



April 28, 2022

**City of Pompano Beach**  
100 West Atlantic Blvd  
Pompano Beach, FL 33060

**Re: Entourage in the Sun**  
**PZ22-12000011**  
**407 Riverside Drive, Pompano Beach**

The following is a response to staff comments. Below are the comments along with our responses in bold:

**WASTE MANAGEMENT – Beth Dubow – [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com)**

1. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

**Response: Please see the circulation plan, sheet C-10 for the trash collection vehicle circulation. The vehicle will not enter the garage.**

2. Height clearance for collection vehicles is 15 feet for driving and 22 feet for servicing dumpsters. There does not appear to be enough clearance in the garage for a garbage truck to access and service the trash rooms in their current locations.

**Response: Please see the circulation plan, sheet C-10 for the trash collection vehicle circulation. The vehicle will not enter the garage.**

3. Maneuverability of a garbage truck within the garage (as designed) will be nearly impossible. Specifications for collection truck turning radii have been uploaded to EPlan for your reference.

**Response: Please see the circulation plan, sheet C-10 for the trash collection vehicle circulation. The vehicle will not enter the garage.**

4. It is highly suggested for the trash and recycling storage area to redesigned or relocated to be accessible from outside of the garage. A service/loading area is suggested.

**Response: Please see the circulation plan, sheet C-10 for the trash collection vehicle circulation. The vehicle will not enter the garage. See architectural sheet 2/A-080 for collection route.**



5. Toting the garbage through the garage will not permitted.

**Response: The garbage will be brought to the loading area outside the garage for pick-up. See architectural sheet 2/A-080 for collection route.**

#### Advisory Comments

- Applicant is urged to meet with City of Pompano Beach Environmental Services Department staff prior to submitting plans for DRC as relocation/redesign of trash collection areas will impact the design of the site.
- Recycling collection is not required, but it is encouraged.
- 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.
- 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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

#### **ENGINEERING – David McGirr – [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)**

1. 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: To be provided.**

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

**Response: To be provided.**

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

**Response: To be provided.**

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



**Response: Acknowledged.**

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

**Response: Acknowledged.**

7. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc.

**Response: Please see the landscape plan, sheet L-2.0 where the requested note has been added.**

8. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

**Response: All existing city-owned water, sewer & drainage is shown on the landscape plans. The landscape clearances are being met.**

9. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

**Response: The off-site sidewalk is no longer proposed. Per the pre-application meeting, the public sidewalks are provided on the east side of N. Riverside Dr.**

10. With the proposed construction please place a note on the Civil plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: A note has been added to the paving, grading & drainage plan, Sheet C-05.**

11. Submit / upload a sediment and erosion control plan for the subject project.

**Response: Please see the erosion control plan, Sheet C-04.**

12. Show on civil plans a 6" fire meter with the proposed DDCV.

**Response: Please see the water & sewer plan, Sheet C-07.**

13. The proposed on-site drainage connection on the civil plans connecting to the existing utility drainage system will need to be approved by the utilities division.

**Response: Acknowledged. There is an existing connection, however the existing drainage pipe doesn't seem to be located within the drainage easement on the property, so it is being re-connected and located within the easement.**

14. Any new dock and seawall will have to be permitted and built to CO Chapter 151. It is recommended to bring the seawall up to the new minimum height of 5.00 NAVD88 and not to exceed 5.10 NAVD88.

**Response: Acknowledged.**

15. Please note on civil plan, 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.

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.

**Response: A note has been added to the water & sewer plan, Sheet C-07.**

16. Please note that 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.

**Response: Acknowledged.**

**PLANNING – Daniel Keester – [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)**



1. Land use for this parcel is High Residential (H). The size of this property is 40,752 square feet/0.94 acres. The zoning for the property is RM-45 (Multifamily Residential) and would restrict the maximum density to 45 units per acre (.94 acres x 45 units / acre = 42 units). The plans submitted propose 42 multi-family units on the property.

**Response: Acknowledged.**

2. Clarify the number of bedrooms proposed for each penthouse unit.

**Response: See sheet A-205; penthouse are three bedroom units.**

3. The property has been platted (The Amended Plat of Parcel No. 4 Surfside Villas - PB 27 Pg 35). Based on a letter from the Broward County Planning Council, a similar development proposed in 2019 did not require re-platting (letter dated August 15, 2019), therefore based on policy 2.13.1 the proposal should not require a replat or amendment.

**Response: Acknowledged.**

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

**Response: Acknowledged.**

5. The property abuts N Riverside Drive. The survey indicates on North Riverside Drive that there is an existing 25 feet to the centerline of the right-of-way, and a total of 50 feet wide for this roadway. Therefore, it appears that no additional dedications are required for this property.

**Response: Acknowledged.**

6. The property does NOT front on a road identified on the Broward County Trafficways Plan.

**Response: Acknowledged.**

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

**Response: Acknowledged.**

8. Applicant may submit to DRC for a formal review.

**Response: Acknowledged.**

**LANDSCAPE – Wade Collum – [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)**



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

**Response: Existing overhead lines will remain at current condition.**

2. Submitted tree survey and tree disposition do not match, please correct tree disposition so that tree survey and disposition coincide as to tree #'s, total count, and disposition.

**Response: Submitted survey is an older version. Tree disposition plan shows latest location and species of vegetation on site.**

3. Provide the dollar value for specimen trees and DBH of all non-specimen trees removed vs. the dollar value and caliper of trees replaced. Provide a mitigation table. Mitigation must be above and beyond what is required. Palm lost DBH to caliper appears to be missing.

**Response: There are no existing specimen trees on site, for non-specimen (trees and palms) DBH removed refer to sheet L-1.0 and for landscape cost estimate refer to sheet L-2.2**

4. Provide the plant list on the actual landscape plan.

**Response: Plant list provided on sheet L-2.0 Landscape Plan.**

5. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

**Response: A 10' perimeter strip is provided around entire property.**

6. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines for a total of 14 trees.

**Response: 12 Street Trees provided along ROW at 20 feet on center due to existing overhead lines.**

7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building.

**Response: A 28' wide landscape area is provided between VUA and abutting building along East frontage.**

8. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that



includes a minimum of trees or palms as follows within the subject area and must include *one or more* of the following elements:

- i. Palms must be provided in multiples (doubles or triples)
- ii. If palms and trees are combined, one row of shrubs can be provided
- iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers
- iv. If trees are provided, design must include a minimum of 2 species
- v. Trees or palms must be a minimum of 14 feet in height
- vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species
- vii. Suspended pavements systems are provided for the adjacent vehicular use area

**Response: Landscape design complies with section i.; section iii. and section iv.**

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: Current architectural drawings show basement area at 0 NAVD and planting foundation area at NAVD 5 and 7 feet, therefore, it will not interfere with building foundation structure.**

10. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**Response: Street trees provided at 20' on center due to existing OH lines.**

11. Provide overall height of proposed Royals and spec as Heavy's.

**Response: Provided. See landscape schedule on sheet L-2.0**

12. As per 155.5302.D.5.a: Rear yard corner triangle, (aka sight visibility triangle). Except as otherwise provided in subsection E below, 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.

**Response: Acknowledged. A 25'x25' waterway sight triangle is shown on landscape plan.**

13. Remove proposed palms form the SW corner of the property.



**Response: Palms removed from SW corner.**

14. Show sod in the ROW.

**Response: Sod is now shown in ROW.**

15. Provide landscape plan for the roof top planters as per the rendering

**Response: Rooftop landscape plan provided on sheet L-2.1.**

16. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite when there is tree protection and/or plant material installed on site.

**Response: Note added.**

17. 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: Note added.**

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

**Response: Note added.**

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

**Response: Provided.**

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

**Response: Acknowledged.**

**FIRE – Jim Galloway – jim.galloway@copbfl.com**

1. Fire department access roads shall have an unobstructed vertical clearance of not less than 13ft 6 in. (NFPA 1 2018ed chapter 18 section 18.2.3.5.1.2)



**Response: Please see the circulation plan, sheet C-10 for the fire vehicle circulation. The vehicle will not enter the garage. See also sheet A-080 for Fire department overall site access.**

2. 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 arcs and center point that the arcs are measured from.

**OR**

Provide fire lane for emergency apparatus to stage and not block public right of way for each of the buildings during a minor emergency event. Staging area must have direct access to main entrance/lobby, command center and elevators for rescue. Minimum 50-foot length; can be used as a loading zone as long as the driver remains with vehicle. Include access path between vehicle staging and main entrance.

**Response: Please see the circulation plan, sheet C-10 for the fire vehicle circulation. The vehicle will not enter the garage. The turning radii are provided on the plan.**

3. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e.. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**Response: Please see the flow test provided.**

4. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): 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). This information must be provided at DRC to evaluate current water supply conditions. 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: Fire flow data will be provided.**

5. High-rise buildings required minimum two FDCs located at opposite ends of proposed structure. FDC must be located within 100ft of an existing or proposed fire hydrant.

**Response: Two FDCs are provided at each end of the structure within 100 ft from proposed fire hydrants. Please see the water & sewer plan, Sheet C-07.**



6. Boat docks will require fire extinguishers and 2-1/2 inch fire hose stations installed and located as per NFPA 303 for marinas. FDC must be located at the street. Usually, a looped manual wet standpipe with FDC on North and South End of building. Dock protection should be separate system from the buildings fire protection system.

**Response: Two FDCs are provided at the street for the dock.**

7. Fire Department access path to boat docks minimum 5ft wide access from both North and South side of building to the docks.

**Response: A fire department access path to the dock is provided on the north and south side of the building. See sheet A-080 for additional information.**

8. All FDCs will be required to be properly labeled with signs stating what they supply (Building or Docks) address, minimum pump pressure required. Signs to be installed using engineering details for a handicap or no parking sign.

**Response: All FDCs will be properly labeled.**

9. Provide life safety page for most demanding occupant load floor level. Plan should include conceptual floor plan layout, label each room and occupancy type, maximum occupant load, sufficient exits, travel distance and egress for maximum occupant load. If above level of exit discharge provides information showing sufficient egress capacity and discharge.

**Response: See life Safety annotations on sheet A-200.**

10. New Buildings more than 3 stories for 25ft between bottom and top terminal landings must be constructed to contain at least one passenger elevator that is operational and will accommodate an ambulance stretcher 76 inches long and 24 inches wide in the horizontal position. (2020 Florida Statutes Chapter 399, Section 399.035(2)) Not clear for elevator access to each of the proposed floors and units: Unit C2 on 3rd floor?

**Response: Acknowledged. Design of Level 3 Floor plan has been modified.**

11. Are you proposing car lift/stacks in parking garage or standard and compact spaces? If using car lifts fire protection system within garage area of lifts, it must be designed to high hazard.

**Response: No car lift provided.**

12. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains. Installation of assembly as per backflow/meter specifications and following standards:



- NFPA 13 Standards of Installation of Fire Sprinklers, NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.
- All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**Response: Acknowledged.**

13. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S. Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: color heat map will be provided.**

**ZONING – Pamela Stanton – [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)**

1. Please provide written responses to all comments from the Pre-Application Meeting. If a drawing or document has been added or revised to address a comment, include the drawing, or document name or number in your full comment response.

**Response: Acknowledged**

2. The proposed project requires Major Site Plan and Major Building Design approval.

**Response: Acknowledged**

3. Lot unification (Unity of Title) is required prior to building permit.

**Response: Acknowledged**

4. The 10-foot FPL easement shown on the survey must be abandoned prior to building permit.

**Response: Acknowledged**



5. Provide dimensions for building length and width on plans.

**Response: See drawings A-080 and A-202 for overall building dimensions.**

6. Identify the purpose of the dashed line on the site plan along the south and east perimeter of the building, shown 3' from the building.

**Response: design had changed since pre-application submittal; dashed line seen along north and south floor plans shows cornice at the roof above.**

7. Label all exterior façade materials and colors on the building elevations.

**Response: Building is entirely made of white stucco and glass.**

8. Section 155.3212: Maximum Lot coverage in RM-45 Zoning districts is 60%. The Zoning Analysis sheet indicates that 64% lot coverage is proposed. Address this issue.

**Response: See sheet A012; revised design complies with requirement for lot coverage.**

9. Section 155.3212: Minimum front setback is 25' to the closest point of a principal structure. Clarify whether the structure shown on the plans that is located over the driveway in front of the building is attached to the principal structure or if it is a separate structure. If attached, it must be set back a minimum of 25' from the front property line. If not attached, it is considered an accessory structure, which cannot be located in front of a principal structure, pursuant to Section 155.4302.B.2.

**Response: revised design has eliminated this condition; the vehicular drive & drop off in front of the building has been eliminated.**

10. Section 155.3212: 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. Provide dimensions on the upper floor plans indicating compliance with the requirement of this Section.

**Response: Complies, see sheet A-205.**

11. Table 155.5101.G.8.A: Three stacking spaces, 9' x 18', are required before a gate in a gated driveway. On the site plan, show 3 car spaces outside of the gate. The stacking spaces cannot impede onsite or offsite vehicular or pedestrian movements.



**Response: acknowledge; there is a minimum of 54'-0" of stacking space before the gate, see sheet A-080.**

12. Section 155.5102.J.6.c. Clarify whether valet parking will be used. If so, address the applicable requirements of this Section.

**Response: No valet parking.**

13. Section 155.5203.D.3.c: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, property, or waterway. For lots greater than 100' in width, the landscape strip must be a minimum of 10' wide. Revise plans to provide the landscape strip at the front of the property between the driveway and the front property line, in compliance with the requirements of this Section.

**Response: A 10' wide landscape buffer is provided around the property.**

14. Section 155.5203.D.5: A landscaped area shall be provided between a vehicular use area and an abutting building. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Revise the plans to provide the required landscape area in front of the building, between the building and the driveway, in compliance with the requirements of this Section.

**Response: The landscaped area between the building and N. Riverside Drive is 18 feet wide. The plans were designed to provide 21 feet, however the city requested the sidewalk adjacent to the building to be increased from 5 ft to 8 ft wide.**

15. Section 155.5602.C.2.a: Individual structure footprints shall not exceed a maximum of 20,000 square feet. Provide building dimensions and square footage of the proposed building, in compliance with the requirement of this Section.

**Response: Complies; see area chart 2/A013. Note to reviewer: data shown on the ground floor includes 5,048 SF open air pool deck located on grade, not part of building.**

16. Section 155.5601.C.2.b: The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units. Provide a dimension for the length of the proposed building, in compliance with the requirement of this Section.

**Response: See drawings A-080 and A-202 for overall building dimensions. Subterranean level exceed linear dimension of 180 feet.**



17. Section 155.5601.C.3: Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart and a minimum of 2' deep. In addition to the wall offsets, front facades must provide a *minimum of three* of the following design features for each residential unit fronting onto a public street:

- A recessed entrance
- A covered porch
- Pillars, posts, or columns adjacent to the doorway
- One or more bay windows projecting at least twelve inches from the façade plan
- 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 landscaped areas or places for sitting

**Response: See building renderings and elevations documenting dynamic wall offsets & projections on public street. We proposed a superior architectural design that can not be defined with the traditional architectural features described above in terms of porch, bay windows, window trims etc.**

18. Section 155.5601.C.5.b: 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. Provide the required parapet walls and three-dimensional cornice treatment, in compliance with the requirements of this Section.

**Response: see proposed renderings for roof treatment.**

19. Section 155.5605.C.1. Provide information demonstrating that all levels of the parking garage structure comply with all the following:

- A. All building facades of the parking deck or garage that are facing a street; within 100 feet of a street or an open space; or are visible from a street shall be harmonious and complement the principal structure and contain all the following architectural treatments:
  - i. Facade articulation (i.e., wall offsets); and
  - ii. Horizontal and vertical projections; and
  - iii. Material and color variation; and
  - iv. Varied proportions of openings.

**Response: No parking garage will be visible from the street.**

- B. No vehicles parked within or on the roof of the deck or garage shall be visible from the street. All openings shall be treated with decorative screening or in a manner



that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts and lighting, and;

**Response: No vehicle will be visible. Parking will be enclosed and mechanically ventilated.**

C. No deck or garage ramp areas shall be visible from the street and shall be internal to the building.

**Response: Complies.**

D. The exposed top level of a parking structure shall be covered a minimum of 60% with a shade producing structure such as, but not limited to, a vined pergola or retractable canvas shade structure.

**Response: there is no open-air parking structure.**

20. Section 155.5802. Multifamily residential development shall achieve at least ten points to satisfy the Sustainable Development Point Requirement of this Section. Refer to Table 155.5802 for Sustainable Development Point Options.

**Response: The proposed project will achieve at least ten points to satisfy Sustainable Development point of section 155.5802, to include among other:**

- **Efficient cooling**
- **Hurricane resistant structures**
- **Infill development**
- **Parking structure contained in a parking garage**
- **Permeable sidewalk surfaces**
- **White roof**

21. Verify that the building height is determined by measuring the vertical distance from the average elevation of the finished grade at the front of the structure to the top of the flat roof, pursuant to Section 155.9401.G.

**Response: Complies.**

22. The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

**Response: Acknowledged**

# DRC

PZ22-12000011  
02/01/2023



Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Thomas Engineering Group  
Kristin DiPierro, P.E.  
Project Manager

A handwritten signature in blue ink, appearing to read 'Jean Francois Gervais'.

IDEA Architect LLC  
Jean Francois Gervais  
Partner

# DRC DRC DRC

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECT

PZ22-12000011  
10/5/2022

[WWW.THOMASENGINEERINGGROUP.COM](http://WWW.THOMASENGINEERINGGROUP.COM)

PZ22-12000011  
7/20/2022

PZ22-12000011  
6/1/2022