

April 16, 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

Zoning

1 Arch	Delineate all overhang projections on the site plan (SP1.0) Response: See revised site plan with new notes
2 Doug Mann	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. Response: In process will be provided as soon as it is received
3	The proposed finish schedule should include the exact product, manufacture, color and model number (Sheet A-4.2). The submitted sample board 11"X17" should reflect what is shown on the elevations and finish schedule. Response: See Material board with samples
4 Arch	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. Response: See letter attached
5 Arch	Additional comments may be rendered a time of resubmittal. Response: Understood

Landscape

1	Provide landscape plans in accordance with 155.5203 Response: Acknowledged and in accordance.
2	Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Zoning district is PR which requires 23 trees half of which can be palms. Show the required canopy trees within the scope of work site and add some on the south and west sides to provide shade for the dining tables. Trees must be soil and aerosol salt tolerant Response: See Sheet LP-1. Utilizing existing relocated Coconut Palms and added 12 Silver Buttonwood Trees, Native, and salt tolerant.

3	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 and owner will post the required bond.
4	All tree work will require permitting by a registered Broward County Tree Trimmer. Response: Acknowledged. Owner will engage a Broward County Tree Trimmer.
5	Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. Response: Acknowledged and provided.
6	Additional comments may be rendered a time of resubmittal Response: Acknowledged.

Fire

1 Arch	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
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Planning

1 Arch	Land Use OR (Recreation and Open Space) Zoning Designation PR (Parks and Recreation) Proposal - Demolish existing snack/concession stand and replace with 1,511 square foot kitchen/coolers/restrooms walk-up concession stand with a 2,006 square foot dining deck which is permitted in the Land Use Category. The City has sufficient Water and Wastewater Capacity to accommodate the project. The project is seaward of the Coastal Construction Control line and will require FDEP approval prior to Construction. The project will include lighting that is subject to the Sea Turtle Lighting Ordinance. Trash Pickup, Delivery and Loading must occur during regular business hours ONLY. Narrative response sheet states that collection service is to occur "after hours" and Delivery/ Loading to occur during "off-hours" which is not permitted activity in this area. Delivery/ Loading must occur prior to 10 am due to congestion in the area. Trash pick up shall occur during regular route times for garbage hauler. Correct the notation on the site plan and the description in the comment response narrative. Coordinate any further specifics with Parks and Recreation Department. Response: See revised note at site plan SP-1. - Delivery and loading area zone to be used during business hours prior to 10 am only - Curbside garbage pick-up staging area shall occur during regular route times for garbage
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Engineering

1 Civil	Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed drainage shown on the civil engineering drawings. Response: We'll provide this drainage permit once we receive it.
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1 Keith Planner	<p>Development Review Committee Date Reviewed: 03-27-24 Subject: CPTED & Security Strengthening Report: PZ: 23-12000002 Project Name & Address: Pompano Beach Snack Bar 20-50 N Pompano Beach Blvd. Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email, No Voicemail). Monday – Thursday, 8 AM – 4 PM *** 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 *** The services of an independent, & highly experienced, qualified, & certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve & maintain objective credible security review integrity, & to expedite processing. Initials _____</p> <p>B. *** DISCLAIMER *** SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review. Initials _____</p> <p>NOTE: Condition Required: Change "If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access." Due to the power outlet locking covers being vandalized and broken off, especially along the beach areas, it is necessary to address this issued effectively as it can lead to dangerous encounters with potentially violent criminals, etc. Therefore the requirement must be: "All exterior power outlets will have a lock AND readily accessible power secure internal cut-off switch to deny unauthorized access."</p> <p>Response: Please refer to revised sheet SP-202-CPTED Notes and CPTED Narrative for revised note E under the Maintenance section.</p>
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Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic. 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. non residential buildings shall comply with City Ordinance 152.29(C)(1)(A)

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.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

Response: Project complies with 2023 FBC Building/Accessibility

1 Expediter GC	FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. Response: Understood, Building applications to be submitted at Building Permit.
2 Expediter GC	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 Response: Will provide Asbestos certificate upon building permit submission
3 Arch	FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. Response: Understood,
4 Arch	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. Response: Understood
5 Arch	FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. Response: Understood
6 Arch	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: Products Approval to be submitted at building permit
7 Arch	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: Shop Drawings to be submitted at building permit

8 Arch	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 Arch	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 Arch	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 Arch	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 Arch	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 Arch	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 Arch	FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2 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 Civil	FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property Response: Acknowledged. Plans show that we meet this requirement.

18 Civil	<p>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.</p> <p>Response: Acknowledged. Plans show that we meet this requirement</p>
19 GC Owner	<p>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.</p> <p>Response: Acknowledge</p>
20 Expediter Owner	<p>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.</p> <p>Response: Understood, Permit valuations to be submitted at Building Permit.</p>
21	<p>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.</p> <p>Response: Acknowledge</p>

Sincerely,

Juan C. Linares
RWB / Linares Architecture, Inc.