



03 May 2023

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

**Re: PZ23-12000010 Ultimate Sports Park
212 NW 16 Street, Pompano Beach, Florida 33060
Response to DRC Plan Review Comments**

Dear Planning Director:

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

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

Community Redevelopment Agency (CRA)

Reviewer: Kimberly Vazquez
Review Status: Authorized

The CRA is support of the improvements to the Park.
Acknowledged.

Broward Sheriff's Office (BSO)

Reviewer: Patrick Noble
Review Status: Assigned

***** ATTENTION IMPORTANT *****

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

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

***** DISCLAIMER *****

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Understood

DRC

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

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

*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL ***

1. Territorial Reinforcement and Access Control - Trespass, Wayfinding, Ground Rules & Other Signage

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

City of Pompano Beach will sign up for this program.

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West.

Two BSO Protection Signs are indicated to be placed on the walls outside the concessions building. The same signage mounted to a post has been added adjacent to each of the entrance gates and two signs will be placed on the east side of the site, near the north and south right of ways. See sheet A1.50.

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

A note has been added to the lower right hand side of Sheet A1.50.

d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Park Rules signs are indicated on Sheet A1.50, adjacent to the entrances.

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to warn and avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.

Wayfinding signs are not required for this project which is comprised of a field and concessions building. All pathways are paved in concrete.

2. CPTED Landscaping Standards

2A: Natural Surveillance - Landscaping

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.



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

b. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Final design is coordinated to avoid criminal activity.

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

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

d. Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance.

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

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

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

3. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs

a. All solid exterior doors, such as in the concession stand building, must have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting", and 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 have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

A 180-degree wide angle door viewer will be provided at the exterior door leading into the vestibule that provides access and egress from the concessions area and office. A note has been added to the West Elevation drawing on Sheet No. A2.20 indicating the viewer on Door No. 08. All other doors provide access to restrooms and non-occupied utility and storage spaces, no provisions will be made at these doors.

4. Security Strengthening - Burglar Security Alarms/ Safes – Physical & Mechanical Security Strengthening

a. For Commercial Structures/ Buildings: Install hard wired burglar security alarms and safes at any commercial property including retail businesses such as a concession building wherever valuables of any kind are stored such as cash, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification



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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.

The City of Pompano Beach shall contract directly with a security vendor. No safe will be provided since no cash will remain on the premises at the end of each event.

5. Parking Area/ Lot, and Adjacent Access Egress and Perimeters:

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

Acknowledged.

b. Explain how this development will secure the parking lot to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to commit burglary, auto theft, robbery, sexual assaults & batteries, etc. No security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

The parking lot for this public project is located immediately adjacent to, and visible from the roadway at the North end of the park. There is no access control proposed to the parking lot and it will be accessible for park visitors during regular park hours and evening events. The parking lot shall be illuminated from dusk to dawn.

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

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

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

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

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

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

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

The City of Pompano Beach shall coordinate the placement of towing signage and information with Towing Contractor.

k. Highly recommended: Install sufficient sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

An 8'-0" wide continuous sidewalk has been provided between the parking lot and park, in front of the parking spaces.

6. Graffiti Maintenance – CPTED

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a. Exterior wall surfaces along the concession building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.

We have added note to the exterior elevation sheet A2.20.

7. 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.**

The City of Pompano Beach shall contract directly with a security and surveillance vendor to address camera coverage and other security concerns and they shall coordinate final installation with the Broward Sheriff's Office.

8. Miscellaneous: CPTED & Security Strengthening

a. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Removable bollards are indicated at each of the four entrances into the park, see Sheet A1.00 Proposed Site Plan.

Engineering Department

Reviewer: David McGirr

Review Status: Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
By Contractor.
2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.
By Contractor.
3. Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving and curbing. All off-site water and sewer utility construction (At time of permitting)
By Contractor.



4. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.
The water and irrigation service connections are provided on Sheet C2. Extension of the existing sanitary sewer service is also noted.
5. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.
The proposed sewer service is provided by means of a connection to the existing 6" SL stub-out on NW 15th PL. The proposed potable and irrigation services are provided by means of connections to the existing 6" watermain on NW 15th PL.

THIS NOTE NEEDS TO BE ON THE PLAN SHEET

How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

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

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

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

This note is already included with the Water System Notes, on Sheet C2.0. Please refer to Note #19.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.****

Understood.

Zoning

Reviewer: Diego Guevara

Review Status: In Review

There are minor differences between the previously approved site plan (20-12000012) and the current site plan submitted.

Yes.

The updated site plan has four small station areas with fitness equipment, four removable stainless-steel bollards, and it also has two fewer benches. The fenced area was reduced to enclose the multipurpose field only.

Yes.

The Concession Stand building floor plan layout was maintained; however, the building roof and exterior elevations are entirely different. The original design was modern; it was furnished with a metal roof extending over the bleachers as a "butterfly roof," providing the needed protection. The new design is a typical Dutch gable roof with two additional hip roof structures covered with canvas over the bleachers.

Yes.



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

Site conditions remain the same as those at the time of fieldwork performed in August 2020, and the latest survey uploaded was digitally signed in March 2023. The City of Pompano Beach will provide updated survey to incorporate right of way dedications at a future date. An updated Survey shall be provided following right-of-way modification.

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

Sketch and Legal has been provided to the City to dedicate the ROW, and the City of Pompano Beach will provide updated survey at a future date.

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

We have condensing units for the HVAC to the Office, Concessions areas, and equipment rooms of the proposed building. The condensing units shall be located on the concrete slab under the bleachers and behind a chain link fence enclosure with vinyl slats and will not be visible upon completion of the project. This scope is incorporated onto Sheet A3.21 Bleacher Details, which has been added to this DRC submittal; note the plan identifies location of condensing units and elevations call out the HDPE slats in the chain link fence.

4. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office, for the zoning compliance permit approval

We have addressed Broward Sheriff's Office comments as part of this response; City of Pompano Beach shall secure approval.

Building Division

Reviewer: Todd Stricker

Review Status: Authorized with Conditions

Advisory Comments:

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.

Acknowledged.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.



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

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

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

We have listed General Note 17 on Sheet No. A0.01; it requires the Contractor to protect the work area against entry by unauthorized personnel. Also, we have added General Note 20 that requires the Contractor to provide signage to direct traffic in the public right-of-way when interrupted during construction activities.

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).

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

Not Applicable to this project.

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.



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

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.

Not applicable to this project, this is a one-story building.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

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

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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

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

Contractor will prepare applications for elements requiring a separate permit.

2. 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.

Fire rated walls and UL Assembly number have been provided; see the Life Safety Plan Sheet No. A0.02.

3. 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.

Understood, UL provided for walls and UL listing for fire dampers for penetrations are also provided for fire dampers for ductwork penetrating walls on Sheet M1.01 of the building permit submission.



4. 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.
Means of Egress from spaces will comply with the Code.
5. 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.
Not applicable to this project.
6. 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.
Life Safety Plan can be found on Sheet A0.02.
7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
Product Approvals / Notices of Acceptance are listed in the construction documents; we will review submittals by the Contractor for all required products prior to installation.
8. 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, chute 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.
The contractor will submit shop drawings to the design professional for review and approval.
9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).
We have prepared and are submitting sheets with digital signature in accordance with Statutes and Code requirements; Electronic Signature Affidavits were also uploaded.



10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

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

11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

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

12. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

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

13. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

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

14. 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.

Please see details on Sheet No. C1.2.

15. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

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

16. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation.



Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

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

17. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

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

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

Contractor will submit permit valuation at time of permit submittal.

19. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

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

Fire Department

Reviewer: Jim Galloway

Review Status: Authorized with Conditions

1. What is the proposed width of all double access gates? Recommend minimum 20ft wide for FD access.

The width of the southwest gate has been revised to 20 feet wide to provide emergency vehicle access to within 50 feet of concessions building.

2. What is the proposed width of access/egress sidewalks to parking and right of ways. Minimum for SW gate/access to concession stand should be 20ft fire apparatus.

The sidewalk leading from the entrance at the southwest corner to the concessions building plaza has been modified to 20 feet wide, 6" thick concrete sidewalk for emergency vehicle access.

Planning

Reviewer: Daniel Keester

Review Status: Authorized with Conditions

Notes / No Action Necessary:

DRC



5813 N. Andrews Way, Fort Lauderdale, Florida 33309
Phone: 954-522-4123 Fax: 954-522-4128

Florida Registration: AR91520
admin@wza-architects.com

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- Land use for this parcel is Open Recreation (OR).
 - Platting is not required.
 - The city has sufficient capacity to accommodate the proposal.
- We understand there are no outstanding Planning Department comments to address.

Utilities

Reviewer: Nathaniel Watson
Review Status: Pending Resubmit

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
Understood.
2. The Utilities Department has no comment for the requested flex & redevelopment unit allocation approval.
Acknowledged.
3. The attached City Engineering Standard details noted on 0012 C2.1 Water & Sewer Details are dated. Please update with the current 2022 City Engineering Standard details. Please correct.
The referenced details have been updated to the 2022 Standard.
4. Please indicate on civil plan 0011 C2.0 Water & Sewer Plan the total site water consumption in (GPD) gallons per day.
The total site water consumption has been provided on Sheet C2.0.
5. Please indicate on civil plan 0011 C2.0 Water & Sewer Plan the total wastewater discharge from the site in (GPD) gallons per day.
The total site wastewater discharge has been provided on Sheet C2.0.

Waste Management

Reviewer: Beth Bubow
Review Status: Pending Resubmit

Where is the existing and proposed garbage dumpster enclosure on this site plan? Plans need to include a dumpster enclosure.

A dumpster enclosure has been incorporated into the northeast corner of the site, accessed from the parking lot. And the note referring to trash being collected on a daily basis and that no permanent dumpster shall be provided on the premises has been removed from the notes at the lower left of Sheet No. A1.00.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

To be coordinated by the City of Pompano Beach.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

Contractor shall be responsible for removal of all construction debris from the site and shall coordinate.

DRC



NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

Understood.

Landscape Review

Reviewer: Wade Collum

Review Status: Authorized with Conditions

Previously submitted under PZ# 20-12000012.

1. Plan does not match GO Bond documents presented to the public, please correct.
The current project represented in the drawings submitted is a result of delivering a project that is closer to the available funding. The current scope has evolved through a series of meetings with the City staff.
2. Plans do not match as it relates newly proposed fitness/playground equipment
All plans coordinated to match current site plan, existing conditions, features and proposed equipment or improvements.
3. Location of proposed Fitness Areas conflict with tree locations including Medjool radius on the West side. Correct and relocate one of the other keeping the symmetry.
Current location of fitness center on the west side does not conflict with any proposed trees or palms. Cluster of large palms (Royals) west of proposed building measures 80 feet to the northwest corner of the fitness area. Closest large tree (Live Oak) measures 17 feet from center of tree to edge of fitness area.
4. What is Engineered Wood Mulch Surfacing? Provide specifications.
We are uploading information on KidSafe surfacing by Cowart Mulch Products as part of this resubmittal.
5. Bubblers will be provided for all new and relocated trees and palms.
Bubblers have been provided for all new and relocated trees and palms.
6. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.
A note instructing to shave the root ball of all containerized trees at the periphery has been added to the plans. See sheet L1.0
7. 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.
A note describing fines and penalties for encroachment in the critical root zones and within the tree protection zone for existing trees to be protected and preserved has been added to the plans. See sheet L1.0
8. 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.

A note describing fines and penalties for encroachment in the critical root zones and within the tree protection zone for existing trees to be protected and preserved has been added to the plans. See sheet L1.0.

9. 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.
A note requiring that all existing trees be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist has been added to the plans. See sheet L1.0.
10. 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.
A note describing the requirement that trees shall have a single, relatively straight dominant leader, etc. (as stated in comment) has been added to the plans. See sheet L1.0.
11. 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.
The note on the current plan requiring a Pre-Construction meeting with Urban Forestry has been edited to include "prior to the onset of construction where there is tree protection and/or plant material is installed on site". See sheet L1.0.
12. 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.
The note on the current plan describing the removal of debris and non-natural materials prior to the installation of plant material has been edited to include the language as listed above. See General Notes, Landscape Installation Specifications, note #2 on sheet L2.0.
13. All tree work will require permitting by a registered Broward County Tree Trimmer.
Note exists on the plans; included in previous submittals. See sheet L1.0.
14. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
This document shall serve as our response sheet to all comments.
15. Additional comments may be rendered a time of resubmittal.
Understood.

Provide comment responses to the last round of DRC Comments 6/17/20.

1. Thanks you for the comment response sheet



We hope to address your concerns.

2. Proposed project does not match the GO Bond public presentation
The current project represented in the drawings submitted is a result of delivering a project that is closer to the available funding. The current scope has evolved through a series of meetings with the City staff.
3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised.
Please refer to the attachments for tree appraisal worksheet submitted by Sutton Consulting Arborist, Inc., as well as the Arborists Report.
4. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
All trees proposed for removal (3 total - #9610, 9611 and 9615) are all prohibited species and have no value. Dollar value and caliper of trees replaced not applicable.
5. Correct Tree data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Cypress trees around retention areas are possible fix.
Entire Code Compliance Table on Landscape plan, sheet L1.0, has been re-calculated to describe required and provided trees, palms and shrubs for each applicable section of the City's Land Development Code. Tree and palm calculations include both existing and proposed trees within the project limits.
6. 350
Entire site area (412,559 s.f./2,000) requires 207 trees; project area (350,707 s.f. / 2,000) requires 176 trees.
7. Data table does not match plant list counts.
Entire Code Compliance Table on Landscape plan, sheet L1.0, has been re-calculated to describe required and provided trees, palms and shrubs for each applicable section of the City's Land Development Code. Tree and palm calculations include both existing and proposed trees within the project limits.
8. It is unclear what the site square footage is being proposed as part of this project to determine tree and shrub counts, total vs project
The calculations of the Landscape Code Compliance table on Landscape Plan, sheet L1.0 is based on the project area of 350,707 s.f. (8.05 AC), not the total site area. Per Section 155,5203(C), which requires one (1) tree per 2,000 s.f. of area, would net 176 trees.
9. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, his subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment.



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

10. Violation of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ISA Certified Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
Acknowledged.

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

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

13. Please highlight verify 21 trees along the east perimeter as it appears off.
Updated Code Compliance Table on Landscape Plan, sheet L1.0, provides detailed explanation of trees included in Perimeter Buffer calculations. Compliance of buffer trees includes both existing and proposed trees and palms.

14. All tree work will require permitting by a registered Broward County Tree Trimmer.
Acknowledged. A note requiring the use of a registered Broward County Tree Trimmer has been added to the plans. See Landscape Plan, sheet L1.0.

15. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
This document is intended to address this comment.

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

Sincerely,

Abbas H
Zackria

Digitally signed by
Abbas H Zackria
Date: 2023.05.03
13:01:19 -04'00'

Abbas Zackria, RA CDT LEED AP
Principal Architect
Walters Zackria Architects



5813 N. Andrews Way, Fort Lauderdale, Florida 33309
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Florida Registration: AR91520
admin@wza-architects.com

DRC

P223-12000010

06/07/2023

Date	Description
05.03.2023	001 A0.00 Cover Sheet (revision 1)
05.03.2023	002 A0.01 Drawing Index and Notes (revision 1)
05.03.2023	003 A0.02 Life Safety Plan (revision 1)
05.03.2023	004 A0.05 CEPTED Plan (revision 1)
05.03.2023	008 C1.0 Paving Grading & Grading Plan (revision 1)
05.03.2023	011 C2.0 Water & Sewer Plan (revision 1)
05.03.2023	012 C2.1 Water & Sewer Details (revision 1)
05.03.2023	013 C3.0 Erosion Control Plan
05.03.2023	015 A1.00 Site Plan - Proposed (revision 1)
05.03.2023	017 A1.50 Signage Site Plan (revision 1)
05.03.2023	020 A2.20 Concessions Building Exterior Elevations (revision 1)
05.03.2023	025.1 A3.21 Bleacher Details (revision 1)
05.03.2023	028 TM1.0 Tree Management Plan (revision 1)
05.03.2023	030 L1.0 Landscape Plan (revision 1)
05.03.2023	031 L2.0 Landscape Details (revision 1)
05.03.2023	032 IR1.0 Irrigation Plan (revision 1)
05.03.2023	033 IR1.1 Irrigation PlanL1.0 (revision 1)

KidSafe Surfacing by Cowart Mulch Products Data



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06/07/2023