

June 1, 2022

City of Pompano Beach  
Planning and Zoning Board  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

**RE: North Ocean Park**  
**Application #: PZ22-12000012**  
**KEITH Project No. 09520.02**

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated April 4, 2022, KEITH and the project team offer the following responses to your comments/questions:

**URBAN FORESTRY DEPARTMENT COMMENTS: WADE COLLUM**

Pre-Application review 4-4-22 wade.collum@copbfl.com 3424 NE 16<sup>th</sup> Street

1. 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 tree survey prepared by a registered surveyor has been provided.**

2. 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.

**Response: Please see sheet LD-101, Tree Disposition Plan for all required information on the existing trees.**

3. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced.

**Response: See the tree removal summary on sheet LD-101 for the required calculations.**

4. The City does not recommend the use of large canopy, large fruiting palms in and around high target areas such as pedestrian access, consider changing the Coconuts by the proposed exercise equipment.

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**Response: Coconut palms were removed from the middle of the exercise area. Refer to sheet LP-101.**

5. Provide tree numbers for existing proposed to remain on the landscape plan.

**Response: Tree numbers have been added to the landscape plan, sheet LP-101.**

6. Provide a native aerosol salt tolerant understory tree in large parking end island

**Response: A seagrape and green buttonwood have been added to the landscape islands. See sheet LP-101.**

7. Provide callouts on the plan.

**Response: All plant are now called out. Please see sheet LP-101 and reference the plant list.**

8. Please show paspalum sod in the plant list.

**Response: Sod has been added to the plant list.**

9. The plan shows a total of five (5) existing grills being reduced to two (2) along the perimeter, please propose additional grills closer to the proposed pavilion.

**Response: We are providing a total of 5 grills along the park, 2 of the grills are closer to the proposed pavilion. Please see sheet SP-101 for locations.**

10. Clarify if there is a retaining wall being proposed within the dripline of the large existing Green Buttonwood on the west side of the property.

**Response: Yes there is a retaining wall proposed for the west side of the tree. The structural system will be coordinated with the architectural team to minimize the impacts. Refer to structural construction plans during permit review.**

11. It appears that there is too much concrete on the NW corner of the park, the circular feature, and ramp lend itself more to the adjoining development and not the park. Please coordinate with city staff to coordinate more of a 'park' feel for the park.

**Response: This is a required ADA connection to provide access from the park to the pedestrian plaza. The ramp was minimized and shifted north away from the critical root zone of the existing green buttonwood.**

12. Please clarify the construction makeup of proposed pavilions as it appears to be a fabric type shade cloth and may not fare well in this application in proximity to the beach and environmental conditions. These pavilions are rentable to the public in rain or shine, staff may recommend changing to something more suitable and long lasting.

**Response: We redesigned the proposed pavilions. The existing round columns and existing concrete slab are to remain. The roof layout is modified, along with its structure – aluminum rafters and beams – and a new standing seam metal roof. In between both existing structures, we are proposing a new pavilion with a butterfly roof. Please see sheet A-4 and a-5 for the pavilion elevations.**

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13. 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

**Response: An irrigation plan has been provided. Please refer to sheet LI-101.**

14. Please clarify any improvements proposed in the area of the existing showers.

**Response: We are proposing two station pools exterior beach shower, with two shower heads each round pools. Please see sheet A-6 for both enlarged plan and elevations of proposed showers.**

15. Sheet CU.101 shows proposed water service connection within the CRZ (critical root zone) of the large existing Green Button. Correct and relocate.

**Response: The proposed water service on sheet CU-101 has been relocated outside of the CRZ.**

16. What are the construction elements of the proposed pavilion?

**Response: As mentioned, the proposed pavilion construction elements are: concrete columns, aluminum beams and rafters and a new standing seam metal roof. Please see elevations on sheets A-4 and A-5.**

17. 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: This note is included on sheet LP-101, note #6.**

18. 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: This note is included on sheet LP-101, note #7.**

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

**Response: This note is included on sheet LP-101, note #8.**

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

**Response: Comment Acknowledge**

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

**Response: Comment Acknowledge**

## ZONING DEPARTMENT COMMENTS: DIEGO GUEVARA

Pre-Application review 4-4-22 Diego.Guevara@copbfl.com 954-786-4310 3424 NE 16TH ST

1. Clarify the Site Data Table. The impervious and pervious area calculation provided is confusing. Separate the total square footage and corresponding percentage for the pervious and impervious areas, making it more precise.

**Response: The impervious and pervious areas have been calculated separately and the totals have been separated, refer to sheet SP-101.**

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2. Clarify the Site Data Table. The impervious and pervious area calculation provided is confusing. Make the total square footage and corresponding percentage for the pervious and impervious areas clear.

**Response: The impervious and pervious areas have been calculated separately and the totals have been separated to provide clarity, refer to sheet SP-101.**

3. Add distance from the historic dune vegetation line.

**Response: Historic vegetative dune line shown with dimensions from nearest structure to the west the property line to the east.**

4. Explain why the sidewalk and parking spaces are not aligned with the proposed parking spaces of the Ocean Park Building. They look longer; however, the dimension provided is 18 feet.

**Response: Parking has been adjusted to align with the parking adjacent to the ocean park building. Refer to sp-101.**

5. Clarify the finishing material of the surface where the bicycle racks are located.

**Response: Tremron shellstone pavers along sidewalk and where bicycle racks are located, please see sheet A-1.**

6. Ensure the walking path next to the circular pathway at the park's northwest end complies with the minimum width requirement. Add dimension at the narrowest point.

**Response: The ramp and adjacent pathway had been modified, a dimension of 5' has been shown to allow for the minimum width requirements. Refer to SP-101 and A-1.**

7. Add the projection of the roofline to the floor plan drawing.

**Response: The projection of the roofline has been added to the enlarged bathroom layout plan, please see sheet A-2.**

8. The roof plan submitted shows two organic planes overlapping. However, a small "triangular area at the south of the structure seems to be uncovered by the roof planes.

**Response: The two organic planes overlapping are not the actual roof of the bathrooms. The bathroom roof is 10'-0" height from the ground level. Please see building section on sheet A-2.**

9. Provide sections and further information about the roof design and construction.

**Response: Please see building section on sheet A-2 to clarify the roof design and construction.**

## CRA DEPARTMENT COMMENTS

The property is out of the CRA and there are no comments.

## PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

Pre-Application review 4-4-22 daniel.keester@copbfl.com 954-786-5541 3424 NE 16<sup>TH</sup> ST

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

**Response: Comment Acknowledge**

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2. A development agreement between the City & Mount Vernon Property Holdings, LLC was approved by the City Commission (Resolution 2019-247). The development agreement was recorded in the Broward County Records (Instrument # 115991100). The agreement indicates that the developer should make a presentation to the Park & Recreation Advisory Board, and following the Board review the comments would be forwarded to the City Manager & advise the developer to make certain improvements. Contact the Recreation Programs Administrator (Mark Beaudreau) at 954-786-4191 for placement on the next available agenda.

**Response: Comment Acknowledge**

**BUILDING DEPARTMENT COMMENTS: JAMES DeMARS**

Pre-Application review 4-4-2022 james.demars@copbfl.com 3424 NE 16<sup>TH</sup> ST

**Advisory Comments**

**FIRE DEPARTMENT COMMENTS: JIM GALLOWAY**

4/4/2022

Pre-Application review 4-4-22 jim.galloway@copbfl.com 3424 NE 16<sup>TH</sup> ST

Comments are Conditional of Development:

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.

**Response: Comment acknowledged.**

**UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON**

Pre-Application review 4-4-22 1508 N. Ocean

Status: Comments not available as of 4/4/2022

**SOLID WASTE DEPARTMENT COMMENTS: BETH DUBOW**

Solid Waste and Recycling Comments

Pre-Application review 4-4-22 beth.dubow@copbfl.com 954-545-7047 3424 NE 16<sup>TH</sup> ST

Status: Comments not available as of 4/4/2022

**ENGINEERING DEPARTMENT COMMENTS: DAVID MCGIRR**

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

**Response: Copies of all Civil permits shall be submitted prior to issuance of the Building Permit.**

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

**Response: Copies of all Civil permits shall be submitted prior to issuance of the Building Permit.**

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

**Response: Copies of all Civil permits shall be submitted prior to issuance of the Building Permit.**

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

**Response: Comment Acknowledged.**

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

**Response: Comment Acknowledged.**

6. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), 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 all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard Street tree detail 316-1.

**Response: These notes are included on sheet LP-101, notes #11&12. Refer to sheet LP-501 for the Standard Street tree detail.**

7. With the proposed construction please place a note on the Civil plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: Please refer to sheet CU-101 for the above-mentioned note.**

Pre-Application review 4-4-22 david.mcgirr@copbfl.com 954-786-5514 3424 NE 16<sup>TH</sup> ST

## BSO DEPARTMENT COMMENTS: PATRICK NOBLE

Pre-Application review 4-4-22 3424 NE 16<sup>TH</sup> ST

Status: Comments not available as of 4/4/2022

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