

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

-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 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 a new plat or replat the property?

Response: We are not submitting a new plat

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

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.

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)

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.

DRC

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Response: Noted

4. 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: Noted

5. 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

6. 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

7. 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

8. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have AHVHZ 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 protocol herein.

Response: Noted

9. FBCA 208.2.3.3 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

10. 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 FBCA 703.7.2.1. Signs identifying van parking spaces when required By FBCA 502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response: Noted

11. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with se

ction R802.1.7.1, shall be provided to the building official and approved prior to installation.

Response: Noted

12. 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

13. 1804.4 Site Grading. The ground immediately adjacent to the foundations 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

14. 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

15. 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

16. 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

DRC

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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 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.

- 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 inches
-

above grade. (See Figure 155.3703.F.4: Building facade transparency.)

- b. 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

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

Response: Noted

3. 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

4. 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

5. 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

6. 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

7. 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

8. 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 should you have any questions or concerns regarding this review.

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

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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.

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Response: Noted

LUIS URIARTE

ARCHITECT