

ZONING COMMENT RESPONSE SHEET

1. Provide written responses to all DRC comments.

R. Submitted in documents under each appropriate discipline as a comment sheet.

2. Provide a written project narrative, summarizing the scope of the project.

R. Provided under documents labeled cover page description on 11/24/21

3. Clarify whether the dwelling units are townhouse units or condominium/apartment units. Pursuant to Section 155.3210.C, Individual townhouse lots must provide a minimum area of 1,800 sq ft and a minimum width of 18 ft.. Show each lot on the site plan.

R. Included under cover page description submitted 11/24/21 as well as labeled on SP-1 under Project name: Luxury Condo.

4. In order to provide additional clarification and ease of plan and elevation review, please provide cross-sections through the building.

R. See new plan A-8 & A-9 Building sections

5. Pursuant to Section 155.3210.C, the minimum spacing between principal buildings is 25 feet. Revise plans to provide the minimum spacing required by this Section, or combine the two buildings by providing an integrally structural connection.

R. Structural beam Connection is provided to combine the two buildings see note on plan A3. Also a trellis is proposed to joint both buildings with a new separation of 16' for main access walkway on ground floor

6. Pursuant to Section 155.3210.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 dimension, in compliance with the requirements of this Section.

R. Side Set backs required are 10 Ft, due to a total building height of $32'-6''-20\text{ Ft} = 12'-6''/4 = 3' 1\frac{1}{2}''$ minimum required additional. For a total of 14'-00" provided, see site plan SP-1

7. Pursuant to Section 155.4302.B.2, unless otherwise provided for in Section 155.4303 (Standards for Specific Accessory Uses and Structures), accessory uses and structures shall not be located within the City of Pompano Beach Page 22 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201 following: a. Any platted or recorded easement; b. Any required landscape easement or buffer; c. An area over any known utility; d. An area designated as a fire lane or emergency access route on an approved site plan; e. An area designated as a parking area on an approved site plan; f. A required yard setback; g. In front of the principal structure; h. Within 15 feet of a property line abutting a waterway or canal; and i. Within 25 feet of the historic dune vegetation line. The firepit/bbq cannot be approved where it is proposed.

R. Fire pit removed from plans

8. Pursuant to Section 155.5101.G.3.a, direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) shall be located at least 100 lineal feet from an intersection with a principal arterial street, minor arterial street, or collector designated on the Broward County Trafficways Plan. Direct driveway access may be provided directly from a principal arterial street, minor arterial street, or local collector designated on the Broward County Trafficways Plan only if: i. No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide; ii. Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or

DRC

PZ21-12000034

2/2/2022

less feet of lot frontage on the arterial or collector street, and no more than one additional two-way driveway or pair of one-way driveways per additional 200 feet of frontage; and iii. The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or the Development Service Director determines that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street. Revise plans to indicate compliance with this Code requirement.

R. -There is one access per street as per approval from zoning prior to DRC submission -The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or the Development Service Director determines that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes for a total of 16 project vehicles proposed, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes, to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street/The traffic count would not apply as it would be a low flow traffic volume. -the 27th Way is a dead end way with a very low traffic, the intention to provide a second access from this way is facilitate on street parking for emergencies and fire truck or ambulance maneuver instead of NE 14 street High traffic way. Also this proposal provide a balance between two vehicle access to reduce to reduce s trip numbers coming in and coming out close to the corner by the 27th Way because the lot has only 94 Lf. Wide. At the same time our project design proposal is provide efficient parking spaces close to each living unit access to reduce a pedestrian circulation conflicts to comply with

9. Pursuant to Section 155.5101.G.3.b.iii, the following standard applies to vehicular access along a street other than an arterial or collector street designated on the Broward County Trafficways Plan: Where a through lot or corner lot fronts on roadways of different classifications, direct driveway access to the lot shall be from the lower-classified fronting street. Revise plans to comply with the requirements of this Section.

R. As per zoning pre -approval we have acceptance to do two lot access, the longest lot dimension of 117'-6" ft by the NE 14 street facilitate the driveway access more than 100 Ft from the corner.

a. Pursuant to Section 155.5101 Required Pedestrian Access, all of the following requirements apply. Revise plans to comply with the requirements of this Section. City of Pompano Beach Page 23 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201

a. General Pedestrian Access Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal pedestrian circulation system walkways (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the internal pedestrian circulation system and adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:

R. A principal pedestrian access to the building is provided by the NE 14 Street complying with al requirements see plan SP-1 , 90% of the parking spaces are located directly below to corresponding dwelling units on the first floor

ii. Off-street parking bays; iii. Any designated or planned bus stops and shelters (on-site or on an adjacent street); and iv. Recreation facilities and other common use area and amenities. b.

DRC

PZ21-12000034

2/2/2022

Sidewalks Required i. Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall install sidewalks on both sides of all roadways within the development site and along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting City standards is already in place).

R -Side walks. Pedestrian ways for the interior and access to common and private areas are provided se plan SP-1

iii. Where a development site fronts an existing street with insufficient right-of-way width to accommodate installation of a required sidewalk along the frontage, the developer may install a sidewalk on the development site, within a dedicated widening of the right-of-way or dedicated public easement running parallel and adjacent to the public street. iii. Additional sidewalks or pedestrian walkways may be required where called for by a city pedestrian plan (when adopted).

2. Pedestrian Connectivity Multifamily residential, nonresidential, and mixed-use development shall comply with the following standards: a. The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross -access between the development's buildings and parking areas and those on adjoining lots containing a multifamily residential, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development. -This is a condo development all parking spaces are apparatuses to the assigned units and have direct access to that individual unit, all other internal pedestrian circulations to connect all areas are shown on plans . See plan SP-1

b. The Development Services Director may waive or modify the requirement for pedestrian crossaccess on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or safety factors. c. Easements allowing cross-access to and from properties served by a pedestrian cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance City of Pompano Beach Page 24 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201 Permit for the development. 3. General Walkway Layout and Design a. General Walkway Standards Required pedestrian walkways shall:

i. Be at least five feet wide in residential and industrial zoning districts and seven feet wide in commercial zoning districts (NOTE: the walkway labeled "Exterior Court Yard" on the site plan SP-1 does not meet the minimum width

R. See plan SP-1 revised.

ii. Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; iii. Have adequate lighting for security and safety; iv. Meet the accessibility guidelines promulgated under the Americans with Disabilities Act (ADA); and v. Be constructed in accordance with sidewalk standards in Chapter 100 (Streets and Sidewalks) of the Code of Ordinances, where applicable, and any standards called for by the City's Bicycle and Pedestrian Master Plan.

R. Photometric plan is provided to comply with maximum and minimum exterior lighting required .2 to .4Cu.

10. Pursuant to Section 155.5102.C.3.a.ii, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk. Provide evidence that the cars will be able to turn around within the requirements of this Section.

R. Not any parking proposed must occur or make any incidental maneuvering on a public street or sidewalk. All parking spaces has a minimum 24 ft back off space for turn around

DRC

PZ21-12000034

2/2/2022

11. Pursuant to Section 155.5102.C.3.b, all off-street parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street. Provide evidence indicating compliance with the requirements of this Section.

R. Not any parking space has a direct back out onto a street, please clarify which one are referred in this comment.

12. 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. See on civil plan new parking spaces standard details

13. Pursuant to Section 155.5102.C.5, all off-street parking and loading areas shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level. Provide this info on the civil plans, in accordance with the requirements of this Section.

R. Correction done on Civil plan.

14. 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. City of Pompano Beach Page 25 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201

R. See proposed curb type D , also all parking spaces will have wheel stops, detail of standard parking space provided on Civil plans

15. Pursuant to Section 155.5102.I.2, compact parking spaces are allowed within a parking garage, not surface parking area, measuring 8.5 feet in width and 16 feet in length.

R. Compact car parking removed from plans

16. Pursuant to Section 155.5102.J.6, tandem parking is allowed by the use of valet parking only. Address this issue.

R. Tandem parking spaces removed from plans

17. Pursuant to Section 155.5203.B.2.g.i.(C): Trees shall be planted at least 15 feet from any light fixture mounted on a pole. Delineate the required 15' radius around all free-standing light fixtures on the site on the landscape plan.

R. Not any tree at less than 15Ft from any light fixture, see landscaping plan coordination

18. Pursuant to Section 155.5203.D.3.c, the minimum width of the perimeter landscaping strip shall be ten feet in developments on lots greater than 100 feet wide. Revise the plans to provide the required landscape strip between all property lines and vehicular use areas as required by this Section.

R. As per 155.5203.C.4, & 155.5203D.3.c.iii. -for lots less than 100 Ft wide the buffer required is 5Ft this lot has only 94. 00 Ft.

9. 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.

DRC

PZ21-12000034

2/2/2022

R. This project hasn't parking lot rows, it has a separate underroof parking spaces for each dwelling unit.

20. Pursuant to Section 155.5401, show the footcandles within the vehicular use areas and at all property lines, within the minimum and maximum illumination levels. Include cut-sheets for all proposed fixtures. Wall pack lights may not be used for site lighting.

R. Photometric plan provided to show CU Required. Lighting fixtures, wall lighting proposed are not wall-pack lighting see specs sheet attached.

21. 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. Overhead utilities in conflict will be located underground as per 155.5509. but after Utility Company issue an Inspection and comments.

22. Pursuant to Section 155.5302.D.5.a, where the rear lot line abuts the canal or waterway, no fence, wall, or other obstruction greater than three feet high shall be located within the triangular land area formed by the intersection of the rear lot line with an interior side lot line not abutting a canal or waterway-with two sides of the triangle running along the rear and interior lot lines and being equal in length to the minimum rear yard depth, and the third side being a line connecting the ends of the other two sides provided that a fence in such area may be as high as 42 inches if it is 66 percent see-through and may be as high as six feet if it is at least 75 percent see-through. (See Figure 155.5302.D.5.a: Rear yard corner triangle.) Provide a detail for the 3-foot tall CMU wall and fence that is shown on the Site Plan SP-1 and renderings.

R. At sight triangle fencing is max. 3 Ft aluminum fence , see notes and detail on plan SP-1 all other aluminum fence is 6Ft , or CMU wall 6. Ft fence

23. Pursuant to Section 155.5601.C.1.b, multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. Indicate how the plans comply with the requirements of this Section.

R. The building is oriented to the streets , NE 14 St & NE27th Way

24. Clearly label all rooms and site elements on the floor plan and site plan.

R. Floor plans labeled properly

25. Provide dimensions on the site plan including the required and provided setbacks from property lines City of Pompano Beach Page 26 of 27 Printed on 12/8/2021 powered by Legistar™ File #: LN-201 for all site elements including but not limited to the pool, fire pit/bbq, etc.

R. All dimensions on site plan are provided.

26. Pursuant to Section 155.5601.C.3.c, in addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street: i. A recessed entrance; ii. A covered porch ; iii. Pillars, posts, or columns adjacent to the doorway; iv. One or more bay windows projecting at least twelve inches from the facade plane; v. Eaves projecting at least six inches from the facade plane; vi. Raised corniced parapets over the entrance door; vii. Multiple windows with a minimum four-inch-wide trim; or viii. Integrated planters that incorporate landscaped areas or places for sitting. Clarify which features are provided, in compliance with the requirements of this Section.

DRC

PZ21-12000034

2/2/2022

R. The architecture proposal has a modern Architecture style with several beautiful elements as overhangs, covered porches columns , etc. that contribute to the aesthetic of the street and neighborhood, but the residential entrances to each unit are not fronting into a public street.

27. Pursuant to Section 155.9401.G, the height of a structure shall be 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, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. The Zoning Code Application table on the site plan SP-1 lists the building height as shown on the elevations as the top of parapet wall, not the top of roof. Revise the table to reflect the correct building height.

R. Correction done Max building height is 32'-6" See building sections & facades

28. Verify that the building height is measured from the finished grade at the front of the structure.

R. Building height is 34'-6" from the finish grade to T.O. roof (flat)

29. Provide information pertaining to trash pick-up services for the development.

R. Trash can Pick Up will be onto 27th Way

30. On the building elevation sheets, label all exterior materials and colors with manufacturer name and model/color.

R. STUCCO FINISH WITH METAL LATHE & STUCCO MOISTURE BARRIER
MANUFACTURER ARCAT -COLOR CHANTILLY LACE BENJAMIN MOORE /FAÇADE
-VANTAGE WOOD (SPRUCE) MANUFACTURER NICHHA

31. Provide a detail of the proposed Fire Pit/BBQ that is shown on the plans.-FIRE PIT
REMOVED **

32. Provide details for the fence/gate that is shown on the plans.

R. See Aluminum fence detail on plan SP-1, shop-drawing and details will be provided by manufacturer this is a part of " deferred plans"

DRC

PZ21-12000034

2/2/2022