**9/29/2021**

**City of Pompano Beach**

**Meeting: September 15 2021**

**DRC RESPONSES:**

**PROJECT: RESIDENTIAL ADDITION UNIT # 4**

**ADDRESS: 504 S. OCEAN BOULEVARD, POMPANO BEACH, Florida 33062**

**FOLIO: 4943 06 06 0360**

**PLANNING**

-LanduseforthisparcelisResidential(MH-MediumHighResidential16-25DU/AC).Thesizeofthisproperty is approximately 0.16 acres (7,000 square feet); resulting in approximately 4 units (permittedbythelanduse)and3units(restrictedbythecurrentzoning-RM-20).Thisisanexexistingresidentialunit,noadditionalunitsareproposed.

**Response: Noted**

-The property was platted (Pompano Beach Blount Brothers Realty Co Subdivision, Block 4, Lot 13)and recorded prior to 1953 (Plat Book 26 Pg 29) with no restrictions on the plat.Based on BrowardCounty'sAdministrativeRulesDocumentBrowardNext(4.3)regardingplattingexemption,replattingwouldnot be requiredfor theproposed multi-familydevelopment.

**Response: Noted**

-Anapplicationtosubmita"Plat"wasuploadedintothedocumentsfolder,isityourintentiontofileanewplat or replat theproperty?

**Response: We are not submitting a new plat**

-SincenoadditionalresidentialunitsareproposedaSchoolCapacityAvailabilityDetermination(SCAD)Letterfrom theBrowardCountySchoolBoardisnot berequired.

**Response: Noted**

-The property is abuts S Ocean Blvd (AKA: A1A).Although the subject property was platted, thesurveyindicatesthatonly50feetwasdedicated(25feettothecenterline)&thus15feetadditionalfeetmust be dedicated, pursuant to Chapter 100.01.The property front onto S Ocean Blvd (AKA: A1A), isalso identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01requires a minimum of 80 feet for this roadway.Future applications for a Major Site Plan applicationwill require that 80 feet of right-of-way be provided for A1A (AKA: South Ocean Blvd).No newstructuresshouldbe erectedinthefuture right-of-way.

**Response: Noted**

-Thecityhassufficientinfrastructurecapacitytoaccommodatetheproposal.

**Response: Noted**

**FIRE DEPARTMENT**

Building does not meet minimum required means of egress as per NFPA 101 chapter 31 for existing or proposed apartment units.

**Response: One additional exterior stair has been added to the existing building.**

**Plans have been updated.**

Provide greater detail for number of exits and travel distance to exits. Exit discharges must be free and clear of hazards within a structure. Exit discharge for Unit #4 showing into a higher hazard area.

**Response: One Corridor has been added. The space is now a storage for lawn equipment**

Is the roof of the 2nd floor also an occupied area for apartment #4?

**Response: No access to the 2nd floor roof is provided.**

# BUILDINGDIVISION

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required forerosioncontrol,sitework,temporaryfences,monumentalsignageandmiscellaneoussitestructures.

**Response: Noted**

1. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for thedemolition or renovation of an existing structure to contain an asbestos notification statement whichindicates the owner’s or operator’s responsibility to comply with the provisions of section 469.003Florida Statutes and to notify the department of environmental protection of his or her intentions toremoveasbestos,whenapplicable,inaccordancewithstateandfederallaw.Contractorwillberequiredto submit Broward County asbestos program certificate of submittal indicating that the statement ofresponsibilityhas been submitted.

**Response: Noted**

1. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made foremergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1)and1021.2(2)andGroupR-3Occupancies.Basementsandsleepingroomsbelowthefourthstoryabovegrade plane shall have at least one exterior emergency escape and rescue opening in accordance withthissection.

**Response: Comment has been incorporated in the architectural dgws (A3)**

FBC\_BCA107.3.5.6Theenforcingagencywillrequireproductapprovalsbereviewedandapprovedby the building designer prior to submittal to verify that such products comply with the designspecifications. Reviewed and approved product approvals shall then become part of the plans and/orspecifications.Productapprovalshallbefiledwiththebuildingofficialforreviewandapprovalpriortoinstallation.

**Response: Noted**

1. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. componentsattachedtobuildingstructure,trusses/joists,windowwalls,railings,awnings,chutes…etc),necessarytoshow compliance with applicable codes; shall be approved by the architect or professional engineer andsubmittedtothebuildingofficial prior toinstallation.

**Response: Noted**

1. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on alldocuments submitted for review to authenticate the serial number matches the submitted ESA.F.A.C.61g1-16.005Eachsheetisrequiredtobedigitallyorelectronicallysigned,andbeartheimpresssealof,anarchitector engineer(FBC\_BCA 107.3.4.0.1).

**Response: Noted**

1. FBC\_BCA107.3.4.0.8Allplansand/orspecificationspreparedbyanarchitectoranengineerpursuanttotherequirements ofthiscodeshallbehandsigned,datedandsealed.

**Response: Noted**

1. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components ofthebuildingasdeterminedbythebuildingofficial.Buildingdept.willrequirespecialinspectorformbecompletedandsubmittedfor approval.

**Response: Noted**

1. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, includingrecoveringandreroofing,repairormaintenanceshallhaveAHVHZuniformroofingpermitapplication,asestablishedbytheauthorityhavingjurisdiction,completedandexecutedbyalicensedcontractor.

**Response: Noted**

Fbc1512.3.2TheuniformroofingpermitshallincludecalculationsinaccordanceWithChapter16(High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than theheight/pressurethresholdallowedintheapplicableprotocolsherein.

**Response: Noted**

1. FBCA208.2.3.3Parkingforguests,employees,andothernon-residents.Whereparkingspacesare

providedforpersonsotherthanresidents,parkingshallbeprovidedinaccordancewithtable208.2.

**Response: Noted**

1. FBC A502.6 The enforcing agency will require parking space identification comply with thefollowing code: signs shall include the international symbol of accessibility complying with FBCA703.7.2.1.SignsidentifyingvanparkingspaceswhenrequiredByFBCA502.2shallcontainthedesignation“VanAccessible.”ReferenceEngineeringStandard300-5.

**Response: Noted**

1. IfApplicable,FBCR802.1.7.1[IRCR802.10.1]Trussdesigndrawings,preparedinconformancewithsectionR802.1.7.1,shallbeprovidedtothebuildingofficialandapprovedpriortoinstallation.

**Response: Noted**

1. FBC3303.5WaterAccumulation.Theenforcingagencywillrequireprovisionsbemadetopreventtheaccumulationofwaterordamagetoanyfoundationsonthepremisesortheadjoiningproperty.

**Response: Noted**

1. 1804.4SiteGrading.Thegroundimmediatelyadjacenttothefoundationshallbeslopedawayfromthe building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for aminimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions orlot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approvedalternative method of diverting water away from the foundation. Swales used for this purpose shall besloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervioussurfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away fromthebuilding.

**Response: Noted**

1. FBC\_BCA110.13.2.1It shall be the joint responsibility ofany owner of realproperty uponwhichconstruction is occurring, and any contractor responsible for said construction, to ensure that all roadrights-of-way remain free at all times of all construction waste and trash resulting from suchconstruction, and that all waste and trash resulting from the construction are contained on the realpropertyupon whichtheconstructionoccurs

**Response: Noted**

1. FBC\_BCA109.3BuildingPermitValuations.Theapplicantforapermitshallprovideanestimatedpermit value at a time of application. Permit valuations, shall include total value of work, includingmaterials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbingequipmentandpermanent systems.

**Response: Noted**

1. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by thearchitect or engineer of record contain a statement that, to the best of the architect’s or engineer’sknowledge, the plans and specifications comply with the applicable minimum building codes and theapplicablefire-safetystandardsasdeterminedbythelocalauthorityinaccordancewiththissectionandchapter633, FloridaStatutes.

**Response: Noted**

# ZONING

This site plan submittal is being reviewed as a minor site plan with major building design.

**Response: Noted**

Comment not addressed: The “Zoning Information” table on the site plan has incorrect information. Update this chart with the correct information. There is no required building area for this property. Put N/A in this column, not 5400 SF.

**Response: Noted. Plan has been corrected.**

Comment not addressed: The “provided lot coverage” on the Zoning Information chart says 3,107 SF. What is this representing? Is this the total building footprint? If so, revise the chart to say this. The line above this says the building area is 5,400 SF. Is this the total building square footage? Clarify what the difference is in these numbers are as the total lot coverage is the total area of roofed structures (the building and 1 story deck), which appears to be 3,134 sf according to my calculations.

**Response: Plan has been corrected**

Comment not addressed: Provide a note on the site plan identifying the height and type of fence/gate proposed.

**Response: Gate note has been added to drawing.**

Comment not addressed: Show all balconies and pergolas on the site plan. Clarify the setback distance from the new balconies and pergola on the east, west, and south elevations. These must be within the required setback distance. The pergola was not added to the site plan. Sheet 005 shows the pergola extending past the balcony, into the required setback, and beyond the 1 story deck.

**Response: Plan has been corrected.**

All balconies were not added to the site plan. The front and side balconies are not shown on the site

plan, as shown on sheet 004. Provide this and indicate the new front setback from this balcony. The balconies in the front shall also be within the required setback distance.

**Response: Plan has been corrected.**

Comment not addressed: Ground-level building facade width occupied by transparent window or door openings is required to be a minimum of 30% for residential development in the AOD (155.3703.F.5). Provide the fenestration calculations for the west elevation.

* 1. To count toward this transparency requirement, a window or door opening must have a maximum sill height of 2 feet above grade and a minimum head height of 6 feet, 8 includes above grade. (See Figure 155.3703.F.4: Building facade transparency.)
  2. Provide the height and width of ground level building façade and the provided fenestration calculations of the transparent openings.

**Response: Front Elevation (west) shows calculations min 30% facade**

1. Comment not addressed: The location map shown on the landscape plan identifies the wrong property. Correct this image.

**Response: Noted**

1. The one-story deck was extended on the site plan to have a 0’ setback but this change was not shown on the other plans (landscape, irrigation, civil, security etc.). Update all plans to be consistent.

**Response: Noted**

1. The landscape plan says there is mulch on the north side of the property but the site plan and civil plans show that it is grass. Revise all plans to be consistent.

**Response: Noted**

1. Sheet 009 has an error on the overall height of the AA Side Elevation. It says it is 4’ 7’’ tall. Please correct. Also identify the direction of each façade on this sheet.

**Response: Drawing has been corrected as noted**

1. Clarify why sheet 009 has a different overall height from the other elevations sheets, 41’ 7’’ vs 40’ overall. Make all plans consistent.

**Response: Drawing has been corrected as noted**

1. The parking details on sheet 004 are not the standard parking details for the City of Pompano Beach. Revise this to show the Pompano Engineering Division’s parking details.

**Response: Drawing has been corrected as noted**

1. All new development within the Atlantic Boulevard Overlay district shall reflect a Florida Maritime vernacular style that includes elements derived from certain historic styles and design features prevalent in South Florida and shall comply with the design standards in this subsection (155.3703.F.7). The applicant provided a narrative stating the architecture style of choice is Florida Maritime style: Tropical Old Florida. Spanish clay tiles are not considered part of the Tropical Old Florida style. Revise the roof material to be either sheet metal or metal per Table 155.3703.F.7.F: Roof Form.

**Response: Narrative has been corrected as no**

# SOLIDWASTEANDRECYCLING

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Buildings with rental apartments are considered commercial

properties

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

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 (Waste Management 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.

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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

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**Response: Noted**

**LUIS URIARTE**

**ARCHITECT**