

7/29/2021

City of Pompano Beach

DRC RESPONSES:

PROJECT: RESIDENTIAL ADDITION UNIT # 4

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

FOLIO: 4943 06 06 0360

PLANNING

-Land use for this parcel is Residential (MH- Medium High Residential 16-25 DU/AC). The size of this property is approximately 0.16 acres (7,000 square feet); resulting in approximately 4 units (permitted by the land use) and 3 units (restricted by the current zoning - RM-20). This is an ex existing residential unit, no additional units are proposed.

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 Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, replatting would not be required for the proposed multi-family development.

Response: Noted

-An application to submit a "Plat" was uploaded into the documents folder, is it your intention to file anew plat or replat the property?

Response: We are not submitting a new plat

-Since no additional residential units are proposed a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board is not be required.

Response: Noted

-The property is abuts S Ocean Blvd (AKA: A1A). Although the subject property was platted, the survey indicates that only 50 feet was dedicated (25 feet to the centerline) & thus 15 feet additional feet must be dedicated, pursuant to Chapter 100.01. The property front onto S Ocean Blvd (AKA: A1A), is also identified on the Broward County Trafficways Plan. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 80 feet for this roadway. Future applications for a Major Site Plan application will require that 80 feet of right-of-way be provided for A1A (AKA: South Ocean Blvd). No new structures should be erected in the future right-of-way.

Response: Noted

-The city has sufficient infrastructure capacity to accommodate the proposal.

Response: Noted

FIRE DEPARTMENT

() Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

Response: See attached engineer's response

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Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: See attached engineer's response

Provide Fire Flow Data: 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 may be required for project. (NFPA 1 2018ed chapter 18)

Response: See attached engineer's response

must follow NFPA 101-2018 ed chapter 43 Building Rehabilitation. Building may require fire sprinklers.

Response: Noted

additional egress stairs will be required to meet proposed travel distances for upper floors and roofdeck access.

Response: The existing unit # 3 will have one of the existing stairs. The unit # 4 will have a proposed enclosed stair accessible from the proposed addition.

BUILDING DIVISION

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.

Response: Noted

2. 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: Noted

3. 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.

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

4. 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: Noted

5. 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

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show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Noted

6. 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: Noted

7. 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: Noted

8. 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: Noted

9. 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.

Response: Noted

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: Noted

10. 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.

Response: Noted

11. 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: Noted

12. 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: Noted

13. 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: Noted

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14. 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: Noted

15. 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: Noted

16. 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: Noted

17. 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: Noted

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ZONING

1. This site plan submittal is being reviewed as a minor site plan with major building design. The application submitted to the DRC coordinator was incomplete. Provide a signed application and the correct fee amount. Additionally, all plans must be properly electronically signed and sealed. Likewise, all electronic signature affidavits must be submitted to the DRC board coordinator.

Response: all paperwork and the correct fee has been submitted

2. The “Zoning Information” table on the site plan has incorrect information. Update this chart with the correct information. The zoning district is RM-20/AOD (Multiple-Family Residence 20 / Atlantic Boulevard Overlay District). The required lot area for multi-family properties in this district is 8,800 SF. There is no required building area for this property. The maximum lot coverage (all roofed structures) is 60% of the lot area, not 20%, regardless of new or old development.

Response: the corrections have been done

3. Clarify where the 1,400 SF of lot coverage is calculated from. This should be the total lot coverage of the entire building. As previously stated, the maximum lot coverage (the building footprint of all roofed structures) is 60% of the lot area. The total lot coverage is unclear. The 1 story deck shall be included in the total building footprint calculation for lot coverage, however, balconies without support legs do not count toward the total lot coverage.

Response: Noted

4. Clarify what the “workshop” on the first floor is used for. Additionally, clarify if this is an open space or enclosed.

Response: the space is semi enclosed and it will be used for garbage/storage/lawn equipment

5. Parking shall be double striped and a minimum size of 9’x18’. Provide these notes on the site plan.

Response: Noted

6. Provide a note on the site plan identifying the height and type of fence/gate proposed.

Response: Note is provided

7. Show all balconies and pergolas on the site plan. Clarify the setback distance from the new balconies and pergola on the east and west elevations. These must be within the required setback distance.

Response: Noted

8. 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.
 - a. 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.)

Response: Noted

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9. 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 applicable to one of the following three architectural substyles of the Florida Maritime style: Tropical Old Florida; Tropical Contemporary; or Nautical Moderne (155.3703.F.7). Identify which of the three allowable architectural substyles is applied to the buildings in a written narrative. Once the architectural substyle is identified, provide evidence of compliance for the corresponding regulations for building façade articulation, primary façade material, roof form, balcony design, window design, door design, window/door shading device design, projection supporting structure design, and railing design.

Response: Chosen style: Florida Maritime style: Tropical Old Florida

10. The location map shown on the landscape plan identifies the wrong property. Correct this image.

Response: plans have been corrected

SOLID WASTE AND RECYCLING

1. This building requires recycling and/or trash carts which need to be rolled to the curbside for collection service. Show the enclosure where these carts will be stored on the site plan or architectural plans.

Response: Noted

LUIS URIARTE

ARCHITECT

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