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PZ22-12000032

10/16/2024

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COMMENT RESPONSE LETTER

Friday, September 6, 2024
Project Number: 24014
Project Name: 324 Haus
Project Address: 324 NW 6th St. Pompano Beach, FL 33060
Process No. 22-12000032

DISCIPLINE	COMMENT	RESPONSE	SHEET
Environmental	1. Ensure there is adequate height clearance for a front-loading garbage truck to service this property. Minimum height requirements are 15 feet for driving and 21 feet for servicing the containers. Current elevations show less than 13 feet of height clearance.	Trash room relocated to NW corner, see plans. Entrance is over 15ft clear & clearance inside the room is over 21ft.	A101 A301
	2. On the site plan or a circulation plan, show all turning radii along the path a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'. Backing the garbage truck out onto NW 6th Street is not permissible.	Garbage truck circulation added, refer to civil plans C202.	C202
Zoning	1. The periphery of any site fronting on a public right-of-way shall be improved by the provision of sidewalks, streetlights, street furniture, street trees and other elements, covering the entire area from face of curb to face of building. Coordinate the design of the right-of-way with the designated street map. According to the survey, the site plan indicates 50 foot total right-of-way. Verify the overall required right-of-way width needed for NW 6 St with Engineering Department.	Plans revised to address comment.	A101 L102
	2. The site is identified in the "Designated Public Open Space and Greenway System" Regulating Plan. Please provide a response and show compliance on the Site Plan. a. The minimum size of a new designated publicly accessible open space shall be 4,800 SF unless otherwise specified in the overlay district. b. The general location shall conform with the Designated Publicly Accessible Open Space and Greenways System Regulating Plan.	a. N/A b. Acknowledged c. Provided on NE corner, see A101 & L102 d. N/A e. Provided on NE corner, see A101 & L102 f. Acknowledged g. Acknowledged h. Acknowledged i. Acknowledged j. Acknowledged k. Acknowledged	A101 L102

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	<p>c. New designated publicly accessible open spaces shall be provided at grade level.</p> <p>d. Provided that all other parameters on the Regulating Plans are met and that an individual/developer owns the entire designated publicly accessible open space area and an adjacent area, the final location of the publicly accessible open space may be proposed onto such adjacent area.</p> <p>e. New designated publicly accessible open spaces shall provide shaded areas, and their ground surface shall be a combination of paving materials, sod, or ground cover.</p> <p>f. No replatting or other land subdivision shall divide property in such a way that the required designated publicly accessible open space is avoided or its location changed.</p> <p>g. Off-street parking shall not be required for new designated publicly accessible open spaces.</p> <p>h. The development and ongoing maintenance of a new designated publicly accessible open space area shall be the responsibility of the developer/property owner.</p> <p>i. Properties that provide new designated publicly accessible open space shall be permitted relief from the maximum building setback requirements along the portion of the building fronting the open space specifically for the purpose of accommodating the open space.</p> <p>j. Fences, walls and hedges are permitted around the perimeter of a designated publicly accessible open space in accordance with Table 155.3501.L2.b .</p> <p>k. Shall not count toward the minimum private open space requirement.</p>		
	3. Provide a photometric Plan	Provided, see file titled "Photometrics"	
	4. Identify the Density Bonus Option from Table 155.3708.F.1 that will be utilized for the increase in proposed density over the allowable by-right number of dwelling units. Include this note on the site plan.	Plans revised, see zoning data chart.	A101
	5. Provide the dimension for the overall length of the building along all sides at the ground level.	Plans revised, see zoning data chart.	A101
	6. The Site Analysis table shows the minimum required side and rear setbacks of 6 feet. Staff finds different interior side and rear setbacks for the flex building type pursuant to the Building Typology and Placement Regulating	Plans revised, front setback is now 10ft. Side setbacks are now 6'-5"	A101

	Diagrams in Section 155.3501. However, the minimum setback for the front is 6 ft for NW 6th Ave.	PZ22-12000032 10/16/2024	
	7. The pervious area of the private open space does not seem to be counted towards the pervious.	Plans revised. See zoning & area charts.	A101
	8. 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. Add a dimension for building height, in accordance with the requirement of this Code Section.	Plans revised to address comment.	A301 A302
	9. Provide setback of the second floor front property line.	Plans revised to address comment.	A102 A103
	10. 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 circuit.	Note added to plans.	A101 L101 L102
	11) Identify on the site data table, which code section is being used for the parking reduction.	Plans revised to address comment.	A101
	12) The floor plans call some units as In-Laws. Add note on floor plan that these units cannot be separated in the future. Make sure all floor plans that have the mother in law suits connect to the main floor. Accessory dwelling units are not permitted.	Plans revised, "in-laws" units removed.	A102 A103
	13) Curbing a. Except for off-street parking areas serving single-family dwellings, or off-street parking provided within a Parking Deck or Garage, each off-street parking space shall include a continuous curb. b. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas. c. In place of continuous curbs, wheel stops may be provided when required for compliance with accessibility guidelines promulgated under the Americans with Disabilities Act (ADA). When permitted, the wheel stops shall be made of concrete, wood, metal, or material of comparable durability, and shall be at least six feet long.	Provided, refer civil plans.	

	14) Marking - 4. Markings a. Except for parking areas serving single-family dwellings, 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.	Provided, refer civil plans	PZ22-12000032 10/16/2024
	15) Compact Parking Spaces in Parking Garages When provided in a parking garage, the dimensions of up to 20% of the required off-street parking spaces may be reduced to a width of 8 feet and 6 inches and a depth/length of 16 feet. The spaces shall be marked as Compact Parking Spaces.	N/A	
	16) Provide a sustainability narrative on how this project will meet the 12 points required.	Brownfield Site (6 pts) Hurricane Resistant Structures 150mph (4 pts) Mixed-use Develop. (4 pts) TOTAL 14 pts Note added on A101	A101
	17) Provide a written design narrative to how the building meets the design standards. This application requires Major Building Design Review and thus a response is needed for the following design standards:	See design narrative below	
Building	Authorized with Conditions	Acknowledged	

Purpose

The proposed mixed-use design seeks to reinvigorate an under developed area of Pompano Beach with a unique modern design, contrasting materials and public open space. The majority of the front facade is lined with large storefronts creating a visual connection into the retail spaces and lobby. A covered public open space with a sculpture and seating is proposed in front of the lobby entrance, sparking social interaction among tenants and neighborhood residents. Considerable native and drought-resistant landscaping is proposed, specially in the front yard to maximize the curb appeal of the project.

General Commercial, Institutional & Mixed-Use Design Standards

Business Activities to be Conducted in Enclosed Buildings

Acknowledged.

Building Orientation

Proposed design front facade fronts a street (NW 6th St). Long axis runs parallel to the street.

Base, Middle and Top

Proposed design implements different materials, colors and scoring patterns to clearly define the base, middle and top (roof). Refer to elevations on A301 & A302. Base : Light gray smooth stucco with horizontal 1 inch scoring pattern painted white, spaced at 24 inches on center. Large 10ft high storefronts. Middle : Smooth stucco painted in white and brown with horizontal & vertical 1 inch scoring pattern painted black, aligned with corners of window and sliding doors. Roof : Architectural eyebrow extrudes 8 inches beyond facade and rises at the corners of the building to demark strong roof line.

Facade Articulation

The facade is articulated by carving out some voids, specifically at the NE corner for the public open space in front of the lobby entrance. And furthermore, juxtaposing contrasting colors and scoring patterns painted in black or white. A prominent architectural eyebrow wraps around the corners of the building, elevating from the 2nd floor all the way to the roof.

Facade Materials

Smooth stucco painted varying colors, light gray, dark gray, white and brown with 1 inch scoring patterns aligned with corners of windows and sliding doors. Large 10ft storefronts at ground level and windows and sliding glass doors on upper levels. Metal mesh railings on levels 2 and 3.

Roofs

A parapet conceals the flat roof and mechanical roof top units.

Location of Off-Street Parking

Off-street parking is concealed from view by the front facade and mostly gathered towards the rear of the property on the ground floor.

Loading, Service and Equipment Areas

A concealed trash room is provided at the NW corner of the property meeting the back-up and clear height clearances required.

Kind Regards,

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