To enhance Natural Surveillance and to prevent the underside of the stairwell from being used as place for criminal activity, concealment, ambush attack as well as to deter trespass & loitering.

4.) Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc.

A3: Electronic Surveillance Security Strengthening. *****ATTENTION*****. Proposed camera and monitoring locations will be coordinated with a security and access control consultant and the Broward Sheriff's Office CPTED reviewer prior to permitting. Planning and installation of the surveillance monitoring system must include field input from experienced CPTED/security strengthening law-enforcement to ensure optimal results.

1.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight cones indicating comprehensive coverage.

2.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

3.) Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.

5.) Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. Such areas can include, but are not limited to meeting rooms, workout / exercise rooms, employee breakrooms, customer waiting rooms, interior & exterior common areas, etc.

6.) Designated vehicle parking areas have one of the highest crime rates therefore security video surveillance coverage must be comprehensive with overlapping sight cones and ensuring there will be no gaps in coverage. Goal: violent crimes against people as well as vehicle burglaries, thefts and other types of crimes frequently occur in parking areas. Having full and thorough video surveillance coverage is an important deterrent and is a valuable investigative resource that law enforcement often uses to quickly identify suspects and solve crimes more rapidly.

7.) Any internal and/or external U.S. Mail Kiosks / Post Office Box Stations must be captured by video surveillance.

B: Access Control Security Strengthening

1.) Wayfinding and Instructional Signage must be prominently displayed and posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

3) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored. Such items can include, but are not limited to firearms, cash, jewelry, electronic equipment, computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

4.) For Commercial and Industrial: Burglary / Intrusion / Sensor alarms must be activated whenever the business is closed, or all authorized personnel are out of the business.

5.) For Commercial including commercial/industrial/residential/hotels/retail/multifamily with security/front desk receptionists/hosts (if any) areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

6.) Any existing or future fencing anywhere on the site should be CPTED oriented such as metal rail bars with see-through spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak & is easily bent/ pried to facilitate climbing through so steel is much preferred.

7.) Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

B1: Access Control Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates a robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

3.) Bottom gate clearances must be 8 above the ground. Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

6.) Dumpster areas must be secured with Access Control and video surveillance.

7.) No Trespassing & No Illegal Dumping signage should be prominently & securely posted to the gates of the dumpster enclosure for maximum visibility.

8.) Enclosed trash rooms (if any) must be equipped with either constant lighting and/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B2: Access Control Security Strengthening for key control & Management offices

1.) Any keys, key fobs, key card devices and/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

2.) Key security office/room/key storage closet door must have an alarm and robust mechanical locking system.

3.) A surveillance camera must monitor the office key storage area.

4.) Management/Security Office door must have a security viewer (door scope / peephole) or reinforced security window.

B3: Territorial Reinforcements Security Strengthening. * ATTENTION ***.** BSO no trespassing signage is to be coordinated with a Broward Sheriffs Office CPTED reviewer prior to permanent placement of the signs. this is to ensure optimal results.

1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

2.) Post sufficient Broward Sheriffs Office No Trespass signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.

3.) Solid walls (if any) that are low to the ground (knee high for example) and used as symbolic barriers or security barriers should have a topside shape to prevent the potential for misuse, damages and/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.

C1: Security Strengthening Parking Lots / Parking Garages / Covered Parking

1.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

2.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees and to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

3.) Vehicle parking lots and garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop Signs, Stop Bar Pavement Markings, an Illuminated Stop Sign, Enter and Exit Signage, Flashing Red Light, Rumble Strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

D: Maintenance and Management Security Strengthening

D1.) For Commercial including industrial/residential/hotels/multi-family/offices, etc. with security/front desk receptionists/hosts (if any), install a fixed concealed silent panic duress alarm at main entrance and provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

D2.) Commercial, industrial and multi-family residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Purpose: Graffiti vandalism occurs frequently and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions & can sometimes be associated with gang activity. It can also incur costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

D3.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover and easily accessible secure internal cutoff switch. Goal: To deter theft of utility services and deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

D4.) Ensure all publicly accessible exterior water outlet spigots have a secure locking cap. Goal: To deter theft of utility services and deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

5.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures and/or Sensor Equipment, etc. Serial numbers and photos of such equipment must be stored and readily available for possible criminal or property damage reports.

6.) Elevator (if any) - Access Controlled by 1st floor FOB, include electronic surveillance and a panic button.

7.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway and preferably be reflective for instant recognition by law enforcement and EMS when responding to emergency calls for service.

Activity Support Security Strengthening

E1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum natural and electronic security surveillance.

E2.) If the building/development has a Wi-Fi system, it needs to be encrypted, and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

E3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc. thereby depriving legitimate users to ability to utilize the designated seating.

E4.) Thorough criminal background checks should be completed for all full-time and part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information and the handling of money.

E5.) Valet Stations and Pedestrian Queuing Areas (if any) must be captured by electronic surveillance and benefit from natural surveillance.

E6.) Valet attendants and accompanying pedestrians should be provided with protection from potential vehicle impacts. Options to consider would be the installation of traffic bollards, heavy planters, non-mountable vehicle curb, architectural / artistic features capable of deflecting such impacts, etc.

E7.) To aid against potential auto thefts and auto burglaries, valet key storage cabinets/closets should be kept locked at all times and be equipped with RFID (Radio Frequency Identification) protection. It is strongly recommended that a GPS tracking device be installed in any portable valet key storage podium that is not permanently anchored in place.

E8.) For Commercial/Industrial/Retail/Multiple Unit Dwellings: Light weight exterior furniture that is not permanently secured to the ground and designated for public use should be marked and identifiable as belonging to that development. Additionally, said furniture items should be securely stored when not needed and/or the site is closed to the public. Purpose: To deter acts of theft and to properly identify such items if stolen and located off site.

E9.) Public, Resident, Tenant, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

E10.) Install a Blue Light Call Assistance System or an equivalent Emergency Call System along any designated recreational walking pathways for emergency assistance. Blue Light / Emergency Call System and surrounding area must be under video surveillance.

COMMENT: For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.

Response: The comment responses included herein explain how each comment has been addressed and where to find the information in the drawings set.

PLANNING by Max Wemyss:

COMMENT 1: The property has a Land Use of ETOC (East Transit-Oriented Corridor) which permits the proposed Park, Park Concession/Restaurant/Bar, and Institutional/Educational Uses.

Response: Will comply.

COMMENT 2: The property is Platted (Pinehurst, Plat Book 5, Page 13 (1924)) without restriction on uses. All Platted folios for the site are to be unified, all defunct ROW has been abandoned, all existing ROWs are consistent with the Plat.

Response: Will comply.

COMMENT 3: The Broward County Trafficways Plan requires that Atlantic Blvd have an ultimate ROW width of 110 feet (or 55 feet to the Centerline). Revise the Site Plan to show the additional 5 foot dedication. This dedication will be a condition of approval.

Response: Noted, a 5-foot wide dedication is currently being shown along the north side of the parcel and identified on the site plan and civil plans.

COMMENT 4: ROW Centerlines do not appear to align with the physical centerline of the roadways (specifically SE 22nd Ave). Please coordinate with Engineering to ensure the ultimate ROW accommodates all expected ROW elements.

Response: Centerlines of the ROW align with the centerlines of the physical roadway in the civil plans.

Typical ROW Section T-4 of East Overlay District (60 ROW with parking on both sides) allows for the proposed elements within 30 feet, as follows:

- 11 foot travel lane
- 9 foot parking lane (including curb/gutter)
- 5 foot tree grate area
- 5 foot sidewalk

Response: Will comply.

COMMENT 5: Should off-site parking be required to support this public use, provide the off-site/shared parking agreements for the two properties, unless they are unified.

Response: Will comply.

FIRE DEPARTMENT by Jim Galloway:

COMMENT 1: Fire Department access points to two large assembly buildings from the side streets. Allows for fire apparatus to be out of public right of ways for traffic flow.

Response: Noted. Service access points have been given on both side streets.

COMMENT 2: Provide a life safety plan for outdoor events. Proposed occupant loads and event emergency plans.

Response: Noted. See sheet LS-00

COMMENT 3: Proposed classrooms, depending on occupant loads would/may require fire sprinkler protection. All buildings may require protection.

Response: A code analysis will be provided on the Life Safety sheets for the multipurpose Building. If fire sprinklers are required, they will be provided.

ZONING by Pamela Stanton:

COMMENT 1: On the site plan, sheet SP-01, show and label all existing element that will remain and all proposed site elements including but not limited to sidewalks, elevated walkways, tree grates, walls, fences, trellises, ponds and water features, trash enclosures, light poles, bollards, fire lanes, etc., and adjacent rights-of-way.

Response: Noted. Site Plan has been updated accordingly.

COMMENT 2: Provide dimensions on the site plan, sheet SP-01, for walkway widths, fence/wall heights, etc., and adjacent rights-of-way.

Response: Noted. Sidewalk dimensions added to site plan and fence heights added.

COMMENT 3: On the building elevations, a dimension for the top of parapet was found. Provide a dimension for the top of roof.

Response: Dimensions for the top of roof have added to the elevations.

COMMENT 4: On the building elevations, identify all exterior materials, finishes, colors etc.

Response: Materials, finishes and colors added to building elevations.

COMMENT 5: Provide language in the Project Description Narrative describing the different areas shown on the Illustrative Garden Designation, sheet LL-05.

Response: A senses garden description has been added to the Scope of Work on the Cover Sheet.

COMMENT 6: Information on the Zoning table on sheet SP-01 states "Refer to Sheet SP-01 Site Plan." The information was not found on SP-01

Response: Noted. Zoning Table on SP-01 updated with applicable project information.

COMMENT 7: Item for discussion: Event Pavilion trash enclosure location.

Response: Noted. Event Pavilion trash enclosure has been relocated to the west. See sheet A101.E Event Ground Floor Plan.

COMMENT 8: Clarify how trash operations will function for the Restaurant/Kitchen building, Classroom Building, Maintenance Building.

Response: For the Restaurant/kitchen building the trash will be stored in an air-conditioned trash room until pickup, at which point the dumpster will be wheeled to the curb. For the event building, the trash is being held within a secure dumpster enclosure, and at the appropriate pick-up time, wheeled to the curb.

COMMENT 9: The floor plans indicate that the back of house operations, storage, and other uses are located adjacent to the exterior walls that face the streets on the four sides of the block, creating a need to screen these uses from view from the public rights-of-way. However, the appearance of the street-facing building facades must be addressed in a manner that does not create a "back-of-building" appearance, particularly considering the pedestrian-oriented nature of the TO/EOD Zoning District in which the park is located. While the Commercial, Institutional, and Mixed-Use Design Standards of Section 155.5602 are applicable to this project, Public Purpose Adjustments, Section 155.2435, may be used to alleviate the need to provide certain required building design elements such as transparent glazing for views into otherwise unattractive spaces within the buildings, while providing building façade design that lends the appearance of active uses while screening the views into the interior spaces. For example, opaque spandrel glass used in openings may give the appearance of windows. Additionally, façade articulation and stepped parapets may provide visual interest to the building, etc. Please provide a narrative that addresses each Zoning Code Section for which a modification or adjustment is requested, and justification for each.

Response: The North elevation of the event building had been updated to create more articulation to be more in keeping with the pedestrian-oriented nature of the street. A Public Purpose Adjustment shall be requested for the classroom/restroom building including a narrative explaining project intent and the reasoning for main program to face the garden rather than the streetside. Decorative finishes will be applied to street facing facades as well as landscaping.

LANDSCAPE REVIEW by Wade Collum:

COMMENT 1: As per 155.3501.H.6.c.vi.g. Overhead utilities are not permitted. Existing overhead utilities shall be relocated underground.

Response: Noted. The city and electrical engineers are currently talking with FPL about the feasibility of undergrounding overhead wires.

COMMENT 2: Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

Response: A survey with all existing trees and palms prepared by a registered surveyor is included in the drawing set.

COMMENT 3: Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method.

Response: See arborist report attached and refer to Table 1.

COMMENT 4: Provide the dollar value for specimen trees, height on palms, and DBH of all non-specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

Response: See arborist report attached and refer to Table 1.

COMMENT 5: As per 155.5204.E.1.b.i-iv; Mitigation is to be replacement trees above and beyond required plantings

Response: Will comply.

COMMENT 6: Provide a tabled tree disposition / tree management table with tree numbers and what their disposition as it relates to removal, relocation and or protect in place. There should be thought given to temporary irrigation for any preserved trees during the process

Response: See arborist report attached and refer to Table 1.

COMMENT 7: Can you please orient all the plans the same way

Response: Noted. All plans landscape plans are oriented the same way.

COMMENT 8: Provide an overall landscape plan to match the site plan layout.

Response: Noted. An overall landscape plan has been added to the set. See sheet LL-00.

COMMENT 9: Provide callouts on the landscape sheets to match a plant list.

Response: Noted. Call outs added to the landscape sheets for trees and palm trees to match the plant list.

COMMENT 10: Love the color-coded plant list. Please also provide an overall plant list for the purposes of review and inspections

Response: An overall plant list added see sheets LL-09.1 and LL-09.2.

COMMENT 11: Provide bump outs for every 10 spots and end islands for the on-street parking and show canopy trees in those areas on every street, save Atlantic Blvd.

Response: Right-of-Way landscape islands have been added at appropriate locations but due to existing utilities the addition of trees in these bump outs cannot occur. However, shrubs and groundcovers will be provided. See SP-01 and landscape plans.

COMMENT 12: Correct cell in Data Table for street trees on SE 23 Ave to reflect the 530' (linear feet).

Response: Information regarding street trees is corrected. See sheet LL-10

COMMENT 13: As per 155.3501.K.5.a.i. Oak trees should be provided along Atlantic Blvd, but the Bridal Veil trees noted in existing streetscapes design can be replaced to match the existing, with the Oak trees being used on the other street tree layouts.

Response: Noted. Bridal Veil trees are used on Atlantic and Live Oak trees are use on the other three side streets.

COMMENT 14: As per 155.3501.K.5.d correct street tree size to be at the time of planting, the shade tree shall be a minimum of 24 feet in height with 8 feet clear trunk.

Response: Noted. Street tree size specifications adjusted. See landscape plans

COMMENT 15: As per 155.3501.K.5.a.i. Streets with specific tree species requirements in a designated TO will be shown on the Designated Publicly Accessible Open Space and Greenway Systems Regulating Plan. Cluster like flowering trees together in street tree layout and book end the roadway, Tabebuia impetiginous, Purple Trumpets along SE 2nd St. and the shade trees in the middle.

Response: Flowering street trees provided at book end of roadway. See landscape sheets.

COMMENT 16: As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. To include the WANE Tree Preservation System.

Response: A modular suspended pavement system added in public right-of-way for street trees in tree grates. See landscape plans. See sheet LD-01 for details.

COMMENT 17: As per 155.3501.J.3.a. Suspended pavement systems must be specified for trees in landscape areas directly abutting paved areas

Response: A modular suspended pavement system added in public right-of-way for street trees in tree grates. See landscape plans. See sheet LD-01 for details

COMMENT 18: All suspended pavement needs to be noted and shown on all Civil Plans.

Response: Note added. See civil sheet C-1 Paving, grading and drainage plan.

COMMENT 19: As per 155.3501.J.3.d. Native trees shall be preserved where feasible. Building setback should be adjusted to preserve tree canopy. A native tree as a focal point in a courtyard or expanded sidewalk area is encouraged.

Response: Will comply.

COMMENT 20: As per 155.5204.D.4., tree relocation activities must post a bond to ensure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based on the dollar value given for each at time of permitting.

Response: Note added to landscape plans requiring the contractor to post a bond to ensure the survival of existing to remain or relocated trees. See sheet LD-02.

COMMENT 21: 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: Tree trimming requirement note added. See sheet LD-02.

COMMENT 22: Please realign notes on LT-3 to ensure that an ASCA Registered Consulting Arborist to oversee all work on existing trees and trees proposed to be relocated. Including but not limited to any future maintenance, branch removal, root pruning etc.

Response: Noted. Notes revised and realigned. See notes on sheet LT-03.

COMMENT 23: Any root pruning for trees proposed to be relocated shall be calculated based on trunk diameter and current industry standards. Temporary irrigation shall be established and in place prior to any root work on site.

Response: See root pruning requirements and root ball size chart on sheet LT-03 and LT-04.

COMMENT 24: Please provide specifications and directives by an ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and root ball size for all relocation proposed if any.

Response: Arborist requirements and activities added to sheet LT-04.

COMMENT 25: Provide soil specifications on percentage form and consistently note on all plans what soil spec that is.

Response: See soil specifications on sheet LD-02.

COMMENT 26: Please clarify the proposed removal of all that soil on sheet LL-12

Response: The purpose of this diagram is to make sure the soil being used around the trees is not compacted and allows for percolation.

COMMENT 27: Please show the relocated oaks slated for the front of the restaurant as previously discussed. The plan currently shows what appears to be new trees.

Response: Will comply.

COMMENT 28: Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Will comply.

COMMENT 29: Thank you for the planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball resembling industry best management practices.

Response:

COMMENT 30: Provide Root Barrier specifications on the plan. Staff strongly recommends either the fabric or a hard physical root barrier, such as Deep Root hard plastic at least 24" in depth in all areas bordering hardscapes or utilities.

Response: Noted. Root Barrier specifications shall be added.

COMMENT 31: 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.

Response: Noted. Refer to sheet IR-01 and IR-02.

COMMENT 32: Bubblers will be provided for all new and relocated trees and palms

Response: Will comply.

COMMENT 33: As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Please note on the plans.

Response: Noted. See notes on sheet LL-00.

COMMENT 34: 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: Noted. See notes on sheet LL-00.

COMMENT 35: For example; 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: Noted. See notes on sheet LL-00.**

COMMENT 36: 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: Noted. See notes on sheet LL-00.

COMMENT 37: 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: Will comply.

COMMENT 38: Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

Response: Noted. See notes on sheet LL-00.

COMMENT 39: Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

Response: Noted. See notes on sheet LL-00.

COMMENT 40: As per 155.5203.B.2.b; Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: Noted. This note shall be added. Additionally, we have provided a diagram on sheet LL-12 to ensure that the right amount of depth of planting soil shall be added depending on where the trees are located to avoid compacted soil and allow for better percolation.

COMMENT 41: Provide soil specifications in percentage form, i.e. 70/30.

Response: Noted. See sheet LD-02.

COMMENT 42: All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Noted. See note on sheet LL-00.

COMMENT 43: Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal

Response: Noted. Responses to the comments shall be provided.

COMMENT 44: Additional comments may be rendered a time of resubmittal.

Response: Will comply.

END OF WRITTEN COMMENT RESPONSES