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March 13, 2024

City of Pompano Beach
100 W Atlantic Blvd
Pompano Beach, FL 33060

RE: DRC Comments Response
P&Z # 24-12000002
Pompano Beach Snack Bar

Planning

	Proposal - Demolish existing snack/concession stand and replace with 1,511 square foot kitchen/coolers/restrooms walk-up concession stand with a 2,010 square foot dining deck which is permitted in the Land Use Category.
1	The City has sufficient Water and Wastewater Capacity to accommodate the project. Response: Understood no change
2	The project is seaward of the Coastal Construction Control line and will require FDEP approval prior to Construction. Response: Understood, in process
3	The project will include lighting that is subject to the Sea Turtle Lighting Ordinance. Response: Understood, in process

Zoning

1	This application is subject to a Minor Site Plan and Building Design. Response: Understood
2	Delineate the limits of the scope of work of the proposed project. Response: See revised SP1.0 for scope of work Limits at Lots 3 and 4
3	Show location for the bicycle facilities. Provide details of the proposed bike racks. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces- provided that no more than 20 bicycle parking spaces shall be required in any one parking area (Section 155.5102.L). Response: See revised SP1.0 with proposed location of new bike rack with 5 bicycles parking spaces, current Lot 3 & 4 has existing 10 car parking spaces and require only 4 bicycles parking spaces
4	Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. The elevations are shown measured from the finished floor; revise the height measurements to be from average finished grade. (155.9401 G. Height). Response: See revised elevations A4.0 for Average Finished Grade
5	Show the location of the dumpster enclosure details. Clarify the following on the dumpster enclosure details, pursuant to Section 155.4302.C. 3) Gates shall be opaque to provide purposes of screening. The color and finish material of the enclosure shall be identified and match with the primary color of the building. The height of the screening walls and gate shall be at least six inches higher than the height of the

DRC

PZ24-12000002
04/17/2024

	<p>container.</p> <p>Response: See SP1.0 and A1.0 for interior proposed location of Waste container, no dumpster enclosure have been proposed to the project</p>
6	<p>All pedestrian walkways must be seven feet wide in commercial zoning districts (155.5101.H.3). Adjust the width of the new concrete accessible sidewalk.</p> <p>Response: See revised SP1.0 with revised 7' wide walkways sidewalk</p>
7	<p>Provide the elevations that correspond with the following color chart #8-11, see Sheet (A-4.0).</p> <p>Response: See Revised A4.0</p>
8	<p>Provide a product detail sheet for all of the proposed hardscape elements (i.e outdoor dining furniture).</p> <p>Response: See new A4.2 Material Board for product details</p>
9	<p>Provide a complete specification table with the manufacture for the proposed lighting fixtures.</p> <p>Response: See revised Photometric plans</p>
10	<p>As required by code 155.5602.C.7 Minimum fenestration/ transparency, all ground-level windows on street- facing facades shall be transparent. Show the window transparency on the elevations.</p> <p>Response: See Revised A4.0 with minimum fenestration/Transparency percentage</p>
11 RWB Landscape	<p>All ground mounted mechanical equipment must be screened from view using a hedge, fence or wall, as required by code.</p> <p>Response: No ground mounted mechanical equipment have been proposed, all mechanical equipment will be installed at the roof and screened from the view and any existing Mechanical equipment will be screened with hedge, see Landscaping plans</p>
12	<p>Label all exterior light fixtures.</p> <p>Response: See all exterior light fixtures Label at SP1.0</p>
13	<p>Site lighting shall meet the requirements of code section 155.5401. Note that light fixtures are restricted to a maximum height of 30' in nonresidential district. Additionally, a minimum of 1.0 foot-candle is required within the vehicular use areas and a maximum of 3.0 foot-candles is permitted along the property lines.</p> <p>Response: See revised Photometric plans with footcandles summary</p>
13	<p>Provide a copy of approval from the Florida Fish & Wildlife Conservation Commission noting review of the proposed site plan for lighting & sensitivity of marine life.</p> <p>Response: This will be provided as soon as it is received</p>
14	<p>Provide a color board and sample materials to the Architectural Appearance Committee for review, as well as, clearly listing all materials and colors (brands, styles and material numbers) at time when project is determined ready for AAC submission.</p> <p>Response: See A4.1 for color Elevation details and A4.2 for Material details</p>
15	<p>Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.</p> <p>Response: See letter attached</p>
16	<p>Additional comments may be rendered a time of resubmittal.</p> <p>Response: Understood</p>

Landscape

1	<p>Provide landscape plans in accordance with 155.5203</p> <p>Response: Acknowledged.</p>
2	<p>Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5. Palm tree values will be based on the Cost Replacement method per height.</p>

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	Response: John Sutton, ISA Arborist has prepared the arborist report. Report will be submitted.
3	Provide relocation notes. Show some relocates seaward of the building and on the south and west sides Response: See Sheet LP-2 for relocation notes. See Sheet LP-1 for new proposed relocations.
4	Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment. Response: Notes added on Irrigation and landscape plans.
5	Remove large hatching symbols to show landscape beds as it makes the submittal muddled and difficult to read Response: Revised scale of hatching to be clear for review.
6	Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Show proposed scope of work on all plans and please be specific Response: See Sheet LP-1. Data table added.
7	As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area. Response: Note added to Sheet LP-1.
8	Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. Response: Note added to Sheet LP-1.
9	For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree. Response: Note added to Sheet LP-1.
10	Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any. Response: Notes and specifications added to Sheet LP-2.
11	As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting. Response: Acknowledged. Owner will apply for and submit required bond.
12	Provide notes in accordance with 155.5402 Lighting Requirements for Marine Turtle Protection at time of site plan submittal on landscape plan. Response: Note added to Sheet LP-1.
13	Provide copy of the approved (stamped) landscape plan on file with the city, with referenced permit number on the city stamp, to confirm landscape quantities match. Response: Provided.
14	Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

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	Response: Note added to Sheet LP-1.
15	Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. Response: Note added to Sheet LP-1.
16	All tree work will require permitting by a registered Broward County Tree Trimmer. Response: Acknowledged.
17	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. Response: Provided.
18	Additional comments may be rendered a time of resubmittal. Response: Ackowleged.

Fire

1 RWB	This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval. Response: Understood, flow test and calcs required at building permit
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Engineering

	The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:
1	Place note on site plan that the existing Tabby Concrete sidewalks will be protected during construction. Response: See note at revised SP1.0
2	Narrative note says building to be proposed in SIMILAR LOCATION??? Looks to be in the existing footprint. Please clarify? Response: Similar location is defined as the old footprint and the new footprints overlap partially however the footprints are different in size and orientation. The old footprint / building is being completely removed and a new building is proposed. Please reference the survey showing the existing footprint, our demolition plan, and our new site plan showing the new building location and size.

Environmental

1	1. Provide a narrative explaining: a. The size and type of containers used for garbage collection; - Response: (2) 95 Gallon Trash container roll cart. b. Whether a recycling container will be used; - Response: No recycling will be provide c. The frequency of the garbage collection (may require daily service); and - Response: Garbage Collection service by city contractor to be provide it daily d. Where the staging area will be for garbage/recycling collection is located. - Response: See floor plan A1.0 for location of waste container next to rear exit.
2	Provide a plan showing the path the garbage will be toted to the staging area. Collection service must be on the east side of Pompano Beach Boulevard. Response: See SP1.0 for garbage path from the building garbage storage to curbside garbage pick-up staging area. Collection service only after hours
3	NOTE: Recycling collection is not required, but it is highly encouraged. Recycling collection service may be obtained from a recovered materials hauler. NOTE: Owners of a commercial property are responsible for securing garbage collection service

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	<p>directly from Coastal Waste & Recycling (as of October 1, 2022).</p> <p>NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste & Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.</p> <p>NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.</p>
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Building

	<p>Advisory Comments</p> <p>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.</p> <p>Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.</p> <p>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.</p> <p>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.</p> <p>City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).</p> <p>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.</p> <p>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)(A)</p>
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	<p>FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.</p>
1	<p>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.</p> <p>Response: Understood</p>
2	<p>FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.</p> <p>Response: Will provide Asbestos certificate upon building permit submission</p>
3	<p>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.</p> <p>Response: Understood</p>
4	<p>FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.</p> <p>Response: Understood</p>
5	<p>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</p>

DRC

PZ24-12000002

04/17/2024

	specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. Response: Acknowledge
6	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: Acknowledge
7	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: Acknowledge
8	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: Acknowledge
9	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: Acknowledge
10	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: Acknowledge
11	FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. Response: Acknowledge
12	FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High- Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein. Response: Acknowledge
13	FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. Response: Existing Parking lots 3 & 4 comply with FBC-A208.2
14	FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

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	Response: Lots 3 & 4 Complying with FBC-A208.2.3.3
15	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: Existing City Parking complying with FBC-A703.7.2.1
16	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: Not Applicable, This is a Commercial building, Roof truss shop drawings to be submitted at building permit
17	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: Acknowledge
18	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: Acknowledge
19	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: Acknowledge
20	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, we will provide permit valuations during permit submission.
21	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: Acknowledge

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	All comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.
	<p>Initials <u> RWB/L </u> *** ATTENTION ***</p> <p>Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:</p> <p>A. *** CPTED / SECURITY CONSULTANT ***</p> <p>The services of an independent, and highly experienced, qualified, and certified Security Crime</p>

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	<p>Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing. Initials <u>RWB/L Juan C Linares 561-391-0081</u></p> <p>B. *** DISCLAIMER *** SAFETY AND SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials <u>RWB/L Juan C Linares 561-391-0081</u></p> <p>C. *** CPTED & SECURITY STRENGTHENING *** CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. *** Initials <u>RWB/L Juan C Linares 561-391-0081</u></p> <p>D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS *** “... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS...” THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL. Initials <u>RWB/L Juan C Linares 561-391-0081</u></p> <p>SIGN FULL NAME: <u>Juan C Linares</u></p>
1 consulting	<p>No CPTED Security Strengthening Drawing or Narrative Plans have been submitted for any safety and security reviews. Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</p>
2 consulting	<p>Does not comply with Municipal Codes/ Ordinances. Response: Please Refer to CPTED Plan and Narrative on Sheets SP-201 and SP-202. A separate signed CPTED Narrative has been provided signed/acknowledged by applicant.</p>
	<p>PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).</p>

Sincerely,

Juan C. Linares
RWB / Linares Architecture, Inc.

DRC

PZ24-12000002
04/17/2024