

## GANEM CONSULTING ENGINEERING

C.A. 31187

15805 Biscayne Blvd. Ste 105

North Miami Florida 33160

Phone (786) 916-6546

[info@ganemce.com](mailto:info@ganemce.com)



### REVISION -DRC

PROJECT: ECO Townhomes

ADDRESS: 3223 NE 5th St

PERMIT NUMBERS: : PZ24-12000008

### Structure :

Update of the architectural plans. Terraces were removed from the elevations and plans.

### ZONING

Plan Reviewer: Hellena Lahens ([hellena.lahens@copbfl.com](mailto:hellena.lahens@copbfl.com))

1. Provide written responses to all comments.

**Noted.**

2. Coordinate with staff to remove all duplicate files from drawing folder.

**Noted.**

3. COMMENT NOT ADDRESSED. Remove the hatch lines on all drawing sheets. Please note: The application is a site plan for the entire development.

**Noted. A general site plan (SP-1) and one for each dwelling(SP-100.x) are being provided.**

4. COMMENT NOT ADDRESSED The plans depict an open space within each unit. Clarify how this space is intended to be used and accessed.

**This space is a green area, and access is through the sliding door. Please refer to SP-1, SP-100 & A-101.x**

5. COMMENT NOT ADDRESSED. Based on the elevations, the dash line on the site plan appears to be the balconies which extend into the required front yard setback. Open balconies are not allowed to extend into the front yard setback. Clearly dimension all of the front yard setbacks.

**The architecture was updated and there are not balconies**

6. Delineate and dimension all of the balcony lines on the site plan.

**The architecture was updated and there are not balconies**

7. COMMENT NOT ADDRESSED Measurements for the height of the building, on the elevations, shall be from "Average Finished Grade" of the property. The elevations are measured from the finished floor elevation; revise the height measurement. The height of a structure shall be determined by measuring the vertical distance from the average

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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 (155.9401 G. Height).

**Noted. Please refer to the sheets A-200 & A-201**

8. COMMENT NOT ADRESSED. Provide the staging area for the trash bins. Will the bins be rolled onto the street for collection, if so please indicate on the site plan. Clarify where the trash receptacles will be stored. If stored in the garage, verify the width of the garage will accommodate the 9-foot x 18-foot parking space and the size of the receptacles.

**The trash bin will be stored inside the garage and must not be larger than 20"x20". On the designated days, the containers will be taken to the street for collection. The parking dimensions can be seen on the architectural plans A-101**

9. COMMENT NOT ADRESSED The proposed exterior lighting exceeds the maximum illumination at the property line. The maximum allowed illumination at the property line is 2.0 foot - candles and minimum 0.5 foot candles in the VUA areas. (155.5401.E). Revise the photometric plan to comply with the allowable footcandles.

**Please refer to the photometric (E-1) general**

10. Facades of multifamily residential development facing a public street must incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart and at least 2 feet deep, pursuant to Section 155.5601.C.3.

**Noted. Refer to sheets A-100 & A-101.**

11. In addition to wall offsets, street-facing facades must have at least 3 features from the following list for each residential unit facing a street: recessed entrance, covered porch, pillars, posts, or columns adjacent to the doorway, one or more bay windows projecting at least twelve inches from the façade plane, eaves projecting at least six inches from the façade plane, raised corniced parapets over the entrance door, multiple windows with a minimum four-inch-wide trim, or integrated planters that incorporate landscape areas or places for sitting, pursuant to Section 155.5601.C.3.

**To comply with the requirements of section 155.5601.C.3, we have a recessed entrance (A-101.), a porch marked on the plan (A-101.), and wood trim has been added to the windows on the front facade (A-201).**

12. COMMENT NOT ADRESSED Provide evidence that the proposed development is in compliance with Multifamily Residential Design Standards (155.5601).

**Noted. Please refer sheets A-100**

13. COMMENT NOT ADRESSED Provide a callout legend of the building materials on the elevation sheets.

**The finishing materials are being applied directly to the elevation plans.**

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14. The following will be a condition of the Development Order: Provide HOA Documents that clearly state how the shared site elements will be maintained.

**Noted.**

15. The following will be a condition of the Development Order: Applicant must submit for Unity of Title prior to building permit approval.

**Noted.**

16. The following will be a condition of the Development Order: Provide a copy of the Final SCAD letter.

**Noted.**

17. The following comment will be a condition of the Development Order: 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 must be placed underground to the maximum extent practicable-provided that the Development Services Director can waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit15. The following will be a condition of the Development Order: Applicant must submit for Unity of Title prior to building permit approval.

**Noted.**

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## PLANNING

Plan Reviewer: Max Wemyss ([max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com))

Status: Review Complete Pending Development Order

1. Land use for this parcel is Residential (H- High Residential 46 DU/AC). Provide a site plan of the total property for the unified site plan (not an individual unit and planned site) demonstrating the lot area and compliance with the dimensional standards of the zoning district. According to the site plan for Unit 1, the lot area is 11,400 square feet.

**Noted. Please refer to the SP-1 General.**

2. The property is Platted as lots 31 and 32 of the Silver Beach Plat (Book 22 Page 32). The plat does not contain any restrictions affecting the proposal.

**Noted.**

3. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).

**Noted**

4. The property abuts NE 5 St. The survey indicates that there is an existing 25 feet of right-of-way measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads.

**Please refer to the sheet SP-1 General and SP-100. individual**

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

**Noted.**

6. Show Sidewalk Installation as a requirement of this development on the Site Plan.

**See Sidewalk in the site plan general and individual (A-100)**

7. The city has sufficient capacity to accommodate the proposal.

**Noted.**

8. Note: Park Impact Fees to be assessed at the time of building permit approval.

**Noted.**