

PZ21-12000031
03/15/2023

Comment review

RESPONSE NARRATIVE

Pompano Beach Building Department

100 W Atlantic Blvd,
Pompano Beach, FL 33060RE: CoventGardens
PZ21-12000031

Date: 10-04-2021

We have been in receipt of your comments and have addressed the comments as indicated below. Please refer to our responses and revised plans for clarifications and requested information. Please do not hesitate to contact me for any other questions or comments.

REMAINING COMMENTS/REQUIREMENTS:

Building:

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_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.
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
4. 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.
5. 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.
6. 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.
7. 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.
8. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
9. 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.
10. 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.
11. 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. F.A.C. 61g-16.005 Each sheet is required to be digitally or electronically signed and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.5.0.1).

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12. 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.
13. 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.
14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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: All Comments are Noted and will be incorporated as construction documents are further developed

Planning:

1. Land use for this parcel is Commercial (C). The size of this property is 116,331 square feet / 2.67 acres (Parcel A = 1.78 acres / 77,510 square feet; Parcel B = .89 acres / 38,821 square feet); however, given the commercial land use there are no residential entitlements & no applications for Flexibility Units have been received. The zoning for the property is B-3 (General Business) and would restrict the maximum density to 46 units per acre (2.67 acres x 46 units / acre = 122 units). The plans submitted propose 40 townhomes on the property. The applicant must submit an application to seek approval of 40 Flexibility Units from the City Commission.

RESPONSE: See sheet G-2 for commercial use designation as well B-3 zoning also a note stating an application for flexible unit is pending for 40 dwelling units.



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- One of the properties has been platted (NW 27 Avenue Plat, Parcel A) and recorded in 2009 (Plat Book 178 Pg 99) restricted the plat to 28 townhouses and 10,000 square feet of commercial use. 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.

RESPONSE: Note

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

RESPONSE: Owner to provide

- The property is abuts NW 27 Avenue. The survey indicates that there is an existing 30 feet to the centerline of the right-of-way for a portion of NW 27 Avenue, but the unplatted property (southern parcel) has not dedicated an additional 5 feet to the centerline of the right-of-way. Additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 600 feet for this road.

RESPONSE: Noted, will be addressed during the platting process

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

RESPONSE: Noted

- It is strongly advised that the Applicant hold a Neighborhood Meeting (refer to 155.2302 for guidelines on holding a neighborhood meeting). This should be done prior to placement of the P&Z Agenda. Additionally, it is recommended to present the plan to NW CRA District & Collier City Civic Association.

RESPONSE: Noted

- The city has sufficient capacity to accommodate the proposal.

RESPONSE: Noted

- Applicant may submit to DRC for a formal review.

RESPONSE: Noted**Engineering Department:**

- Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

RESPONSE: See Civil Drawings

- Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: See Civil Drawings

- Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: See Civil Drawings

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

RESPONSE: Noted

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

RESPONSE: Noted

- Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Noted, See Civil Drawings

- Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Noted, See Civil Drawings

- Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing


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RESPONSE: Noted, See Civil Drawings

9. Please note on Landscape Plans that as per City Ordinance(s) §50.02(A)

RESPONSE: Noted, please see landscape plan

10. 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.

RESPONSE: Noted

11. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE: See Civil Drawings

12. Please clarify why you are cutting the existing 12" watermain and not doing wet taps?

RESPONSE: See Civil Response sheet

13. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

RESPONSE: See Civil Drawings

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed.

(Install a sectional liner in the main over the old lateral thus eliminating the lateral)

- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Waste Management:

1. Provide dumpsters with enclosures for this property's garbage collection. Show the enclosures on the site plan when resubmitting for DRC.

RESPONSE: See Sheet

2. Considering there are 40 units, it is highly recommended that two or more enclosures are provided for the residents.

RESPONSE: Noted

3. Ensure there is adequate access for garbage trucks to safely enter the site, service the dumpsters, and leave the site.

RESPONSE: Noted

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc. Rental properties are considered commercial as it pertains to garbage collection. NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a licensed 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.

Fire Department:

1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arc and center point that arcs are measured from.

RESPONSE: See sheet G-2 for appropriate road widths & turning radius. Center point of radius have been shown on plan.

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2. 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: Noted

3. 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 maybe required for project. (NFPA 1 2018ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

RESPONSE: Noted, see Civil Drawings

4. Refer to NFPA 1-2018ed chapter 18 for fire flow required, number and distance to fire hydrants required. distance to a fire hydrant is measured via roadway that a fire apparatus would travel.

RESPONSE: Noted

5. Provide size/location of fire water mains and FDCs for each buildings proposed fire sprinkler system.

RESPONSE: See Civil Drawings

6. Fire sprinkler system must be supervised by a fire alarm system. Provide location of fire alarm system for each building. Fire alarm control panels must be located within a climate controlled environment within the specs of the panel.

RESPONSE: Noted

Zoning:

1. A properly signed application must be provided. There must be two signature pages submitted, one for the CRA and one for the church inc.

RESPONSE: Noted, Owner to provide application.

2. A project narrative was not provided. Provide a narrative that describes the scope of work and identify the number of proposed units.

RESPONSE: Noted, a project narrative has been provided.

3. Identify whether or not a phasing plan is proposed for this project. This can also be included in the project narrative. Note that all site work (roadways and landscaping, etc.) will have to be completed for each phase before the phase can receive a certificate of occupancy if chosen to be done in this way.

RESPONSE: Project is to be completed in one phase.

4. All of the sheets that have the project address on it say Miami, FL. Remove this as we are not in Miami.

RESPONSE: Title Block has been updated.

5. This property is zoned B-3. Flex units must be allocated in order to permit residential dwelling units.

RESPONSE: Flex units are to be applied in order build 40 residential units.

6. Right-of-way dedication may be required for the southern parcel. Confirm with the City Engineer if this is necessary.

RESPONSE: Noted, will confirm with city engineer.

7. Provide the plat for each property. If the plat does not allow for residential, a plat note amendment will be necessary.

RESPONSE: Plat will be provided. Plat amendment will be obtain as required.

8. Clarify where the required setback information on the site plan data table came from. Residential buildings located in B-3 shall have a front setback of 0', interior side setback of 10', and rear setback of 10' (155.3304).

RESPONSE: See sheet G-2, all setback information has been updated according to B-3 zoning

9. The math for the required parking in the site data table on the site plan is not correct. $80+8 = 88$ required parking spaces. Make sure all calculations are correct.

RESPONSE: Please see sheet G-2 has all information has been updated and reflects both methods of calculations (NW CRA & as per table 155.5102.D.1/4) The lessor of the two has been shown the required parking.





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10. The NW CRA has modified parking requirements. New multifamily dwellings within the Northwest Community Redevelopment shall provide a minimum of one off-street parking space per 1,000 square feet of gross floor area or provide the minimum number of off-street parking spaces required for multifamily dwellings in Table 155.5102.D.1, Minimum Number of Off-Street Parking Spaces, whichever is less (155.5102.D.4). Provide the total square feet of gross floor area on the site plan.

RESPONSE: Please see sheet G-2 has all information has been updated and reflects both methods of calculations (NW CRA & as per table 155.5102.D.1/4) The lessor of the two has been shown as the required parking.

11. In comparison, the standard parking calculations are based on the number of bedrooms proposed. Type A and type B units both have 2 bedrooms each, according to the floor plans. Not 3 bedrooms in which the current proposed number of parking is based off of (155.5102.D.1). Dwelling units with two bedrooms require 1.5 per unit. $40 \times 1.5 = 60$ plus 8 required guest parking = a minimum of 68 parking spaces required. Calculate the parking based on comment number 10 and determine which calculation is less.

RESPONSE: Please see sheet G-2 has all information has been updated and reflects both methods of calculations (NW CRA & as per table 155.5102.D.1/4) The lessor of the two has been shown as the required parking.

12. Note on the plans that parking will be double striped.

RESPONSE: Noted, see sheet A7-104

13. Clarify what the difference is between unit types A and B. They appear to be the same layout with the same dimensions. This can be included in the narrative.

RESPONSE: The differences between unit A & B is the architectural articulation of the different entrances. The rest of the unit is the same.

14. A Unity of Title for both properties must be submitted before building permit approval.

RESPONSE: Noted, Owner is to provide

15. Unit 23 is proposed within a 10' utility easement. A building cannot be placed within an easement. Either remove this unit or vacate the easement.

RESPONSE: The easement is proposed to be vacated and will part of the plat process

16. Sheet 003 Zoning Site Plan and sheet 009 Ground Lvl have slightly different dimensions. For example, the sidewalks are measured at 5' wide on the site plan and is 4'6" wide on the ground level plan. Make all plans consistent. Note, that the sidewalks shall be a minimum of 5' wide (155.5101 .I.3).

RESPONSE: Sheets have been coordinated throughout and all sidewalks all proposed at 5"

17. Clarify where the trash collection will be located in either a dumpster enclosure or individual trashcans. If trashcans will be used they must be screened in a secure location. Both options shall meet the requirements of code section 155.5301.C.

RESPONSE: Trash collection will be from a dumpster enclosure and will be screened. See Landscape & Architectural Plans (G-2 & A1-101)

18. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area (155.5102.L). Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.

RESPONSE: Please see sheet G-2 for 20 proposed bicycle parking spaces on pavement for the site.

19. The northern property line requires a Type A landscape buffer where it abuts the RS-3 zoning district per table 155.5302.F.3.

RESPONSE: See Landscape drawing

20. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. If this equipment is being placed on the roof, provide the outline of each unit on the elevations showing that the parapet will screen each unit. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

RESPONSE: Mechanical equipment is proposed to be on the ground floor and screened with landscaping. See sheet G-2 & A1-101

21. Fencing does not appear to be proposed. However, if a fencing is desired it must meet the requirements of code section 155.5302.

RESPONSE: Noted, No fencing is proposed at this time



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22. Submit a photometric plan that meets the requirements of code section 155.5401 at time of DRC. Light poles shall be a max of 20' tall. Illumination in vehicular use areas shall be a minimum of 0.5 foot-candle and shall be a maximum of 2.0 foot-candle at the property lines.

RESPONSE: See photometric plans attached.

23. Note that wall packs on buildings may be used at entrances to a building to light unsafe areas, however, they are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I).

RESPONSE: Noted

24. Provide a sustainability narrative that outlines how this project aims to achieve at least 10 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

RESPONSE: Sustainability narrative is attached.

25. Individual structure footprints shall not exceed a maximum of 20,000 square feet (155.5601.C.1.c). Provide the footprint for each cluster of buildings.

RESPONSE: See sheet G-2, areas for each footprint has been indicated on plan. The largest foot print is 3,964 sq ft

26. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane (155.5601.C.5). Revise the elevations to show this.

RESPONSE: All Parapets ex three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. See sheet A2-101 – A2-107 & for further refence see perspective drawings

27. Per section 155.5203.B.2.g.i.(C) Trees shall be planted at least 15 feet from any light fixture mounted on a pole. Provide a radius on the landscape plan to clearly indicate that the light poles will be 15 feet away if poles are proposed.

RESPONSE: See landscape drawings

28. Per section 155.3210.C.2 2. For townhouse development , applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq. ft. and a minimum width of 18 ft. Indicate on the site plan how each townhouse unit will meet the 1800 sq. ft. lot and 18 ft. width requirement.

RESPONSE: upon owners confirmation for use as townhouse or apartments the individual lots compliant with the min 18ft width and 1800 sqft area shall be provided.

LANDSCAPE

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Show remaining OHW on plan.

RESPONSE: See landscape drawings

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5

RESPONSE: See landscape drawings

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.

RESPONSE: See landscape drawings

4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9.5' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design. Concur with UF staff and plant these areas out. Lagerstroemia's and double Veitchia's, staggered is an acceptable solution.

RESPONSE: See landscape drawings



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5. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

RESPONSE: See landscape drawings

6. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;

RESPONSE: See landscape drawings

7. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain large canopy trees, sod and irrigation. Palms do not count. Adjust spacing and provide / enlarge small end islands and show canopy trees.

RESPONSE: Spaces have been adjusted to provide for this requirement. Please see sheet G-2 & A1-101

8. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Street trees can be all Lagerstroemia Muskogee and may be shifted along the property line to meet the count. Perimeter Silver buttons may be located behind them well inside the property line.

RESPONSE: See landscape drawings

9. 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

RESPONSE: Please be more specific as to which areas the conflicts may exist. Our building footings for a two residential structure will be minimum and all will be at least 2 ft below grade

10. Propose an alternate tree species to Senna's as they are suffering from Rust disease throughout the industry, Lagerstroemia Tuskegee if you are going with flowers.

RESPONSE: See landscape drawings

11. Propose Bottle Brush for the interior perimeters to offset all the Silvers, please.

RESPONSE: See landscape drawings

12. Propose an alternate tree species to Pigeon Plums, Pink tabs are a columnar upright species that should fit the bill.

RESPONSE: See landscape drawings

13. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

RESPONSE: See landscape drawings

14. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

RESPONSE: See landscape drawings

15. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment

RESPONSE: See landscape drawings

16. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

RESPONSE: See landscape drawings

17. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Irrigation plan in file appears to be incomplete. Show bubbler symbols on the plan.

RESPONSE: See landscape drawings

18. Bubblers will be provided for all new and relocated trees and palms.

RESPONSE: See landscape drawings

19. Provide a note on plan that a Pre Construction Meeting with the Fire Department is required before any work is performed on site where there is tree protection and/or plant material is installed on site.

DRC

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RESPONSE: See landscape drawings

20. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

RESPONSE: See landscape drawings

21. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: Noted

22. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

RESPONSE: Noted, please see response sheets

23. Additional comments may be rendered a time of resubmittal.

RESPONSE: Noted

Should you have any question or comments or would like to meet in person to expedite any issue I am available. Please contact me anytime.

Respectfully Submitted,

Arturo G. Griego, AIA, FGBC, CGC
Principal Architect
AR94011

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direct | 305 803 7902



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