



URBN Design

666 N.E. 125th Street | North Miami, FL 33161

August 26, 2025

Re: Comment Response Letter
P&Z number: 22-12000027
Project Name: Festival Marketplace – Racetrac
Project Address: 2900 W Sample Rd
Folio number: 484221070010

ENGINEERING

David McGirr

1. PLEASE **PROVIDE A NARRATIVE** RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

Response: Acknowledged.

2. Submit/upload a copy of the (FDOT) Florida Department of Transportation **driveway connection permit** or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of Sample rd.

Response: See enclosed.

3. Submit/upload a copy of the (FDOT) Florida Department of Transportation **driveway drainage connection permit** or exemption for the proposed driveway, roadway curb gutter, and sidewalk to be constructed within the road right-of-way of Sample rd.

Response: See enclosed.

4. 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 for NW 27 Ave.

Response: See enclosed.

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5. Submit/upload a copy of the **Broward County Highway Construction and Engineering Division permit** or exemption for the proposed street roadway improvements on NW 27 Ave.

Response: See enclosed **Broward County Highway Construction & Engineering Division Approval**.

6. Submit/upload a copy of the (BCOES) **Broward County Water and Wastewater Service Utility permit** or exemption for the proposed utility work.

Response: **Pending utility permit renewal currently under review.**

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

Response: See enclosed **Surface Water Management permit**.

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

Response: **To be applied for by the contractor before starting construction.**

9. 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: **Notice of Intent (NOI) to Use the Generic Permit for Pollutant Discharges to Surface Waters of the State from the Application of Pesticides is not required. No discharge to the surface waters is proposed.**

10. Submit/upload a copy of the (**FDEP**) Florida Department of Environmental Protection permit or written exemption from this agency for the **proposed potable water main** and service line connections shown on the civil engineering drawing.

Response: See enclosed **FDEP Water Permit**.

11. Submit/upload a copy of the (BCEPGMD) Broward County Environmental Protection and Growth Management Division **wastewater collection system license/permit** or written

exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: See enclosed FDEP and Broward wastewater collection system Permit.

12. Submit/upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

Response: See enclosed FDEP and Broward wastewater collection system Permit.

FIRE

Jim Galloway

13. 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.

Response: Acknowledged

BUILDING

Todd Stricker

14. 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.

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.

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.

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

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.

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. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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.

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.

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.

Response: Acknowledged

15. 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: Acknowledged

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

Response: Acknowledged

17. 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

18. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistancerated 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



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19. 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

20. 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: Acknowledged

21. 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: Acknowledged

22. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings, awnings, 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: Acknowledged



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23. 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: Acknowledged

24. 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: Acknowledged

25. 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: Acknowledged

26. 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: Acknowledged

27. 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: Acknowledged

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28. 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: Acknowledged

29. 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: Acknowledged

30. 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: Acknowledged

31. 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: Acknowledged

32. 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.



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Response: Acknowledged

33. 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: Acknowledged

34. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response: Acknowledged

35. 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 architects or engineers 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: Acknowledged

BSO

David Cappellazo

36. A.**CONFIDENTAILITY 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

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Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

B. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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

Response: CPTED NARRATIVE & DIAGRAM have been stamped "CONFIDENTIAL". See enclosed.

LANDSCAPE

Wade Collum

37. Clearly define a scope of work line on the plans, particularly on the west and south perimeter.

Revise all plans to show how the 1 acre parcel to the west applies to this project, or the forthcoming warehouse project to the west, as both projects are showing this as included in the proposed project and calculating trees and pervious individually. Clarify and correct

Response: Please see revised Landscape Set sheets L-100 Tree Disposition, L-200 Landscape Planting Plan, and L-300 Irrigation Plan. North, West, and South buffers provide large canopy trees but are placed to avoid underground utility lines so some are placed outside of the buffer area but meet the intent. East Type C modified/hybrid buffer has overhead utility lines so FPL-approved species and setbacks have been followed including large canopy trees @ 25' O.C. and understory where a 30' setback from overhead lines exists and medium canopy and understory @ 20' O.C. where 20'+ distance from lines, including a multi-level tiered planting scheme that includes a large species continuous hedge.

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UTILITIES

Tabensky Johnson

38. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process

Response: Acknowledged

39. Please procure an approved **Broward County EPD Surface Water Management permit** or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal

Response: See enclosed Surface Water Management permit.

40. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems.

Response: See Erosion Control Plans

41. Broward County Water & Wastewater service area. Please procure a **Broward County permit for any off-site water/sewer utility** connections.

Response: Please see enclosed Broward County Highway Construction & Engineering Division Approval.

ZONING

Pamela Stanton

42. All sheets must match the revised project limits.

Response: All sheets have been coordinated to match revised project limits.

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43. The entrance driveway from Sample Road must be coordinated with the Festival Industrial Development site plan, as both the RaceTrac and the Festival Industrial Development show the entrance driveway as part of the site plans.

Response: Entrance has been coordinated. See revised plans.

44. On sheet C-7.0, Site Plan, show the proposed Festival Industrial Development site plan, as halftone/greytone, hatched, or other similar means, to depict it on the drawing sheet but outside of the scope of the RaceTrac site plan.

Response: The proposed Festival Industrial Development site plan has been added to the Master Site Plan, Sheet C-6.0.

Please feel free to contact me at CCollins@urbndesigngroup.com or 321-217-6247 should you have any comments or concerns.

Thank you,

Christopher Collins, P.E.
President