



ARCHITECTURE

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3000 N. Military Trail

January 24, 2025

City of Pompano Beach Building Department
100 W. Atlantic Blvd
Pompano Beach, FL 33060

RE: DRC Comments Response
Permit # PZ23-12000009
Indoor Tennis Center

ENGINEERING - Authorized with Conditions

1 Repeat Comment	Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval. DRC
2 Repeat Comment	Before the approval of the City Engineering Division, the City's Utilities Division must approve these plans. Before the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans. Response: Acknowledged. PZ23-12000009 03/05/2025
3 Repeat Comment	Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
4 Repeat Comment	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: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
5 Repeat Comment	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 W. Atl. Blvd. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.

6 Repeat Comment	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: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
7 Repeat Comment	Submit / upload a copy 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 proposed private lift station, sewer forcemain and gravity sewer shown on the civil engineering plans. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
8 Repeat Comment	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 proposed private lift station, sewer force main, and gravity sewer shown on the civil engineering plans. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
9 Repeat Comment	Submit/upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed lift station. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
10 Repeat Comment	Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed offsite potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.
11 Repeat Comment	Submit/upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed offsite potable water, reclaimed water, and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd. Response: Per my conversation with David McGirr from COPB on May 9, 2023, construction engineering permits are not required at this time and will be secured by our office after site plan approval.

BUILDING – PENDING RESUBMITTAL

RWB
Repeat
Comment

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.

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.

DRC

PZ23-12000009

08/05/2023

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).

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.

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 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.

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

1 Repeat Comment	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: Understood
2 Repeat Comment	FBC [F] 903.2 The enforcing agency will require that all provisions for 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: New Building will equipped with sprinkler system, see A1.01 for Life Safety plan
3 Repeat Comment	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: See revised A1.01 for Life Safety plan and fire resistance compliance
4 Repeat Comment	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 fireresistance rating. Response: Acknowledge
5 Repeat Comment	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: Understood and complying DRC
6 Repeat Comment	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: Response: Not Applicable, this is Assembly A-3 Group and plans will comply with all means of egress required P223-12000009 03/05/2025
7 Repeat Comment	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: See revised A1.01 for Life Safety plan
8 Repeat Comment	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: Understood

9 Repeat Comment	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: Understood
10 Repeat Comment	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: Understood, see new digital set of drawings
11 Repeat Comment	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: Understood
12 Repeat Comment	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: Understood
13 Repeat Comment	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: Understood
14 Repeat Comment	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: NOA and shop drawings will be submit by allegedly engineer during permitting
15 Repeat Comment	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: See Site plan SP-1 for minimum number of accessible parking spaces calculations

16 Repeat Comment	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: See revised site plan for location and details 1-3/SP-2
17 Repeat Comment	If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation Response: NOA and shop drawings will be submit by allegedly engineer during permitting
18 Repeat Comment	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
19 Repeat Comment	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: Acknowledged
20 Repeat Comment	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: Understood DRC PZ23-12000009
21 Repeat Comment	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: Understood 03/05/2025
22 Repeat Comment	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: Understood, See SP-1 for applicable codes

LANDSCAPE – PENDING RESUBMITT

1	Comments response is vague, inaccurate and many corrections appear not to have been made. Response: Met with Mark Brumet at the City for comment review.
2 Repeat Comment	Please provide an overall landscape plan to accompany this submittal. Overall landscape plan not provided as stated in the comments response sheet. Response: See Sheet LP-4 for overall landscape plan. Illustrates match lines for supporting sheets.

3 Repeat Comment	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. Tree Survey not provided as stated in the comments response sheet. Response: Updated survey is provided.
4 Repeat Comment	Sheet LP-2 indicates trees to be removed, but tree disposition shows them all to remain along with LP-1. Clarify and make all documents match Response: See Sheet LE-1 and LE-2. Tree disposition plan has been updated for removal of invasive trees (as per code) and for trees within dry retention proposed area.
3 Repeat Comment	Tree disposition continues to show all existing trees to remain with some of these trees located in proposed dry retention areas where grades will be changed thereby affecting the trees in question. Clarify trees #3, 6, 7, 9-14. Response: Updated Tree Disposition Plan Sheet LE-2. Reviewed with city.
4 Repeat Comment	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: Updated Tree Disposition Plan Sheet LE-2. Reviewed methodology with city. Invasives listed removed with \$0 value. Hardwoods and non specimen have been itemized in chart.
5	As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings. Mitigation table on LP-2 does not address this comment; mitigation table is incorrect. Response: Updated mitigation table on Sheet LP-2 and LE-2.
6	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. Provide average wholesale values used and condition ratings appear low. Response: Reviewed arborist valuations with the city. Arborist to meet with city at later date onsite to review and update as needed.
7	Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping for the entire site, including the area to the west for the overall square footage. No data table was found. Jatropha and Lipstick palms do not qualify. A complete data table is provided, only code sections reflected; example- street tree, perimeter, buffer requirements Response: See Sheet LP-2 data table added and updated.
8 Repeat Comment	Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This to be a clear measurement not to include vehicular overhang. NW corner, correct. This shall include trees, shrubs, sod, etc. Site still does not show VUA Perimeter trees along the north side. Scoot all the rest of the VUA trees to the center of the 10' strip. Show street trees, out by the street. Response: See Sheet LP-1 and LP-3, relocated trees for VUA and added street trees.
9	Remove utilities and FDC's from required landscape parking islands. NE corner Civil Response: Utilities were removed from NE corner parking island on Oct 22, 2024 as shown on the last engineering plan Landscape Response: Civil plan and landscape plan updated.

10 Repeat Comment	As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking space and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. Scoot trees to the front. third of the islands to get the shade out over the Asphalt Response: See Sheet LP-1 and LP-3 have been updated with Live Oaks.
11	Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 15' of landscape areas between a vehicular use area and an abutting building, on all sides. East and west building faces. Comments not met by what was provided and measurements not shown on the landscape plan as indicated in the comment's response. Response: Landscape plan has been enhanced with additional planting shrubs, palms and trees. Measurements are illustrated on site plan and landscape plan.
12 Repeat Comment	As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: i. Palms must be provided in multiples (doubles or triples); ii. If palms and trees are combined, one row of shrubs can be provided; iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers; iv. If trees are provided, design must include a minimum of 2 species; v. Trees or palms must be a minimum of 14 feet in height; vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species; vii. Suspended pavements systems are provided for the adjacent vehicular use area. Response: Landscape plan has been enhanced with additional planting shrubs, palms and trees. Measurements are illustrated on site plan and landscape plan.
13 Repeat Comment	As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. Provide radii on the landscape plan as there appears to be continued conflicts. Response: Light pole conflict near dumpster has been relocated. No conflicts. 03/05/2025
14 Repeat Comment	Provide Street Trees at 1:40' as per 155.5203.G.2.c. please incorporate flowering trees, for a total of 4 Please locate street trees in the ROW swale, along with sod and irrigation. There is some confusion on which trees shown on the plan being street trees or VUA trees. Either way adjust the locations and add trees accordingly Response: See Sheet LP-1 and LP-3, street trees have been added., irrigation remains proposed.
15 Repeat Comment	Please provide spreading large canopy trees in the parking islands to help create shade and reduce the urban heat island effect. Response: Landscape plan has been updated with Live Oaks along North façade parking and parking area.
16 Repeat Comment	LP-2 sheet indicates 151 Green Buttonwood trees. Dilute numbers by adding additional species such as Mahogany. Response: Landscape plan has been updated with Mahogany and also Bald Cypress trees.
17 Repeat Comment	Remove gallon references from plant list and provide height, width and spacing. Response: See Sheet LP-2 specifications have been updated.
18	Clarify tunnel access area west of north entrance. Provide reason for chain-link fence and ingress egress cutting into required landscape area. Response: No Access exists through tunnel. Support information has been provided to the city by owner



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19 Repeat Comment	Provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal. Response: Acknowledged and provided.
20 Repeat Comment	Additional comments may be rendered a time of resubmittal Response: Understood

ZONING - AUTHORIZED WITH CONDITIONS

1 CPTED	Update the CPTED plans to reflect the new layout of the proposal for the site. (e.g. dumpster location and wheel stop in loading area). Response: Please refer to the revised CPTED Plan reflecting new layout proposed for the site.
2 Landscape	This section was not revised with the last submittal Chain link is not permitted within 15' of the right-of-way and, therefore, cannot connect to the street at this location. Update all plans to ensure chain link fencing is not proposed including removing any references to chain link on the landscape plan and other related documents. While this has been corrected on the Site Plan, other plans, such as the Landscape Plan, still show chain link fencing and must be updated accordingly. Response: PZ23-12000009 03/05/2025
3 RWB	Per Section 155.5602.C.6.a, "The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way." Based on the submitted elevations, the design does not comply with this code section. (Subject to AAC approval) Metal wall Panel with Embossed subject to AAC approval for decorative or ornamental metal siding. (Info Only). Response: Elevations were revised with new insulated panel with embossed stucco texture that mimics the look of a masonry stucco, see revised elevations and exterior wall panels specifications
4 RWB	Please be advised that this project requires approval from AAC and based on the design proposed there is a chance of denial and request of redesign of the roofline of the pitched roof and of the east and west facades with minimal architectural treatments. (Info Only). Response: Acknowledge
5 RWB	Please note that you may be subject to additional comments depending on the revisions provided with your next submittal. (Info Only). Response: Understood

Sincerely,

Juan C. Linares
RWB / Linares Architecture, Inc.

DRC

PZ23-12000009

03/05/2025