

Legislation Text

File #: LN-182, **Version:** 2

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 1, 2021.

6 UNIT TOWNHOMES SITE PLAN

Request: Minor Site Plan
P&Z# 21-12000029
Owner: 113 S Riverside Drive, LLC.
Royal Quality Homes of FLA, LLC.
Project Location: 117 S. Riverside Drive
Folio Number: 494306110500
Land Use Designation: High (25-46 DU /AC)
Zoning District: RM-45 (Multi-Family Residence 45)
Commission District: 1 (Andrea McGee)
Agent: Raymond Karam (954-547-3059)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This minor site plan application is for a residential development with 6 townhome dwelling units on a .413 acre parcel of land. The project consists of two 3-story buildings, landscaping and amenities. The project site is located in the AOD Zoning District, with an underlying RM-45 Zoning District.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

Status: Review Complete Pending Development Order

(No comment response sheet was provided for the resubmittal)

-Land use for this parcel is Residential (H- High Residential 25-46 DU/AC). The size of this property is approximately .41 acres (18,000 square feet); resulting in approximately 19 units (permitted by the land use)

and 18 units (restricted by the current zoning - RM-45). The plans propose 6 townhomes on the property.

-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 replatting is required for the proposed development. (A letter was not submitted with the resubmittal)

-Provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to building permit approval.

-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.

-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)

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

-The City has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

1. Broward County EPD Surface Water Management Division 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.

9. 151.03 STRUCTURES IN WATERWAYS.

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.

(3) Fixed finger piers and floating finger piers may be constructed or erected to extend into any canal, river, basin, or waterway a distance of 20% of the width of the canal, river, basin, or waterway or a distance of 20 feet, whichever is less, as measured from the recorded property line or measurement property line. A finger pier (floating or stationary) shall not be constructed to a width greater than four feet. The distance between finger piers shall not be less than 25 feet.

(D) No fixed docks, floating docks, wharves, finger piers, boat lifts (floating or stationary), mooring devices, dolphin, mooring or fender piles, mooring buoys or other similar structures may be erected or installed within five feet of an extended side property line or cause a watercraft to extend within five feet of an extended side property line unless the following conditions have been met prior to any permit being issued pursuant to the terms of this section:

(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 within five feet of the extended property line and the owners indemnify the city for any claim brought against the city for the placement of structures installed within five feet of the extended property line. The agreement shall be approved by the Office of the City Attorney for legal content and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors and assigns of the property owners.

10. Please contact the Eng. office Tracy Wynn 954-545-7007 for updated utility information in this area.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Review Complete Resubmittal Required

Fire Sprinklers:

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.

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. Install as per NFPA 13R fire sprinkler system for building. Fire sprinkler required to be supervised by a fire alarm system.

3 - Provide site plan showing location of proposed taps, water mains, and FDC locations for buildings.

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 on site 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.

BUILDING DIVISION

Plan Reviewer: James DeMars | james.demars@copbfl.com

Status: Review Complete Pending Development Order

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 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.

3. 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.

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.

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 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.

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.

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.

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.

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.

BSO

Plan Reviewer: Deputy Patrick Noble | Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>
Status: Review Complete Resubmittal Required

***** ATTENTION IMPORTANT *****

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

DISCLAIMER:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

CONDITIONS:

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.

Ground plants and hedges 2.5 feet maximum height.

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.

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.

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.

Parking areas should be visible from the units and common areas, and be under effective natural and electronic surveillance.

Entry and any exterior service doors such as with garage side doors if any should have security windows or wide-angle viewers (peep holes).

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.

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.

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.

Either install a burglar alarm or pre-wire for one.

CRA

Plan Reviewer

Status: Comments not available as of 11/17/2021.

UTILITIES

Plan Reviewer:

Status: Comments not available as of 11/17/2021.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Review Complete Resubmittal Required

1. No comment response sheet was found in resubmittal.
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.
3. Adjust plan to show all proposed trees and palms to be a minimum of 5' from all adjoining property lines.
4. Show how requirements as per 155.5203.E., Building Base Plantings are being met. ADA ramps have been added.
5. Provide a cross section detail of the proposed building 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.
6. Shift street trees to the large islands that have more root space and / or remove on street parking that is not required.
7. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic.
8. Bubblers will be provided for all new and relocated trees and palms, please show on plan.
9. Is area street side of building 3 shown palms and trees at surrounding grade or is it a planter box?
10. Provide suspended pavement cells to accommodate the Bridal Veils per the soil volume chart and add one on the Building 3 side.

11. Trash receptacles in drive aisle may need to be screened to satisfy zoning requirements.
12. All tree work will require permitting by a registered Broward County Tree Trimmer.
13. Additional comments may be rendered at time of resubmittal
14. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Pending Development Order

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.

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.

ZONING

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Review Complete. Resubmittal Required.

1. Provide written responses to all DRC comments.
2. The height of a structure is determined by measuring 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.

3. Label all site and project elements on the 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.
5. See Landscape comments pertaining to landscape area requirements.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).