



KARAM BROTHERS, LLC
DESIGN BUILD MANAGE
660 S FEDERAL HWY SUITE 103
POMPANO BEACH, FL 33062
954.547.3059 954.789.2040
CGC1508162 CA32636

City of Pompano Beach
Building Services Department
Pompano Beach, Florida 33062

January 20, 2021

DRC MEETING COMMENTS: 12-1-21

Permit #: **PZ21-12000029**: Minor Site Plan-117 S Riverside DR/113 S Riverside DR LLC

117 S Riverside Dr Pompano Beach, FL 33062

Attention city reviewer,

Please see letter for comments from December 1, 2021.

ZONING Pamela Stanton pamelastanton@pompano.com
PendingResubmit

**Received after DRC Meeting
to address DRC comments
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1/27/2022

1. Provide written response
 - a. **Response sheet**
2. The height of a structure is the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, pursuant to Section 155.9401.G, and is restated in the Declaration of Restrictive Covenants. However, the submitted elevations and building sections indicate the building heights are measured from the first floor, not from finished grade. Address this issue, and revise the dimensions on the Site Information & Calculations table, building sections, and elevations to correctly reflect the height of the buildings, and in compliance with the maximum height requirement/restriction. The Declaration of Restrictive Covenants states that the building height cannot exceed 46.5 feet, measured from finished grade at the front of a structure. However, the elevation for Building #2 indicates finished grade at the front of the building at -5' – 5" (minus 5 feet and 5 inches) below finish floor, and top of roof at 45' (45 feet) above finish floor, which is a building height of 50' – 5" (50 feet and 5 inches) measured from finished grade.
 - a. **Please see the updated plans reflecting the correct height.**
3. Label all site and project elements on the site plan.
 - a. **Please see additional information provided on site plan.**
4. A parapet must have a height of between 3' and 5' for all Architectural Substyles in the AOD, pursuant to Table 155.3703.F.7.f. The parapet height must be at least 4 feet if public rooftop access is provided. The edge of a flat roof shall be defined by either a cornice or a parapet, pursuant to Section 155.3703.F.7.f.ii(B). Provide the height of the proposed parapet that is shown on the elevations.
 - a. **A 42" parapet wall is labeled on the roof plan on A4.4, which is typical for both buildings. This is a private roof access per unit, not a public one.**



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LANDSCAPE REVIEW Wade Collum wade.collum@copbfl.com
PendingResubmit

1. No comment response sheet was found in resubmittal.
 - a. **See Landscape Responses Sheet.**
2. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 23' of landscape areas between a vehicular use area and an abutting building. These areas can be reduced by half if a superior landscape plan is provided in accordance with the code section. Provide what is required vs. what is going to be proposed as to a superior landscape design. What is shown does not meet the minimums nor the superior intent.
 - a. **See Landscape Responses Sheet.**
3. Adjust plan to show all proposed trees and palms to be a minimum of 5' from all adjoining property lines.
 - a. **See Landscape Responses Sheet.**
4. Show how requirements for ADA Base Plantings are being met. ADA ramps have been added.
 - a. **See Landscape Responses Sheet.**
5. Provide a cross section of footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas, please note on the landscape plans that grade beams and pilings will be used.
 - a. **See Landscape Responses Sheet.**
6. Shift street trees to the large islands that have more root space and / or remove on street parking that is not required.
 - a. **See Landscape Responses Sheet.**
7. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic.
 - a. **See Landscape Responses Sheet.**
8. Bubblers will be provided for all new and relocated trees and palms, please show on plan.
 - a. **See Landscape Responses Sheet.**
9. Is area street side of building 3 shown palms and trees at surrounding grade or is it a planter box?
 - a. **See Landscape Responses Sheet.**
10. Provide suspended pavement cells to accommodate the Bridal Veils per the soil volume chart and add one on the Building 3 side.
 - a. **See Landscape Responses Sheet.**
11. Trash receptacles in drive aisle may need to be screened to satisfy zoning requirements.
 - a. **Trash and Recycling is designed with a wood gated enclosure.**

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

FIRE DEPARTMENT JIM GALLOWAY JIM.GALLOWAY@COPBFL.COM
PendingResubmit

1. Current adopted standards are Florida Fire Prevention Code 7th Edition - NFPA 1 and 101 2018 Edition. Additional Adopted Standards are NFPA 13, 13R, 13D 2016 Edition and NFPA 72 2016 Edition.
a. **Please see code section provided and updated on A3 Code Notes.**
2. Fire sprinkler system will be required to have a full size meter and backflow device required by City of Pompano Utilities. Fire Sprinkler system will be required to have a separate connection to public water supply. Installation of fire sprinkler system for building. Fire sprinkler required to be supervised.
a. **Please see**
3. Provide site plan showing fire main, DDCV, FDC locations for buildings.
a. **Please refer to location of 4" fire main, DDCV, FDC, and 2" fire services to each unit.**
4. Provide location for proposed **fire alarm control panel** to supervise fire sprinkler system.
All fire sprinkler systems will be required to have a backflow and meter assembly. Proof of purchase must be provided to fire prevention before any onsite inspections. Devices must be installed/inspected as per NFPA, backflow and meter assembly that is dedicated to a fire service must be supervised by fire alarm system. Please ensure that all valves (total of 4) are ordered for use with a tamper switch.
a. **Please see New Sheet Fire Alarm Control Panel Plan and Riser Diagram on A3.1.**

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BSO Patrick Noble Patrick_Noble@sheriff.org
PendingResubmit

1. Natural Surveillance
Landscaping selected and trimmed so all entrances and ground floor windows are visible from the street and/or to neighbors. Shown on the Landscape drawings Shrubs, Trees, and Ground covers will be placed so not to interfere with casual human surveillance. Landscaping that is selected will be maintained and trimmed to prevent places of concealment.
a. **Landscape architect will comply with these requirements.**
2. Ground plants and hedges 2.5 feet maximum height.
a. **Landscape architect will comply with these requirements.**



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3. Canopy trees with a clear trunk from the ground to 8 feet, and without any foliage or branches hanging below 8 feet. Only exception will be new immature canopy trees with trunk diameters under 6 inches which must be pruned to the previous standard once they mature and grow to over 6 inch diameter per landscaping code.
 - a. **Landscape architect will comply with these requirements.**
4. Trees will be placed so not to block view of any camera surveillance system – even after they fully mature. Windows of the buildings will be free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside the dwelling units and common spaces.
 - a. **ACKNOWLEDGED. This will be coordinated with the surveillance system plans.**
5. Any fencing barriers between outdoor areas, such as Fences and Gates should be designed to be at least partially see through, so that someone could not conceal themselves behind them. They must also have narrow slats and no cross bars that would facilitate easy breaching for intruders to climb up and over.
 - a. **No fences/gates**
6. Parking areas should be visible from all areas, and be under effective natural and electronic surveillance.
 - a. **ACKNOWLEDGED.**
7. Entry and any exterior service doors such as with garage side doors if any should have security windows or wide-angle viewers (peep holes).
 - a. **ACKNOWLEDGED. The front entry door will provide this feature.**
8. **Enroll in the BSO Trespass Program at this time** by submitting a notarized program affidavit, and post authorized signage on all sides of the property, and additionally in any particularly vulnerable areas.
 - a. **ACKNOWLEDGED. We will enroll with this program as stated.**
9. Dumpsters if any will have lockable gates including any pedestrian access gateway. All gates will have an 8 inch bottom clearance to ensure anyone concealed inside behind the gates can be readily seen. They will have a motion sensor security light that effectively illuminates the dumpster area when in use during darkness.
 - a. **No dumpsters are proposed. Trash and Recycling enclosure will be designed per these requirements.**
10. All exterior access doors should include a **reinforced strike plate** on the door and door frames with at least 3" long screws to prevent prying or kicking in which is common in most residential burglaries.
 - a. **ACKNOWLEDGED. We will add this to the door schedule and CPTED.**
11. Either install a burglar alarm or pre-wire for one.
 - a. **ACKNOWLEDGED. We will provide either a burglar alarm or pre-wire one.**

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WASTE MANAGEMENT Beth Dubow beth.dubow@copbfl.com
AuthorizedWithConditions

1. **NOTE:** The garbage and recycling collection areas can be combined. Also, garbage and recycling carts can be shared among the 6 units; 4 or 5 carts for garbage and 3 carts for recycling should suffice.
2. **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.

PLANNING Daniel Keester daniel.keester@copbfl.com
AuthorizedWithConditions

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1. Land use for this parcel is currently RM-45 (Residential Medium Density, 25-46 DU/AC). The size of this property is approximately 1.5 acres, resulting in approximately 19 units (permitted by the land use). The plans propose 6 townhomes on the property.
2. The property was platted (Pompano Beach Park, Block 5, Lots 6 - 7) 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, it does not appear that replatting would not be required for the proposed multi-family development; however, staff recommends that the applicant submit a platting determination letter to the Broward County Planning Council confirming whether a plat note amendment or re-platting is required for the proposed development.
 - a. **Please see letter from Broward County Planning Council, stating replatting would not be required.**
3. Provide a **School Capacity Availability Determination (SCAD) Letter** from the Broward County School Board prior to building permit approval.
 - a. **Will provide prior to permit.**
4. The property is abuts N Riverside Drive. The survey indicates that there is an existing 50 feet of right-of-way for N Riverside Drive, but the dimension to the centerline of the right-of-way is not provided. No additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 50 feet for this road, which was dedicated by plat. The survey notes the 50 feet, and thus no additional dedications should be required. Additionally, the survey has been updated to identify the center line & the dimension from the property line to the centerline.



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5. To promote sustainability and address climate change, we recommend, at a minimum, they plan for the higher FFE based on the 2019 maps and consider raising the building even higher to accommodate the 3' of SLR projected before 2070 which is not considered by the 2019 study (which is recommending the higher FFE based on surge models, not SLR). We also recommend they design their building and driveway for the future possibility of Riverside Drive being rebuilt at a 1-3 foot higher elevation to keep it from consistently flooding and determine how that future can be accommodated without negatively impacting the new building. **(Clarify how the Applicant has addressed this comment)**

a. **The new buildings are proposed to the required FFE. Our project is designed to adjust the height difference of the future road design. The driveway ramp and walkways will need to be readjusted when this time comes.**

6. The property does not front on any road identified on the Broward County Trafficways Plan.

7. The city has sufficient capacity to accommodate the proposed project.

ENGINEERING DEPARTMENT Date: _____
Authorized With Conditions

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1. **Broward County EPD** Submit a permit or exemption for paving and drainage plans.

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

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

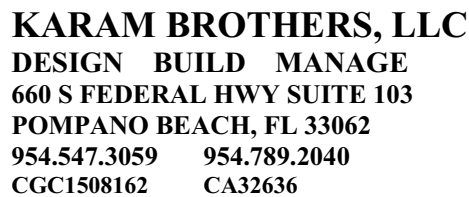
6. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

7. Add Detail 318-1 ADA detectable warning mats.

a. Detail is on A-3 Site Plan and Page 7 on Civil Plans.

9. **151.03 STRUCTURES IN WATERWAYS. This does not apply**

For any dock, finger pier and seawall construction the following approvals will be required. The qualified applicant for the proposed work, as defined in F.S. Chapter 489 and Chapter 9 of the Broward County Ordinances, shall also be required to seek the necessary approvals, permits and/or exemptions from the Broward County Environmental Protection and Growth Management Department, Florida Department of Environmental Protection or South Florida Water Management District, United States Army Corps of Engineers, and other governmental agencies as applicable, unless subject to the exceptions set forth in F.S. § 403.813.



(1) The affected abutting property owners shall enter into an agreement with the city which states the property owners have reviewed and approved the proposed plans as they relate to the placement of any structure which is erected on the property line and the owners indemnify the city for any claim brought by the city for any claim brought against it of structures installed within five feet of the extended property line caused or contributed to by the Office of the City Attorney for legal content and recorded at the City Clerk's Office. The agreement shall be signed by the property owners, approved by the Planning Commission, and recorded in the Public Records of Broward County, Florida, and shall be binding on the property owners, their heirs, successors and assigns.

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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



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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.

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).

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.

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.

8. FBC 1512.3.1 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.

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roofing construction, including recovering and reroofing, repair or maintenance of existing roof systems, as established by the authority having jurisdiction. The uniform roofing shall be in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code. The height/pressure threshold allowed in the applicable code shall be provided to the building official and approved prior to installation.

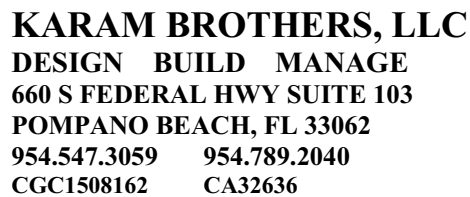
9. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

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 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.

11. 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.

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.

13. 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.



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 and the provisions of the Florida Building Code, Building Safety Code, Chapter 633, Florida Statutes.

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