

ANSWER TO COMMENTS

10/31/2023

Miami, FL

CITY OF POMPANO BEACH

Building Official

Project: SEABIRD POMPANO TOWNHOUSES

Process #: P&Z # 23-12000003

In response to your comments on the above-mentioned project, please find the following:

PLANNING

Status: Authorized with Conditions

The property was platted in 1950 (Blue Water Beach - PB: 26 Pg. 29). Based on Broward County Administrative Rules 4.3, it appears that it would be exempt from platting/replatting. Provide a letter from the Broward County Planning Council confirming that the proposed development does not require platting/replatting for the proposed development.

Answer: Contractor to provide a copy of the letter from the Broward County Planning Council with the building permit application.

Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board. Prior to building permit approval a "final" SCAD Letter must be submitted; however, all residential projects must submit an application to obtain the "preliminary" letter to the School Board.

Answer: Contractor to provide a copy of the School Capacity Availability Determination (SCAD) Letter with the building permit application.

LANDSCAPING

Status: Authorized with Conditions

1. Show Benjamina and Aurea that are against the property line to be removed and 2" of mitigation can be applied to the tree canopy trust fund

Answer: Understood. This condition will be addressed for the building permit.

2. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced. Mitigation must be above and beyond minimum requirements. 27" and 50' of palm height.

Answer: Understood. This condition will be addressed for the building permit.

3. Please adjust the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, as it is difficult to track.

Answer: Understood. This condition will be addressed for the building permit.

4. Provide a photometric plan. show light poles and radii on the landscape plan

Answer: The photometric plan has been submitted; see plan 034 PH-1 - PHOTOMETRIC PLAN for details. However, this condition will be addressed on the landscape plans in the building permit.

5. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Answer: The Continuous Curb has been added to the Site Plan. See plan 004 A-100 - SITE PLAN for details. However, this condition will be addressed on the landscape plans in the building permit.

6. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Please provide a note on the plan per the above and that will work

Answer: Understood. This condition will be addressed for the building permit.

7. Bubblers will be provided for all new and relocated trees and palms. Bubblers only appear to be proposed for street trees, please correct

Answer: Understood. This condition will be addressed for the building permit.

8. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots. Staff could not locate note on L.3

Answer: Understood. This condition will be addressed for the building permit.

9. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and codominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected. Staff could not locate note on L.3

Answer: Understood. This condition will be addressed for the building permit.

10. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. Especially where there is tree protection and/or plant material is installed on site. Staff could not locate note on L.3

Answer: Understood. This condition will be addressed for the building permit.

11. 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.

Answer: Understood. This condition will be addressed for the building permit.

12. All tree work will require permitting by a registered Broward County Tree Trimmer.

Answer: Understood. This condition will be addressed for the building permit.

ZONING

Status: Pending Resubmittal

1. The lot coverage calculation I consistently calculates is around 8,000 sq ft. This does not match the number provided on the A-002. However, it still meets the lot coverage maximum Is still under 60%.Revise.

Answer: We have adjusted the area calculations according to what was discussed at the last DRC Meeting. Please refer to sheet 003 A-002 - AREAS & CODE SUMMARY for area details.

2. The pervious percentage I calculated was consistently around 4,800 square. This does not match the number provided on A-002. However, it still meets the pervious percentage provided. Revise.

Answer: We have adjusted the area calculations according to what was discussed at the last DRC Meeting. Please refer to sheet 003 A-002 - AREAS & CODE SUMMARY for area details.

3. Thank you of the labeling of planters and overhangs. The overhangs which are non-habitable can extend up to three feet into the required setback. However, the architectural elements (structural walls / Privacy fences) must meet all applicable setback and height restrictions. Currently they encroach into the required setbacks and height.

Answer: We have adjusted the project to comply with all the setbacks as discussed at the last DRC Meeting; please refer to the architectural drawings to see the adjustments (sheets 004 to 012); you can also see updated renders with these adjustments in sheet 012 A-901 - 3D VIEWS

4. Screening material of mechanical equipment appears to be visible(semiopaque). Provide details of the mechanical screening fence.

Answer: We have added the details of the mechanical equipment screening; refer to sheet 008 A-104 - ROOF PLAN for details.

5. Applications for approval of a Major or Minor Site Plan (Section 155.2407) shall include a lighting plan (including a photometric plan) that addresses the standards in this section. Provide a complete photometric plan with height/ and lamination details.

Answer: We have added the Photometric Plan; please refer to sheet 034 PH-1 - PHOTOMETRIC PLAN and document 006 Photometric Report for details.

ENGINEERING

Status: Pending Resubmittal

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Answer: The Broward County Surface Water permit is to be provided with the building permit application.

2. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Answer: Acknowledged.

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

Answer: Acknowledged.

4. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-ofway including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-5457007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Answer: Note Added. Please see sheet 016 L-2 - LANDSCAPE PLAN and 017 L-3 - DETAILS AND NOTES PLAN

5. On plan sheet 023 C-5 PGD Driveway aprons are required to have a 3" drainage swale in the center. per city detail 305-2. Grass swale are required to be 6" per city detail 305-1 SHOW ON PLAN SHEET. THE SWALES ARE REQUIRED.

Answer: We have added a 3" deep drainage swale on the north side of the road adjacent to the site, still flowing east to west. Shifted the drainage flow arrows accordingly and added more spot grades to the proposed driveways. For details, please refer to sheet 023 C-5 - PAVING, GRADING AND GRAINAGE PLAN and 028 C-10 - TYPICAL SECTIONS.

6. On Plan sheet 023 C-5 show the dimensions of the proposed concrete driveways.

Answer: We have labeled the widths of all the driveways. Please refer to sheet 023 C-5 - PAVING, GRADING AND GRAINAGE PLAN for details.

7. Plan sheet 024 C-6 water and sewer, not all the service connections have sizes?

Answer: We have Labeled all the proposed water and sewer services. Please refer to sheet 024 C-6 - WATER AND SEWER PLAN for details.

8. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities

Answer: Contractor to provide a copy of the FDEP Notice of Intent prior to permit approval.

FIRE DEPARTMENT

Status: Pending Resubmittal

1. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Answer: Hydrant Flow Test provided, refer to document 010 Hydrant Flow Test for details.

2. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a nonfire sprinklered building or the fire sprinkler/standpipe demands) : Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

Answer: Fire calculations provided, see documents 011 Fire Calculation - 1st Floor and 012 Fire Calculation - 3rd Floor for details.

4. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards: NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

Answer: The contractor shall provide a copy of the purchase documentation for the fire service backflow and meter assemblies prior to final permit approval.

5. Provide location of proposed fire alarm control panel. Panel must be located within a climate control environment within the specs of the fire alarm control panel.

Answer: Please refer to the Fire Protection drawings (sheets 035 to 039).

CORP UTILITIES DEPARTMENT

Status: Pending Resubmittal

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Answer: Understood.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official eplan. Submittal.

Answer: The Broward County Surface Water permit to be provided prior to permit approval.

5. Please note that any proposed metered service 3" or larger are not stock items. These meters are subject to an order lead time. Please order these items in a timely manner to ensure that the services are available for installation.

Answer: Acknowledged, 4" meter for fire service to be ordered as early as possible.

7. The proposed water services shown on civil plan 024 C-6 – Water & Sewer Plan are not to City Engineering Standard detail. Please show the water services as individual connections or as a City Approved "Y" branch or meter bank connection. Please Correct.

Answer: We have added Municipal Detail 107-3, "2-inch Water Service "Y" Branch Alternatives" to Sheet C-12, Water and Sewer Details. The connection is via a "Y" branch line to the water meter on each property.

9. Eliminate the public fire hydrant shown on civil plan 024 C-6 – Water & Sewer Plan. An existing fire hydrant is less than 200 feet west of the property and another existing fire hydrant is less than 200 feet east of the property. Propose a private fire hydrant with a dedicated fire meter and backflow assembly should the lot require a fire hydrant. Please correct.

Answer: The proposed fire hydrant is needed per the Fire Department comments. Therefore it has been labelled as "Private".

BUILDING

Status: Authorized with Conditions

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. 2. FBC [F] 903.

Answer: Understood.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 90 3.2.12 if applicable.

Answer: Understood.

3. 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.

Answer: Understood.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fireresistance-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.

Answer: Understood.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Answer: Understood.

6. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Answer: Understood.

7. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Answer: Understood.

8. 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.

Answer: Understood.

9. 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.

Answer: Understood.

10. 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).

Answer: Understood.

11. 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.

Answer: Understood.

12. 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.

Answer: Understood.

13. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Answer: Understood.

14. 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.

Answer: Understood.

15. 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.

Answer: Understood.

16. 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.

Answer: Understood.

17. 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.

Answer: Understood.

18. 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.

Answer: Understood.

19. 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.

Answer: Understood.

20. 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.

Answer: Understood.

21. 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.

Answer: Understood.

22. 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.

Answer: Understood.

23. 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.

Answer: Understood.

24. 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.

Answer: Understood.

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