# ZONING

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Status: Review complete. Resubmittal required.

1. Provide written responses to all DRC comments.

R- Provided

1. Revise the written project narrative to reflect changes to the project, including but not limited to the number of buildings, removal of firepit, etc.

R- Revised Narrative and included on Cover page scope of work with all changed done.

1. A portion of the proposed walkway measures less than 5 feet in width. Pursuant to Section 155.5101.I.3.1.i, walkways must be a minimum of 5 feet wide.

R. All proposed walk ways for a public circulation are minimum of 5ft. Please clarify comment.

1. Previous comment #6 remains. Please show the property line on all elevation drawings with proposed building setback dimensions. Pursuant to Section155.3210.C (Interior side yard and street side yard setbacks), those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft. It is unclear if this has been provided. Show the property lines on the building elevation sheets with the setback

R- Please see SP-1 site plan & A7.1 elevation key plan showing side set-backs of 13ft complying with additional 3 ft +10 for additional building height above 20 ft . (Total Building height is 31’-6”)

dimension, in compliance with the requirements of this Section. NEW: PROVIDE THE PROPOSED BUILDING SETBACK DIMENSIONS TO ALL PROPERTY LINES ON ALL FLOOR PLANS, IN COMPLIANCE WITH THE MINIMUM REQUIRED SETBACKS FOR RM-20.

1. Previous comment #12 will remain as a condition of approval. Pursuant to Section 155.5102.C.4: each required off-street parking area and space and each off-street loading area and berth, shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings-including directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement-shall be maintained so as to be readily visible at all times. Provide the Standard Parking Space Detail, found on the Engineering page of the City’s website.

R- Please see SP-1 parking spaces correction and standard details also in Civil plans.

1. Previous comment #14 remains. Parking spaces in the interior of the building may have wheel stops. Wheel stops must be removed at exterior parking spaces. Pursuant to Section 155.5102.C.9, each off-street parking space shall include a continuous curb. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas. Delineate the vehicular overhand area on all plans. Verify that the overhang area is not contributed to the landscape area.

R- See SP-1 all interior parking spaces have wheel stops and all exterior parking spaces with continuous curb type D, and 2Ft overhang Max.

1. Previous comment #19 remains. A “row” of parking is constituted of one or more parking spaces, thus the Code Section is applicable. Pursuant to Section 155.5203.D.4.b. a landscape island shall be provided at each end of every row of parking spaces. Each landscape island shall be at least eight feet wide and at least as long as the adjacent parking spaces and contain at least one canopy tree. The required landscape island cannot overlap other required landscape strips, buffers or areas. Revise plans to provide the landscape island, in compliance with the requirements of this Section.

R-On SP-1 is shown only one parking space with landscape island correction.

1. Previous comment #21 will remain as a condition of a Development Order. Pursuant to Section 155.5509, in all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit.

R- Please see note “ UTILITY NOTE” on site plan SP-1 revision cloud #1

1. Previous comment #19 remains: “Previous comment #30 remains. On the building elevation sheets, label all exterior materials and colors with manufacturer name and model/color.” The response states that the materials and colors are added to the elevation sheets, and that manufacturers will be selected by the general contractor. It was found during the submittal review that the building elevations include call outs for “Brown Color,” “White Color,” etc. for exterior colors; however, multiple hues, shades and tones of brown, white and other colors are available with differing names and numbers by various manufacturers. The purpose of providing the manufacturer name and model color is so that the Architectural Appearance Committee will have adequate information to make a determination on the exterior appearance of the building, and also so that the information will be in the site plan file of record for reference by staff during building permit review. Please address this comment in a manner that will provide sufficient information to allow the project to move forward in the site plan process.

R-See Exterior materials schedule proposed on plan A-6 & A-7

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).