
DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

APPLICANT RESPONSES

INITIAL MEETING DATE: April 22, 2025
REISSUE DATE: May 16, 2025
APPLICANT: City of Fort Lauderdale
AGENT: Stephanie Toothaker, Esq., P.A.
PROJECT NAME: International Swimming Hall of Fame (ISHOF)
CASE NUMBER: UDP-S25010
REQUEST: Site Plan Level IV Request

New 220,120 square foot, 6-story building containing 31,394 Square Foot Office Use, 29,377 Square Foot Event Space, 18,512 Square Foot Museum, and 18,254 Square Foot Aquarium with an associated parking reduction request.

PROPERTY ADDRESS: 501 Seabreeze Blvd.
ZONING DISTRICT: South Beach Marina and Hotel Area District (SBMHA)
LAND USE: Central Beach Regional Activity Center
CASE PLANNER: Michael Ferrera, Urban Planner II

55 NE 5th Avenue, Suite 501
Boca Raton, FL 33432

AHJ COMMENTS : CITY OF FORT LAUDERDALE : UDP-S24010

ISHOF-WEST BUILDING

BUILDING

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.

Response: Uses and Occupancy Class per FBC 2023 added to G-002.

2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.

Response: Open Parking per FBC 2023 406.5; note added to G-002.

3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.

Response: Building Code Allowable Height and Stories added to G-002.

4. Provide building construction type designation per Chapter 6 of the 2023 FBC.

Response: Building Code Construction Type added to G-002.

5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.

Response: Building Code Fire Resistance Type added to G-002.

6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.

Response: Occupant Loads noted on Plans A-100 thru A-107.

7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.

Response: Sprinkler System per FBC 2023 903 and Florida Statute 61G-15; note added to G-002.

8. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.

Response: Exit Discharge Depicted with Code Notes on Plans A-100 thru A-107.

9. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

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Response: No Valet Parking on project. Parking Notes added to G-002.

10. Provide accessible parking spaces in accordance with the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route.

Response: Parking Notes added to G-002.

11. Show that the openings in the exterior walls on the West Elevations meet the requirements of Table 705.8 of the 2023 FBC.

Response: Fire Separation Notes added to G-002; Diagram and Table Added to Elevation A-301.

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GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Response: Comment acknowledged.

2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.

Response: Comment acknowledged.

3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Response: Will provide Flood Zone Compliance Notes with NFIP on G-002.

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:

- b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-servicesc>.
https://floridabuilding.org/bc/bc_default.aspxd. <http://www.broward.org/codeappeals/pages/default.aspx>

Response: Acknowledged; Documents reflect FBC 2023.

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AHJ COMMENTS : CITY OF FORT LAUDERDALE : UDP-S24010

ISHOF-WEST BUILDING

ENGINEERING

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website.

<https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

Response: The water and sewer capacity letter has been requested and is awaiting City's approval. In review with Igor Vassiliev.

b. Continue to coordinate with DSD-PW staff (i.e. Igor Vassiliev) if 8" water main is required to complete loop within this International Swimming Hall of Fame (ISHOF) property, per the PW water/sewer capacity availability letter recently issued for the adjacent 'ISHOF - Ocean Rescue' project, which would need to be referenced in these 'ISHOF – West Building' plans.

Response: Comment acknowledged. A coordination email was sent to Igor on 04/28/2025 for the water model. Also, a coordination email was sent to Igor on 04/22/2025 for the sewer discussion we have had for these projects.

2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.

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a. Since Sheet G-006 (Boundary and Topographic Reference) states 'Survey for Reference Only' and 'Uploaded as Separate Document with Application', please upload to LauderBuild the missing property survey for this DRC #UDP-S25010/'ISHOF – West Building' project.

Response: Please reference attached Alta Survey; dated 10.9.24. Alta survey was uploaded to Lauderbuild with the original DRC submittal on 3/21/2025, which was prepared with a Title Commitment (See notes on survey).

3. Regarding Section 3.08 CITY Obligations/(I) Roadway Easement of the 'Comprehensive Agreement' fully executed on 10/24/2023 between the City of Fort Lauderdale (CITY) and Hall of Fame Partners, LLC (HOFP), as shown in the PDF document 'CAM 23-0723 Hall of Fame partners LLC Comprehensive Agreement FULLY EXECUTED' uploaded to Lauderbuild on 03/24/2025 for this DRC #UDP-S25010 project:

a. Confirm with UD&P Case Planner the anticipated timeframe for when the 'CITY shall grant to HOFP a twenty (20) foot easement to be used for a portion of the Project roadway and for Project utilities through the following Aquatic Center Improvements which are comprised of a roadway and parking area...', relative to issuance of Final Certificate of Occupancy (C.O.) for this 'ISHOF – West Building' project.

Response: Based on the current limits of construction for the proposed West Building, it is not currently anticipated that roadway easement will be needed. Should there be access needed for any purposes requiring a roadway easement, area will be identified on plans.

b. Show/label location of proposed 'Roadway Easement' in these 'ISHOF – West Building' plans (perhaps on Sheet SP-101/Site Plan), and demonstrate that the 'Prop. West Building' structure does not conflict with proposed easement.

Response: See above response to 3a.

4. Sheet G-001 (Drawing List): All sheets in this 'ISHOF – West Building' submittal should be accounted for in the 'Index of Drawings DRC Set', including Sheet A-402 (Building Sections).

Response: Drawing index will be updated to include all sheets.

5. Sheets G-102 (Zoning Diagram – Setback), A-300 (Building Elevations – N + S), A-301 (Building Elevations – E + W) & A-400 (Building Sections): For each Zoning, Building Elevation, and Building Section, label the equivalent NAVD (North American Vertical Datum) elevation for one of the floor elevations (such as 'Level 1').

Response: Drawings will include NAVD for information purposes. See G-102, A-300, A-301, A-400.

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6. Sheet G-113 (Vehicular Access – Trash Operation Plan):

- a. Revise 'Small Semi Truck' (i.e. AASHTO 'WB-40' intermediate semitrailer design vehicle) turning template circulation shown, such that it's superimposed over the proposed layout depicted on Sheet SP-101/Site Plan.

Response: Turning template overlaid onto latest Site Plan on G-113.

- b. Revise 'Small Semi Truck' turning template circulation to demonstrate how it backs into 'Type II Loading Zone' at the angle depicted on Sheet SP-101/Site Plan, and turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.

Response: Turning template of WB-40 into/out of Loading Berth to be overlaid onto latest Site Plan on G-113. ULDC Sec. 47-20.6. Design of loading zone- Will comply; our Type II Loading Zone is striped as 12ft x 45ft.

- c. Revise 'Small Semi Truck' callout 'Conflicting with a portion of the Drop Off Area and the Center of the Roundabout' as appropriate, since a 'roundabout' is not depicted on Sheet SP-101/Site Plan.

Response: Comment acknowledged, this is coordinated in latest design onto SP-101 and G-113.

- c. Since purple-shaded area appears to encroach on building columns and/or wall that separates drive aisle into parking garage and adjacent 'South Road' (as depicted on Sheet SP-101/Site Plan), please reconcile and update plan as appropriate to mitigate any conflict.

Response: Acknowledged. The design team will coordinate the latest design onto SP-101 and G-113.

7. Sheet CD-101 (Demolition Plan):

- a. Clarify status of items labeled as 'Exist...to Remain' (i.e. Ocean Rescue Building, 2" Domestic Water, 6" Fire Service, Nyloplast Structures and 12" HDPE, Lift Station, etc.), which are proposed with adjacent 'ISHOF - Ocean Rescue' project but have not yet been constructed.

Response: Labels have been updated to specify "construction under separate permit". Please refer to the revised sheet CD-101.

- b. Label disposition of what appears to be existing trees along west seawall, that may conflict with proposed improvements.

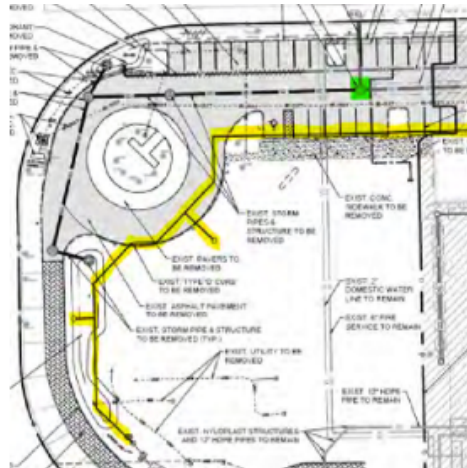
Response: Trees have been removed under permit LND-TREE-22070029. The revised sheet CD-101 no longer displays the existing trees.

- c. Label disposition of what appears to be existing monuments, trees, and a manhole structure (per Sheet G-006) located in the center of the existing traffic circle, that may conflict with proposed improvements.

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Response: Trees have been removed under permit LND-TREE-22070029. Any other feature in that area shall be called to be removed. Please refer to sheet CD-101.

- d. Identify and label disposition of what appears to a utility, as highlighted in yellow in the following image (snipped from Sheet CD-101):



Response: Acknowledged. Please refer to the revised sheet CD-101. Highlighted utility lines are existing geothermal wells and raceways which run to pool equipment room under grandstand buildings and are used to support heating infrastructure for pools. A portion of the geothermal system falls inside the proposed building footprint. Part of the system will be relocated to support West Building construction. The design and construction team will coordinate with the City of Fort Lauderdale and Parks and Recreation team.

- e. Confirm if 'Exist. Storm Structure to Remain' (highlighted in green in the above image) will instead need to be adjusted to grade to accommodate the proposed grading layout depicted on Sheet CP-101/Paving, Grading, and Drainage Plan.
- f.

Response: Existing storm structure will remain, with the grate adjusted to accommodate the proposed grading. Please refer to the revised Demolition sheet CD-101.

- g. Please be advised that disposition of 'Exist. 4" DIP Forcemain to Remain' (i.e. adjacent to 'Exist. Lift Station to Remain'), which has been unused since 2023 when it was cut and plugged, will depend on its condition

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for future use as determined by DSD-PW staff, based upon review of CCTV footage to be provided by the Applicant.

Response: Comment noted. We are currently coordinating with the city on the best plan of action for the sewer work. If the existing force main to the south does not work for the city, then the plan is to reroute to the existing gravity main located in the northern road. Pending final coordination/discuss from CFL.

8. Sheet SP-101 (Site Plan):

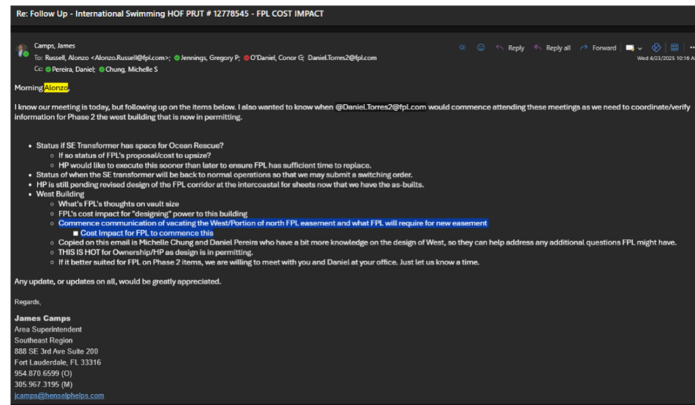
a. Delineate and callout all existing Florida Power & Light (FPL) easements in vicinity of 'Proposed 6-Story Building', including "18' F.P.L. Easement per O.R.B. 12157, PG. 486, B.C.R.", "10' F.P.L. Easement per O.R.B. 27026, PG. 661", and "Easement Area Permit #115940588", as depicted on 'Map of ALTA Survey'.

Response: Easements have been identified and called out on SP-101 per the Map of Alta Survey. Please see revised Sheet SP-101.

i. Regarding the 'Portion of Existing FPL Easement to be Vacated' callouts, show/label approximate limits of FPL easements to be vacated, and provide PDF copy of written correspondence from FPL staff that they have no objection to proposed vacations.

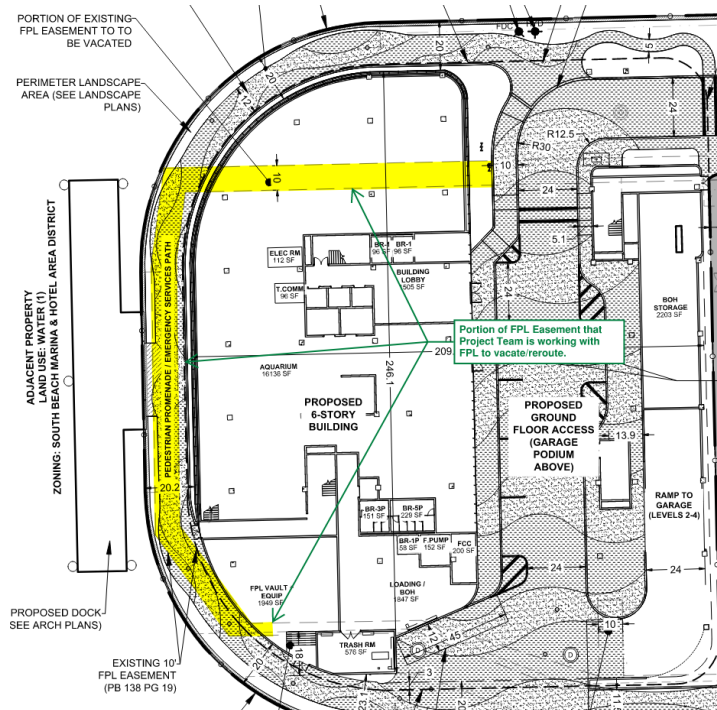
Response: HP has been in consistent communication with FPL on the potential of vacating a portion of the West and North easements on the west end of the peninsula, see attached image of email communication and marked up drawings. FPL is currently reviewing the loads for the future building as well as the revised pathways for their easement. Once this has been coordinated with FPL, the updated drawings will be reflected.

Snip of ongoing communication with FPL regarding easements around the International Swimming Hall of Fame:



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Snip from SP-101 Reflecting Portion of FPL Easement that is being coordinated to Vacated/Rerouted:



b. Delineation and callouts for “Existing 10’ FPL Easement (PB 138 PG 19)” are not consistent with Sheet G-006 and Plat Book 138, Page 19; please reconcile and update plan as appropriate.

Response: Call out has been updated to reflect proper recorded instrument number. Please see the revised SP-101.

c. Parking Calculations table:

i. Since 27 existing on-site parking stalls are proposed to be removed with this 'ISHOF – West Building' project, which are not listed in the table (or doesn't appear to be mentioned in the 'Parking Study'), confirm with DSD-Traffic staff how they may impact parking requirements for the overall ISHOF property.

Response: Information has been included in the revised parking study.

ii. 'Provided' ADA Parking listed as 8, but only 4 are depicted in Sheets A-102/Floor Plan – Level 02 & A-103/Floor Plan – Level 03; please reconcile and update plans as appropriate.

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Response: Parking requirements on G-002; updated notes and graphics on A-102, A-103. In addition to the 4 ADA parking spaces provided in West Bldg garage, there are an additional 4 ADA spaces on the existing surface lot which will remain.

d. Update callout 'Building Overhang Line (XX Ft Vertical Clearance)' to be minimum 14' (per ULDR Section 47-20.6.C), to accommodate AASHTO 'WB-40' design vehicle as required by Type II loading zone located in vicinity of 'Proposed Ground Floor Access (Garage Podium Above)'.

Response: Call-out revised.

e. Revise callout 'Ramp to Garage (Levels 2-4)', since there are only proposed parking Levels 02 & 03.

Response: Call-out revised.

9. Sheet CP-101 (Paving, Grading, and Drainage Plan):

a. Discuss if the design intent is to have an ADA accessible route between existing ADA parking stalls to remain on north side of 'Existing Two-Story Building 'B'' and 'Prop. West Building'.

Response: Yes, the design intent is to provide an accessible ADA route between the existing ADA parking stalls and the West Building. There is a sidewalk throughout that will lead pedestrians to curb ramps/crosswalk to the proposed West Side.

b. Since proposed 6 (total) parallel parking stalls (and 'Passenger Pick Up/Drop Off Area') depicted within 'Proposed Ground Floor Access (Garage Podium Above)' area is not consistent with 8 (total) depicted on Sheet A-100/Floor Plan – Level 01, please reconcile and update plans as appropriate.

Response: All "parking stalls" have been removed. The intent for these areas is to be utilized as a drop off / event usage.

c. Show/label limits of both proposed 'Up' vehicle ramps, as depicted on Sheet A-100 (Floor Plan – Level 01):

i. Label spot elevations at bottom and top of 1st vehicle ramp (i.e. oriented in east-west direction), and bottom elevation of 2nd vehicle ramp (i.e. oriented north-south direction).

Response: Spot elevations added at all vehicular ramps; See A-100.

ii. Label slope for each vehicle ramp.

Response: Slope markers added to all vehicular ramps; See A-100.

iii. Label total length of each vehicle ramp.

Response: Dimensions added to all vehicular ramps; See A-100.

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d. Near northeast corner of 'Limits of Proposed Project Impact Area' for this 'ISHOF – West Building' project, show/label longitudinal and cross-slope grades to demonstrate transition and harmonization between existing and proposed east-west drive aisle, considering that:

i. Existing drive aisle is a tilt section (drains to north) and has a down grade to the west.

Response: Comment acknowledged. Please refer to the sheet CP-101 for the revised grading.

ii. Proposed drive aisle appears to be a V-shaped section, but may trap surface runoff since it has a down grade to the east.

Response: Comment acknowledged. Please refer to the sheet CP-101 for the revised grading.

e. Near southeast corner of 'Limits of Proposed Project Impact Area' for this 'ISHOF – West Building' project, show/label longitudinal and cross-slope grades to demonstrate transition and harmonization between existing and proposed 'South Road', considering that:

Response: Comment acknowledged. Please refer to the sheet CP-101 for the revised grading.

i. Existing 'South Road' (i.e. proposed with adjacent 'ISHOF - Ocean Rescue' project) is a tilt section (drains to north) and has a down grade to the west.

Response: Comment acknowledged. Please refer to the sheet CP-101 for the revised grading.

ii. Proposed 'South Road' also appears to be a tilt section (drains to north), but may trap surface runoff since it has a down grade to the east.

Response: Comment acknowledged. Please refer to the sheet CP-101 for the revised grading.

f. Label proposed grades (i.e. longitudinal and cross-slope) as appropriate between proposed spot elevations, to convey the general grading/drainage design intent.

Response: Comment acknowledged. Please refer to the sheet CP-101.

g. Provide grading information (i.e. proposed spot elevations) in vicinity of 'Exist. Lift Station to Remain', which is proposed to be replaced, per recently approved 'ISHOF - Ocean Rescue' project (i.e. Sheet CU-101/Water and Sewer Plan).

Response: Comment acknowledged. Please refer to the sheet CP-101.

h. If there's a proposed vertical grade differential between the 'Exist. Lift Station to Remain' and adjacent vehicle ramp, show/label limits of proposed wall.

Response: Comment acknowledged. Please refer to the sheet CP-101.

i. Show/label typical section in vicinity of 'Exist. Lift Station to Remain' at east 'Construction Limits' (i.e. looking north or south), similar to and incorporating portions of Section A-A per recently approved 'ISHOF - Ocean Rescue' project (i.e. Sheet CP-301/Paving, Grading, and Drainage Sections), to demonstrate harmonization with adjacent proposed 'Ocean Rescue Building' project.

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Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

j. Show/label typical section in vicinity of 'BOH Storage' at east 'Construction Limits' (i.e. looking north or south), to demonstrate harmonization with adjacent existing 'P3 Diving Pool' area.

Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

k. Show/label typical section (looking east or west) located north of 'Prop. West Building', extending between 'Prop. West Building' and existing 'Wet Face of Seawall', including "12' Clear Access for Emergency Vehicles Only", to demonstrate harmonization with adjacent existing 'Seawall'.

Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

l. Show/label typical section (looking north or south) located west of 'Prop. West Building', extending between 'Prop. West Building' and existing 'Wet Face of Seawall', including "12' Clear Access for Emergency Vehicles Only" and 'Proposed Dock', to demonstrate harmonization with adjacent existing 'Seawall'.

Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

m. Show/label typical section (looking east or west) located south of 'Prop. West Building', extending between 'Prop. West Building' and existing 'Wet Face of Seawall', including "12' Clear Access for Emergency Vehicles Only" and 'Type II Loading Zone', to demonstrate harmonization with adjacent existing 'Seawall'.

Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

n. Show/label typical driveway section (looking north or south) located in vicinity of 'Passenger Pick Up / Drop Off Area' (i.e. area also labeled as 'Proposed Ground Floor Access (Garage Podium Above)' on Sheet SP-101/Site Plan.

Response: Comment acknowledged. Please see CP-301 for section cuts as requested.

o. Regarding the approximate location of existing 'Seawall' tie-backs depicted in these 'ISHOF – West Building' plans, discuss if there are anticipated to be any conflicts with 'Prop. West Building' concrete foundations/footers.

Response: As with the other completed phases of this development, no conflicts with the tiebacks are anticipated.

i. Discuss latest anticipated timeframe for construction of 'Aquatic Center Peninsula – Seawall' improvements plans, per the 'Modification to Surface Water Management License No. SWM2019-088-3 and ERP No. 06-80048-P' previously approved by Broward County EPD on 5/7/2024, and the ultimate disposition of existing 'Seawall' tie-backs.

Response: Currently the seawall improvements are scheduled to commence in November of 2025 and complete in Summer of 2026. For reference, the Seawall Improvements have been submitted under Building Permit Number BLD-GEN-25030645.

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p. Proposed exfiltration trench layout is not consistent with Sheet LP-101/Planting Plan; please reconcile and update plans as appropriate.

Response: Comment acknowledged. CP-101 and LP-101 sheets have been revised to be consistent.

q. Label 'Exfiltration Trench-1' thru 'Exfiltration Trench-5' (and corresponding lengths), per Pages 27 thru 31 of 'Stormwater Management Report'.

Response: Exfiltration trenches 1-5 are a part of separate phases under separate permits. Please see CP-101 with reference callouts for clarity.

r. Provide a 'Drainage Structure Schedule', that includes column data such as 'Structure No.', 'Type', 'Frame & Grate/Cover', 'Structure DIM', 'Grate/RIM EL.', 'INV. EL.', and 'P.R.B.' (i.e. similar to recently approved 'ISHOF - Ocean Rescue' project).

Response: Comment acknowledged. Please refer to the revised sheet CP-101 for the structure table.

10. Sheet CP-501 (Paving Grading and Drainage Details): Also provide detail for each 'Exfiltration Trench #1' thru 'Exfiltration Trench #4' (i.e. similar to 'Exfiltration Trench #5 Detail'), per Pages 27 thru 30 of 'Stormwater Management Report'.

Response: Exfiltration trenches 1-5 are a part of separate phases under separate permits. These trenches are not associated with the construction of this project. Adding each detail to this plan set would cause confusion when it comes time for the construction phase. The only detail that will be provided is for the trench section that is being built with this set of drawings. Callouts have been added on CP-101 for reference only, but again none of those other trench sections will be built as part of this permit. Most of the trenches are already existing conditions.

11. Sheet CP-502 (Paving Grading and Drainage Details)/Drainage Well (Detail #22): Elevation callouts 'Refer to Sheet CP-101', but those elevations appear to be missing on that sheet; please reconcile and update plans as appropriate.

Response: Comment acknowledged. Please refer to the revised sheet CP-101 for the drainage well structure's information.

12. Sheet CU-101 (Water and Sewer Plan):

a. For proposed '4" Meter & Vault', label in plan the horizontal clearance (10' x 15' minimum is typical) and vertical clearance provided (i.e. above the vault structure), to accommodate for perpetual City Maintenance access.

Response: Comment noted. The plan has been updated to label the horizontal clearance (minimum 10' x 15') and the vertical clearance above the vault structure to ensure perpetual City Maintenance access. Please refer to the revised sheet CU-101.

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b. At west end of 10" diameter 'Exist. Water Main to Remain' (labeled per Sheet CD-101), at proposed connection with 'Const. (2)-6" 45° Bends', label the proposed transition between 10" water main and 6" water line bends.

Response: Comment noted. An 8" x 6" reducer has been added to the watermain. Refer to the revised sheet CU-101.

13. Sheet LP-101 (Planting Plan): Show/label all existing and proposed City utility infrastructure to help identify potential conflicts. Any new trees should be placed with sufficient horizontal and vertical distances per City guidelines to/from City's public infrastructure (i.e. minimum 5 feet and 10 feet horizontal clearance separation is required between city utilities infrastructure and proposed small and medium/large trees, respectively), to allow for continued Public Works maintenance without obstruction. Ensure separation is provided and include a note regarding horizontal clearance requirements on the landscape plans.

a. Reference 'Exist. 2" Domestic Water to Remain' and 'Exist. 6" Fire Service to Remain', as shown/labeled on Sheet CD-101/Demolition Plan (which are proposed with adjacent 'ISHOF - Ocean Rescue' project but have not yet been constructed) that are missing.

Response: Comment acknowledged. Please see LP-101.

b. Proposed exfiltration trench layout is not consistent with Sheet CP-101/Paving, Grading, and Drainage Plan; please reconcile and update plans as appropriate.

Response: Comment acknowledged. Please see LP-101.

14. Sheet A-100 (Floor Plan – Level 01):

a. Discuss if the design intent is to have an ADA accessible route between existing ADA parking stalls to remain on north side of 'Existing Two-Story Building 'B'' and 'Prop. West Building'.

Response: Accessibility Diagrams added; see G-040

b. Since proposed 8 (total) parallel parking stalls depicted within 'Proposed Ground Floor Access (Garage Podium Above)' area is not consistent with 6 (total, including 'Passenger Pick Up/Drop Off Area') depicted on Sheet CP-101, please reconcile and update plans as appropriate.

Response: All "parking stalls" have been removed. The intent for these areas is to be utilized as a drop off / event usage.

c. Dimension clear width of vehicle ramp.

Response: Dimensions added to all vehicular ramps; See A-100.

d. Label elevation at bottom of vehicle ramp.

Response: Spot Elevations added to all vehicular ramps; See A-100.

e. Label slope for vehicle ramp.

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Response: Slope markers added to all vehicular ramps; See A-100.

h. Label total length of vehicle ramp.

Response: Dimensions added to all vehicular ramps; See A-100

15. Sheet A-102 (Floor Plan – Level 02) and Sheet A-103 (Floor Plan – Level 03):

a. Revise '11 Spaces' label for eastern Drive Aisle, since only 8 parking stalls are depicted in those rows.

Response: Updated, See A-102.

b. Dimension clear width of each drive aisle, and vehicle ramp.

Response: Dimensions added at all drive aisles and vehicular ramps; See A-102.

c. Dimension typical parking stall length and width in each row of parking stalls.

Response: Dimensions added at parking stall length and width; See A-102.

d. Dimension length and width of each ADA parking stall (which should be minimum 12' x 18', as listed in 'Parking Calculations' table on Sheet SP-101/Site Plan) and adjacent access aisle.

Response: Dimensions added at ADA parking stall length and width; See A-102

e. Show/label 'Accessible Path' from each proposed ADA parking stall, demonstrating that ADA accessible route between ADA parking stalls and nearest building entrance will not compel users to walk or wheel behind another parked vehicle.

Response: Accessibility diagrams added; see G-040.

f. Label floor elevation at bottom and top of vehicle ramp.

Response: Spot Elevations added at all vehicular ramps; See A-102.

g. Label slope for vehicle ramp.

Response: Slope Markers added to all vehicular ramps; See A-102.

h. Label total length of vehicle ramp.

Response: Dimensions added to all vehicular ramps ; See A-102.

i. Label minimum vertical clearance.

Response: Minimum vertical clearance added at all sections including vehicular ramps; See A-400.

j. Level 02 – Revise blue Drive Aisle shading such that it does not conflict with building column, or encroach within ADA parking stall and adjacent accessible aisle.

Response: Parking Level Design coordinated with Structural Columns; see A-102, A-103.

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k. Level 03 – Revise blue Drive Aisle shading such that it does not conflict with building column, or encroach within ADA parking stall and adjacent accessible aisle, or within regular 90-degree angle parking stalls.

Response: Parking level design coordinated with ADA Maneuvering; see G-040, A-102 , A-103.

l. Level 03/Near southeast corner adjacent to ADA parking stall – Drive Aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, per ULDR Section 47-20.11.A. m. Level 03/Near southeast corner adjacent to ADA parking stall – Shift 'Up' label, so that it does not mislabel 90-degree angle parking stalls.

Response: Parking Level Design coordinated with ADA, Structural and Aisle Width, see A-102 , A-103

16. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/be relocated/removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.

Response: Comment Acknowledged.

- a. Discuss encroachment of proposed 'ISHOF – West Building' structure within the existing "18' F.P.L. Easement per O.R.B. 12157, PG. 486, B.C.R.", existing "10' F.P.L. Easement per O.R.B. 27026, PG. 661", and existing "Easement Area Permit #115940588" as depicted on Sheet G-006, resulting from coordination with FPL staff.

Response: General contractor has been in consistent communication with FPL on the potential of vacating a portion of the West and North easements on the west end of the peninsula, see attached image of email communication and marked up drawings. FPL is currently reviewing the loads for the future building as well as the revised pathways for their easement. Once this has been coordinated with FPL, the updated drawings will be reflected.

17. Provide reasonable assurances that the proposed drainage system (including drainage well, exfiltration trenches, and manhole structures) located beneath the parking garage structure will be able to be effectively operated and maintained. Please provide at a minimum:

- a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the garage.

Response: Please see a letter from structural engineers regarding no undermining of the structural components due to the utilities.

- b. Design plans of the parking garage, demonstrating that the drainage structures are accessible by equipment required to maintain the system.

Response: Comment acknowledged.

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c. A detailed plan of how the system will be replaced in the event of failure.

Response: The drainage system has been laid out in areas that are free from any foundation/footers required for this proposed project. Replacement/maintenance would occur similarly to any drainage system within a parking lot. Please see a letter from structural engineer regarding no undermining of the structural components due to the utilities.

For Engineering General Advisory DRC Information, please visit our website at
<https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

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AHJ COMMENTS : CITY OF FORT LAUDERDALE : UDP-S24010

ISHOF-WEST BUILDING

FLOODPLAIN MANAGEMENT

CASE Comments:

Please update the following prior to DRC sign off. Any floodproofing documents will be required at the time of the building permit application:

1. Flood Zone: (FIRM Flood Insurance Rate Maps), (panel 369J), (flood zone "AE), (base flood elevation of 7' NAVD 88). (The FFE finish floor elevation is required to meet BFE 7' + 1.4= 8.4 ft NAVD 88)

Response: FIRM Notes added to project, see G-00. Intent is to keep the finished floor at elevation 8.0' NAVD. Please see the coordination email discussing the Stillwater elevations as a part of the latest FEMA study. Discussions have been ongoing with reviewer Patricia Roberts.

2. Correct plans (sheet A100) to show the floor elevations

Response: Spot Elevations added to drawings, see A-100.

3. All equipment to include AC and our generators, will also need to be at 8.4 ft NAVD when you apply for your building permits.

Response: Acknowledged. Equipment raised to be at DFE 8.0 NAVD or higher; see A-100, A-102, etc.

4. All materials below 8.4 'NAVD 88 will need to be flood resistant materials

Response: Acknowledged, all materials below NAVD 8.0' will be flood resistant.

5. (Sheet A400) Grease Trap shows Flood Elevation on plan sheet and will be regulated under (Sec 14-16 CFL Flood Ordinance)

Response: Acknowledged. Per CFL 14-16 - *Underground tanks*. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

6. Provides the finish floor elevations on (Sheet G102), and (SP-101) in Feet (Example 8.4 ft. NAVD 88)

Response: Spot elevations have been added to drawings for reference, see G-102, and SP-101.

7. The following is also required for projects that are proposing floodproofing in lieu of elevation for any area.

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Response: Acknowledged.

8. A floodproofing certificate with sections I & II completed.

Response: Acknowledged. In process.

9. An emergency operations plan (use page 6 of the floodproofing certificate and Section 5 of FEMA TB 3 as a guide).

Response: Acknowledged. In progress.

10. A panel Maintenance Plan (use page 6 of the floodproofing certificate and Section 5 of FEMA TB 3 as a guide).

Response: Acknowledged. In progress.

11. An Owners Letter acknowledging floodproofing.

Response: Acknowledged. In progress.

12. Flood Resistant Materials below 8.4 ft NAVD 88

Response: Acknowledged. Flood Resistant Materials below 8.0 NAVD.

13. Elevator Installation reference: FEMA Technical Bulletin

4: https://www.fema.gov/sites/default/files/documents/fema_elevator-installation-technical-bulletin_06072021.pdf

Response: Acknowledged. In progress.

14. Flood Vents in areas below 8.4 ft NAVD that meets the code requirements for garage areas and storage areas.

Response: Acknowledged. In progress.

References

Florida Building Code (8th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/8th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance Chapter 14 of the Code of Ordinances

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

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ISHOF-WEST BUILDING

LANDSCAPE

CASE COMMENTS:

Please provide a response to the following.

1. Please revise mitigation requirements table on Planting Plan (Sheet LP-101) to accurately reflect the approval conditions of existing, issued Tree Removal-Relocation Permits LND-TREE-22070029 & PM-19042025: Total mitigation to be 51 cal. in., Cat A trees, 24 palms any species, min. 8 ft CT, and 532 ft. CT of Royal, Coconut, or Lg. species Phoenix Palms, or equivalent.

Response: Acknowledged. This has been updated to reflect the approved requirements.

2. As per Section 47-21.9. G.1&2. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.

a) Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under adjacent paved areas to provide this root development area.

Response: Acknowledged. Sufficient pervious area as to support the health of the tree will be provided. Additionally, for tree planting areas that are reduced in width, we will utilize structural soil, or an engineered product designed for root growth under adjacent paved areas. This will ensure adequate root growth.

3. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. This requirement is not only for interior VUA trees and street trees, but also for trees on site adjacent to paved walkway areas.

A structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

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Response: Acknowledged and this has been added to landscape, site and civil plans.

b. Provide Structural Soil Detail and composition.

Response: Acknowledged the requirements for the use of structural soil in paved sites to provide adequate soil volumes for tree root under pavements.

4. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.

Response: Acknowledged.

5. As per Section 47-21.12. C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required VUA trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. The second twenty-five percent (25%), or fraction thereof, of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Please revise Plant Schedule specifications for proposed VUA trees to comply with these sizing requirements.

Response: Acknowledged. The plant schedule has been revised to comply with these sizing requirements.

6. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance. This includes existing and proposed sanitary sewer lines, water lines, electrical lines, communication lines, drainage well and lines, etc.

Response: Acknowledged. These dimensions have been added.

7. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.

Response: Acknowledged.

8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.

Response: To ensure compliance, we have reviewed the civil, site, and life safety plans to confirm that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, we have shifted the utility and/or site amenities accordingly.

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9. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.

Response: Acknowledged.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

1. A separate sub-permit application for General Landscaping for site is required at time of master permit submittal. This is a Landscape permit application document different than the Broward County standard applications. Please do not apply for this at time of DRC submittal.

Response: Acknowledged.

2. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

Response: Acknowledged.

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AHJ COMMENTS : CITY OF FORT LAUDERDALE : UDP-S24010

ISHOF-WEST BUILDING

PARKS AND RECREATION

CASE COMMENTS:

Please provide a response to the following:

1. Indicate the following on the plans:

- a. Setback and distance between West Building and the current pool deck.

Response: Acknowledged. Distance and dimension added to G-102.

- b. Distance between West building and Dive Tower.

Response: Acknowledged. Distance and dimension added to G-102.

- c. Indicate areas where there has been a loss in existing pool deck space.

Response: Acknowledged. Distance and dimension where deck has changed or added in size will be shown as a separate submittal to parks and recreation.

- d. Identify connectivity between the building and aquatic center activity.

Response: Connectivity to Aquatic Center activity via large access doors is provided at Ground Level, along eastern façade to allow access from aquatic center and building. HP to confirm/comment.

2. Parks staff has concerns regarding the overall design of the building specifically the following items:

- a. West elevation facing the aquatic center lacks aesthetic appeal.

Response: Comment Acknowledged.

- b. There is a potential of car exhaust wafting to the pool area and affecting athletes/guests with lack of proper screening.

Response: Comment Acknowledged.

- c. There should be a plan to deter people watching diving activity and events from their cars like a drive-in movie in the parking garage or even tailgating. Indicate how this will be addressed.

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Response: Comment Acknowledged. The East face of the West Building is solely a ramp for vehicle circulation to get to each of the parking decks.

d. The current building design is more enclosed with the view to the west walled, a parking garage, and not the same design presented to the City Commission in January and March 2025 depicting beautiful grandstand seating areas with observation viewing decks.

Response: Comment Acknowledged.

e. Proposed design will eclipse the dive tower by walls on two sides west building and south Ocean Rescue building.

Response: Comment Acknowledged.

f. Current design does not create unity or a seamless transition between building and aquatic center or reflect the same design as the existing building.

Response: Comment Acknowledged.

g. The material of the mesh screening should be rust proof such as aluminum.

Response: Comment acknowledged, design material is corrosion resistant and is made to last in costal/marine elements.

3. Provide information on the removal of the following components:

a. Instructional Swimming Lesson Pool at 4-foot depth.

Response: The instructional swimming pool has not been removed from the overall construction project and will be a part of a future construction phase.

b. Diving Dryland Training

Response: Dryland training has not been removed from the overall construction project and will be a part of a future construction phase.

c. Grandstands at Dive Pool – 500 seats

Response: Dive Pool grandstands have not been removed from overall construction project and will be a part of a future construction phase.

d. Pool Equipment Storage

Response: Pool equipment storage has not been deleted; storage is located underneath the ramp that leads to the parking garage.

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4. Address the following items:

a. Elevated grandstand seating for diving is essential to maintain Fort Lauderdale's position within the aquatic sports world. The City invested \$7 million to build a high dive tower, this should not be diminished by the reduction or lack of proper and equitable seating Instructional Swimming Lesson Pool at 4-foot depth.

Response: Comment acknowledged. Adequate seating and a training pool will be provided to support operations and events in future construction phase.

b. Portable pool deck level seating is not acceptable. The elimination of grandstand seating positions Fort Lauderdale behind current standards for aquatic design for sports venues.

Response: Comment acknowledged.

c. The 1965 aquatic center had grandstand seating at the dive well. The elimination of elevated grandstands is a step backward, worse than the old 1965 pool design Pool Equipment Storage.

Response: Comment acknowledged.

d. Pool-deck-level seating for diving spectators is a safe sport concern beyond any concerns of visitors peering over to the pool from the parking garage / west building.

Response: Comment acknowledged.

e. Judges, scoring tables, shade tents, and announcers are all placed at pool deck level and this all will block views of the boards and dive tower.

Response: Comment acknowledged., design team will continue coordinating with design consultants and City of Fort Lauderdale staff.

5. Provide additional information regarding access:

a. Provide the width of entry/exit gates from the West Building.

Response: Entry/Exit Gates Width dimensioned on G-102.

b. Provide the width of entry/exit gates from the West Building.

Response: Entry/Exit Gates Width dimensioned on G-102.

c. Provide the height/width clearance between building and aquatic center.

Response: Height/Width dimensioned on G-102

d. Indicate location of storage for aquatic center equipment.

Response: Aquatic Center Equipment storage is along Eastern Elevation facing Aquatic Center. See A-100.

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e. Need large gates and room to maneuver big items and equipment in/out of the Aquatic Center with overhead clearance and width for items such as Pool cover reels, lane line reels, boom lifts & Scissor Lifts, and fork lifts.

Response: Acknowledged. Height/Width noted on G-102; we provided comfortable dimensions for maneuvering equipment in/out site.

6. Address the following traffic circulation comments:

a. It would be beneficial if the traffic circulation under the building for guests/visitors could also include an exit option to the south service road, rather than all traffic existing on the north side of the property.

Response: Acknowledged, the current design assumes traffic can use South Road for exit. See updated architectural and civil grading plans for compliance.

b. Will need a plan for City vehicles (parks, police, fire) to exit via south service road.

Response: Parks/Police/Fire maneuvering has been considered, see G-112 and G-113 for diagrams. The design team has been coordinating with City staff and first responder teams, the roadways both under the porte-cochere and around the building are able to service first responder vehicles. Please reference auto turn survey that has been prepared for the project for reference.

c. Need a plan for emergencies at the aquatic center and how the bollards will be removed/opened to the south service road.

Response: SLS / Fire Chief to comment on as-of-right basis-of-design for the bollards shown on our proposed design. Emergency access vehicles can access the perimeter road around the building. City fire has requested removable bollards to be located at pedestrian access walkway/emergency lane entrance to keep pedestrian traffic from using the road. The road is designed to keep a min width of 12' and able to hold a 32ton vehicle. Reference stie and life safety plans submitted with DRC plans.

7. Indicate the location of City's trash dumpster for the Aquatic Center.

Response: Trash dumpster is located in trash room. Trash room will be located at back of house area by loading dock and FPL equipment room. Reference plans submitted with DRC.

8. Indicate the pathway for City staff to access the garbage dumpster.

Response: Trash room will have open access to City staff and Parks and Recreation team. Trash room will be located at back of house area by loading dock and FPL equipment room. Reference plans submitted with DRC. There is a ramp located to the East of the proposed West building that will give access from pool deck to the South Trash room.

9. There should be the ability for additional dumpsters for large events and area for storing such.

Response: Comment acknowledged.

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10. Provide a shadow study reflecting the shadow effect on all new buildings (EAST, WEST, FLOR), and pool deck areas.

Response: Shadow study for proposed West Building - Phase 2, Ocean Recue - Phase 1 added. See G-114.

11. Indicate the potential number of offices and staff in the proposed building.

Response: Currently the proposed Tenant spaces are indicated on the plans. Each of these spaces will have their own respective tenant permitting & buildout.

12. Indicate any reserved employee parking spaces.

Response: Employee parking spaces to be coordinated with each respective proposed Tenant.

13. Indicate any reserved parking spaces for tenants.

Response: Comment noted, this would be determined through the leasing effort of each tenant if needed.

14. Indicate location of power generators for the aquarium and overall building users.

Response: Currently the Aquarium will have a generator. Currently located on Level 2 as indicated on plans. Location is subject to change through design.

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ISHOF-WEST BUILDING

POLICE

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole, lockable from the inside.

Response: Acknowledged. Will provide notes indicating compliance.

2. Windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.

Response: Acknowledged. Will provide notes indicating compliance.

3. All glazing should be impact resistant.

Response: Acknowledged. Will provide notes indicating compliance.

4. Building should be pre-wired for an alarm system.

Response: Current construction plans are to permit for core and shell. Comment will be taken into consideration for future construction phasing/tenant build out.

5. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking, playing areas, observation deck, and all common areas. It should be capable of retrieving an identifiable image of a person.

Response: Current construction plans are to permit for core and shell. Comment will be taken into consideration for future construction phasing/tenant build out.

6. Emergency communication devices should be placed in the parking lots and play areas and pools. These should be easily identifiable and accessible.

Response: Current construction plans are to permit for core and shell. Comment will be taken into consideration for future construction phasing/tenant build out.

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7. Offices, restrooms, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.

Response: Acknowledged. Will provide notes indicating compliance.

8. Light-reflecting paint should be used in the parking lot to increase visibility and safety.

Response: Acknowledged. Will provide notes indicating compliance.

9. All lighting and landscaping should follow CPTED guidelines.

Response: Acknowledged. If Specific Standards within the Guidelines are required, please share to ensure compliance is met.

10. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.

Response: Comment acknowledged. Will provide notes indicating compliance. The pool deck area will have fencing, gates, and other restricted access onto pool deck, inclusive of child-proof access.

11. Railing systems with vertical slats are recommended over those with horizontal slats or cables. Horizontal railings can create a "ladder effect," making them easier for children to climb and potentially fall.

Response: Acknowledged. Will provide notes indicating compliance.

GENERAL COMMENTS

1. It is highly recommended that the managing company make arrangement for private security during construction.

Response: Acknowledged.

Please submit responses in writing prior to DRC sign off.

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ISHOF-WEST BUILDING

SOLID WASTE

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.

Response: Comment acknowledged.

2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.

Response: Comment acknowledged.

3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.

Response: Comment acknowledged.

4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.

Response: Comment acknowledged.

5. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.

Response: Garbage Trucks follow GB-40 Turning Radius, see G-Sheet. The Auto TURN has been provided for City review.

6. Containers: must comply with 47-19.4

Response: Comment acknowledged.

7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.

Response: Comment acknowledged.

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8. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.

Response: Operators of the building and Aquatic Center will deposit trash at trash room compactor/containers. Compactor/container will then be emptied by Waste Management via City agreement.

9. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

Response: Acknowledged, will be developed.

- This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.

Response: Comment acknowledged.

- Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

Response: Comment acknowledged.

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building

Response: Acknowledged, it will be developed and submitted prior to building completion. Current construction phasing is for core and shell.

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ISHOF-WEST BUILDING

TRAFFIC ENGINEERING

CASE COMMENTS:

1. Provide a trip generation for the existing uses to remain. Trip generation should include Daily, AM Peak and PM Peak trip generations.

Response: Acknowledged, trip generation analysis has been revised accordingly.

2. The parking study is acceptable for the proposed use, include all the parking requirements of the site including the existing and proposed uses. Also Including the recently approved fire rescue building.

Response: Acknowledged parking study has been revised accordingly.

3. In the site plans the parking data table includes all parking requirements for the site for the existing and proposed uses. Also Including the recently approved fire rescue building.

Response: Acknowledged, the site plan has been revised accordingly.

4. Prior to Final DRC approval the applicant shall record a parking reduction order. Parking reduction orders shall calculate all parking requirements for the site for the existing and proposed uses.

Response: Comment acknowledged.

5. Additional comments may be provided upon further review.

Response: Comment acknowledged.

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AHJ COMMENTS : CITY OF FORT LAUDERDALE : UDP-S24010

ISHOF-WEST BUILDING

URBAN DESIGN AND PLANNING

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before September 24, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

Response: Applicant submitted a waiver of the statutory review timeframe via email on May 5, 2025. Refer to uploaded waiver.

2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:

a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:

i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website:

ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

Response: Acknowledged and will comply. Applicant will provide a public participation meeting summary prior to the PZB meeting.

b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and

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general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

Response: Applicant will provide a summary of all public outreach efforts prior to Planning and Zoning Board consideration.

3. The site is designated Central Beach Regional Activity Center (Beach RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Response: Acknowledged.

4. Be advised that development applications in the Beach RAC are subject to vehicular trip and residential unit availability at the time of approval, on a first come, first served basis. Applicant has submitted a traffic study for the west building indicated that 79 PM peak hour trips are needed; however, there is no traffic analysis for the eastern portion of the site with existing buildings. The traffic study needs to identify the total trips for the peninsula for the City for development monitoring. Note, the processing of a development permit application does not guarantee vehicular trip availability exceeded the 79 trips until approval is granted by PZB or by the City Commission if application is requested for review by the City Commission.

Response: Comment acknowledged.

5. Be advised, the application requires review and recommendation by the Marine Advisory Board (MAB) for the proposed dock. A separate application and fees are required for MAB. For more information about the MAB, please contact Andrew Cuba via email at acuba@fortlauderdale.gov or by phone at 954-828-5236.

Response: Acknowledged and will comply. A separate application for the proposed dock will be submitted for MAB consideration as is customary.

6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application

Response: A Separate application for a Plat Note Amendment will be submitted.

7. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. Staff has a concern that construction operations will impact the functions of the facility, ingress/egress, and spillover of debris. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate **application**

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and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

Response: Please see attached Construction Staging Plan.

8. Archaeological monitoring is required of any ground disturbance activities associated with demolition or construction, including installation of utilities located within the eastern 150 feet of the subject property. If work is to occur within this area, monitoring should be performed by professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. The purpose of the archaeologist will be to observed ground-disturbances and to record and collect discoveries as they deem appropriate. The archaeologist shall be empowered to temporarily stop ground-disturbance activities if significant archaeological materials are discovered.

If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and that archaeological monitoring is not necessary, the archaeologist shall provide a letter to the Historic Preservation Board Liaison requesting to change these requirements. A monitoring report from the archaeologist must be submitted, prior to Certificate of Occupancy, to the Historic Preservation Board Liaison. For any questions contact Trisha Logan, Principal Urban Planner, at 954-828-7101 or at tlogan@fortlauderdale.gov.

Response: Acknowledged. MARK AS INFO ONLY. The construction footprint is outside of the designated archaeologically significant zone identified as the eastern 150 feet of the subject property. If utility work is necessary within the eastern 150' of the subject property, a third-party professional archaeologist that meets the Secretary of the Interior's professional standards will be hired to observe ground-disturbing activities and to record and collect discoveries as they deem appropriate.

9. Pursuant to the Comprehensive Agreement entered on October 24, 2023, additional construction items were included:

- a. Provide plans for the refurbishment and repair of the sea wall;

Response: These plans have been included with Building Permit Number BLD-GEN-25030645.

- b. Provide communication with the water taxi service regarding the proposed dock;

Response: HOF & Water Taxi have been in communications for the past couple of years regarding the proposed public water dock. At the moment the proposed water dock is intended to be part of a future phase for the Development of the site.

- c. Provide timeline of construction phasing;

Response: Below is the current anticipated phasing breakdown by improvement. Phase 1 is in the process of finalizing permitting, with Construction anticipated to commence here in the month of May 2025 through July 2026.

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All construction of future phases will be contingent upon DRC, Building & other agencies permitting approvals. Currently anticipating all improvements to be completed by December of 2028. (Pending DRC & Permitting Approvals.)

- Phase 1 – Ocean Rescue & Seawall Improvements (May 2025 – July 2026)
- Phase 2 – West Building
- Phase 3 – East Building
- Phase 4 – Site Improvements, Promenade Continuation, Teaching Pool/Dryland Training & Dive Grandstands

d. Provide plans for the construction of the promenade.

Response: Civil drawings indicate cross section CP-301; extended info from SP-101 and CP-101.

e. Provide a draft parking agreement with the agreed-upon number of reserved spaces in the Las Olas Garage.

Response: HOFPP has commenced discussions with the City of Fort Lauderdale Transportation & Mobility and will work on the draft parking agreement with the City.

f. Depict on plans, the location of the roadway easement that is to be provided by the city.

Response: Based on the current limits of construction for the proposed West Building, it is not currently anticipated that roadway easement will be needed. Should there be access needed for any purposes requiring a roadway easement, this area will be identified on plans.

10. Provide the following changes on the elevations:

a. Indicate the location of the property lines and setback line on all elevations.

Response: Property line and setback lines noted on G-102; elevations added.

b. Identify the location of rooftop equipment on building by outlining the equipment with dash lines.

Response: Rooftop equipment noted on roof plan and sections.

c. Sheets G-150, G-151 and G155 depict open mesh as the garage screening, with other portions of the garage left open. This screening method is not adequate and needs to be replaced or supplemented by another material. Ensure that all sheets depicting the garage screening is appropriately updated. Additional information with regards to the garage screening can be found in comment number 15.

Response: Please elaborate. Mesh screening is over 50% open to comply with definitions of an open garage per building code.

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11. Provide the following changes on the site data table:

a. Update the site data to include all the required dimension standards for the SBMHA zoning district as well as those proposed for this project.

Response: Acknowledged.

b. It is unclear whether the entire gross site is being used to meet certain requirements. Additional sheets should be included in the plan set to clarify this issue such as an open space sheet that is color coded to correlate with the site data.

Response: Acknowledged.

12. Provide the following changes on the site plan:

a. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.

Response: All utilities (above and below ground) are shown on the Site Plan Sheet SP-101. Please refer to Civil Demolition Plan for disposition of existing utilities.

b. Sheet SP-101 depicts arrows pointing at the same line with different labels. Provide clarification and adjust accordingly.

Response: Double arrows have been adjusted for clarity. Please refer to the revised Sheet SP-101.

c. On sheet SP-101, it appears the setback line is being measured before the building overhang. The setback line shall be measured from the building overhang/face of building.

Response: The building setback is measured to the face of the building. Architectural features in Central Beach zoning districts. Architectural features such as eaves, cornices, unenclosed balconies, open railings, windows, awnings, bay windows, and dormers are permitted to extend into a required yard area a maximum distance of three (3) feet from the face of the building per code section 47-12.5.E.

d. Sheet SP-101 depicts a 12' "Clear Access For Emergency Vehicles Only", which appears to be part of the Pedestrian Promenade. Provide clarification as appropriate signage may be needed to avoid confusion.

Response: Acknowledged, signage will be utilized leading to the roadway to identify access as well as removal bollards to restrict unauthorized vehicles from accessing. Emergency access vehicles can access the perimeter road around the building. City fire has requested removal bollards to be located at pedestrian access walkway/emergency lane entrance to keep general vehicular traffic from utilizing. The road is designed to keep a minimum width of 12' and able to hold a 32-ton vehicle. Reference site and life safety plans submitted with DRC set.

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e. Sheet SP-101 depicts several Florida Power and Light (FPL) easements where the building is proposed and that traverses the site that will need to be relocated and/or vacated. Provide correspondence from FPL so that they are comfortable with any potential relocation.

Response: Design team has been in communications with Florida Power & Light regarding the proposed West Building Improvements. As design continues for the proposed West Building, we will coordinate with FPL on what modifications are required and which portion of easements will need to be vacated.

13. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:

a. Location and orientation of all proposed signage;

Response: Acknowledged, signage removed from plans.

b. Dimensions of each proposed sign (height, width, depth, etc.);

Response: Acknowledged, signage removed from plans.

c. Proposed sign copy; and,

Response: Acknowledged, signage removed from plans.

d. Proposed color and materials

Response: Acknowledged, signage removed from plans.

14. Sheet G-150 depicts several signs, two on the south elevation and five on the north elevation. Per ULDR Section 47-22.4.C.13.d, flat signs are limited in size at ten percent, with the overall max size varying depending on the location of the sign. Provide vertical distance of the sign from the ground to determine permitted size. In addition, since the project faces one street/travelway, only two signs are permitted for the entirety of the site. In order to move forward with the review of the signage, the applicant is required to submit for a Site Plan Level II application.

Response: Acknowledged, signage removed from plans.

15. Pursuant to Section 47-20.14, Lighting of parking facilities, provide photometrics for each level of parking. Note the maximum and max to min ratio per the ULDR.

Response: Acknowledged, the design team will provide photometrics for approvals noting light levels and max/min ratios.

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16. As proposed, it appears that a portion of the parking spaces on the north side of the property are being removed. Clarify if the removal of these parking spaces has been factored into the available and/or existing parking count.

Response: This information has been provided in the revised parking study.

17. As proposed, the northern portion of the ground level blocks the waterway view corridor from the beach through the opening at the entrance to the site to the Intracoastal Waterway. This view should be maintained for the public by shifting the space on the ground level to open this view corridor both vertically and horizontally. See marked images below.

Response: While we understand the interest in further opening the view corridor, additional cutting or shifting of the building massing at the ground level is not feasible without compromising the functional program of the building. The Project complies with the required side yard setback of 20'-0" from the property line to the building face and includes a 12'-0" wide pedestrian promenade that provides a visual and physical connection to the Intracoastal Waterway, enhancing public access and views where feasible within site constraints.



18. Overall, the building is massive in nature, lacks articulation, verticality, and visual interest. In addition, the submitted plans for the proposed west building does not match the building design as presented to the City Commission (CC) on March 4, 2025. The building presented at the March 4, 2025, CC meeting appeared less massive, a smaller footprint, and incorporates cutouts and areas of respite throughout the building which provided views from the south and west, specifically on the 4th and 5th floor. The submitted plans removed all the cutouts to the building, has a larger footprint, and has enclosed the areas of respite throughout the building. In addition, the pedestrian access/promenade also appears to have been reduced.

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Response: Building bulk was updated reflecting feedback from City Commission review, reducing height from 120ft Max to 85ft Max. The latest massing additionally locates a minimal footprint above the podium, locating it further from the eastern facing aquatic center face. The current Resubmission package will depict the changes to further show the minimized bulk.

The building design should reflect the design presented to the CC and blend with the surrounding context with exceptional transparency for the active levels, including the area with VIP bleachers on the second floor and regular seating on the ground floor in order for spectators to view swimming and other events. Furthermore, the west building should also incorporate a similar curved roof line as the existing buildings on the site to maintain a more cohesive project. The project should take advantage of the views of the intracoastal and reduce any obstruction, especially the site line when entering the site from Seabreeze Boulevard. The parking levels should be screened with exceptional architectural solutions that provide variation in form and material given the large surface areas of the parking garage façade as well as adequately screen interior lighting and mitigate noise pollution. Given the location and visibility of the project, the garage screening should be creative in design and contain unique illumination at night. Special consideration should be taken to ensure the screening material can withstand the elements such as high winds and salt water. See below for comparison of project renderings from CC meeting to this application submittal and also examples of screening materials

Response: Acknowledged. The design team will review the proposed improvements with the Florida Fish and Wildlife Conservation Commission.

CC Presentation - South Elevation



DRC Submittal - South Elevation



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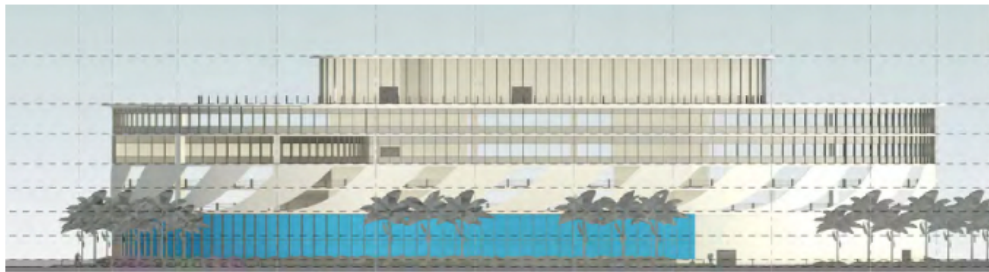
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CC Presentation - West Elevation



DRC Submittal - West Elevation



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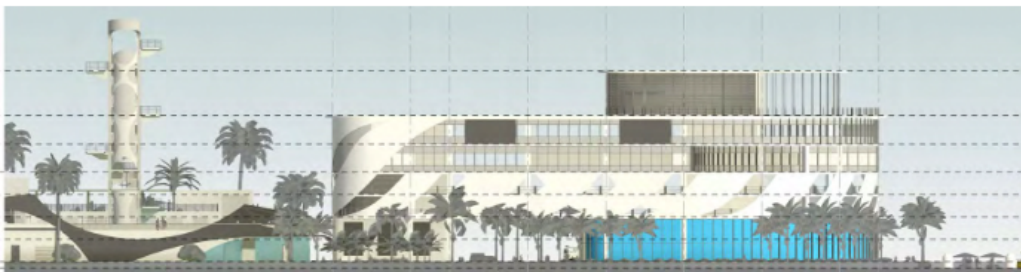
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CC Presentation - North Elevation



DRC Submittal - North Elevation



CC Presentation - East Elevation



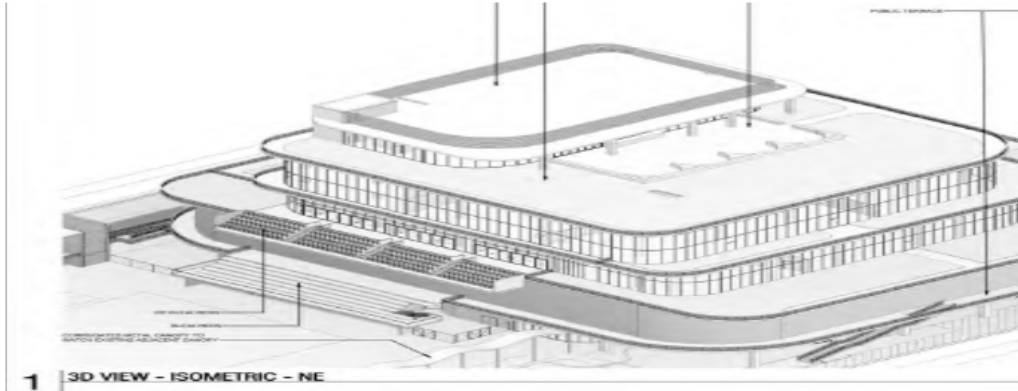
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CC Presentation - East Elevation Depicting location of VIP bleachers and "bleachers"



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DRC Submittal - East Elevation



Garage Screening Examples



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19. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian's perspective, as viewed along the public realm. Include building details, outdoor seating, and proposed landscaping. Such renderings should illustrate key aspects of the project and should also reflect the context of the area. Specifically, this should showcase the pedestrian path and promenade along the north, west and south.

Response: Acknowledged. Renderings from pedestrian level will be added to the package. Will add views that illustrate key aspects of the project of Pedestrian Path North, Pedestrian Path West, Pedestrian Path South and Aquatic Center view East.

20. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) the frontage along the intercoastal; (3) and other building design features as necessary to demonstrate compliance with the comprehensive agreement and ULDR requirements.

Response: Acknowledged. The design team will provide additional cross section for upcoming upload.

21. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:

- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof floor as well as mechanical equipment to verify adequate screening;

Response: Rooftop Equipment is screened to comply with minimum 6 inches above top surface of equipment structure. See G-102 and A-400.

- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and

Response: Rooftop equipment is shown with solid lines, please confirm review of A-106; will dash for Elevations A-300 and A-301.

- c. Provide screening product material including images or pictures of actual application of product. Note, the screening material must be 100% opaque, which as submitted is not compliant.

Response: Screening material shown on G-155 material board. Material noted as being over 50% open to keep with Open Parking Garage Definition.

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22. Per the City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, the City's goal is to encourage public art features in development projects to enhance the nature of our urban spaces. Consider placing art pieces throughout the open space and plaza area to further enhance the overall public realms and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

Response: Comment acknowledged. There is no proposed public art as part of this phase.

23. Be advised, additional comments may be generated based on revised plans.

Response: Acknowledged.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.

Response: Acknowledged. Please refer to the proposed Construction Site Logistics plan for the proposed location of the Construction office trailer.

2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.

Response: Acknowledged.

3. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

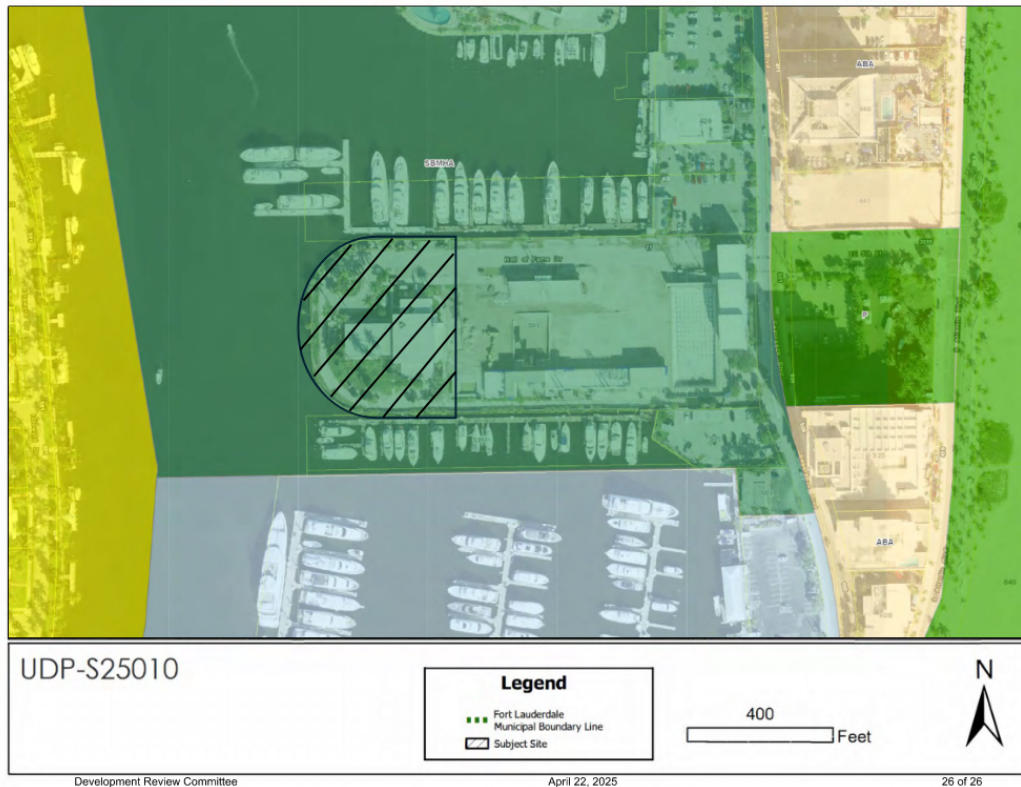
Response: Acknowledged.

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Respectfully Submitted,

The Development Team

CC: Stephanie Toothaker, Esq
Mario Caprini, Capital Group
Rebecca Caprini, Capital Group
Michelle Chung, Hensel Phelps
James Camps, Hensel Phelps
Dan Pereira, Hensel Phelps
Ariel Fausto, H3HC
Michael Amodio, KEITH

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May 15, 2025

DRC Comment Report: ENGINEERING

Member: Raymond Meyer

rmeyer@fortlauderdale.gov

954-828-5048

RE: UDP-S25010

International Swimming Hall of Fame (ISHOF)

Site Plan Level IV Request

Planning and Zoning Board Review, City Commission approval

Dear Mr. Meyer,

TT is responding to Comment 17 on DRC review of the above noted project.

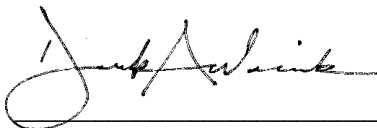
Please provide at a minimum:

17. a. Detailed information regarding the structural design of the parking garage and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the garage.

TT Response: Like all of the buildings and structures at this site, the West Building structural system will be post-tensioned concrete slabs supported by reinforced concrete columns and shearwalls. Because of the compressible soils on the site, the vertical and lateral loads in the columns and shearwalls will be supported on a pile foundation system. The 18" diameter augercast piles will support column pilecaps and shearwall pilecaps. The ground level slab will also be a structural slab, with all loads being transmitted through a mild-reinforced, reinforced concrete, two-way slab to the pilecaps. The use of a fully pile supported structural system means that use of any below-grade drainage system could not impact the building structural system.

Very truly yours,

THORNTON TOMASETTI, INC.



Derek A. Wassink, P.E., FRSE, R.A., S.I., StS2

Associate Principal

DW/daw