

PZ24-12000027
07/02/2025

From: [Max Wemyss](#)
To: [Paola West](#); [Jonathan Cady](#); [David Recor](#)
Cc: [Jacob Wu](#); [Nicolas Tremblay](#); [Jean-Francois Gervais](#)
Subject: RE: Vera Site Plan-- Transition
Date: Thursday, May 1, 2025 10:38:18 AM
Attachments: [image002.png](#)

My mistake, we did discuss this internally and I failed to respond. As drawn is ***slightly*** less restricted in terms of building envelope/setback than the graphic we previously shared with you. However, as the language of the code is not exact, we have determined that this proposal meets the intent of the code and generally aligns the mass of the building with the existing structure. Please make every attempt to maintain this configuration.

Thank you,
Max

From: Paola West <pwest@planw3st.com>
Sent: Thursday, May 1, 2025 10:31 AM
To: Max Wemyss <Max.Wemyss@copbfl.com>; Jonathan Cady <Jonathan.Cady@copbfl.com>; David Recor <David.Recor@copbfl.com>
Cc: Jacob Wu <jwu@absolute-idea.com>; Nicolas Tremblay <ntremblay@absolute-idea.com>; Jean-Francois Gervais <jfgervais@absolute-idea.com>
Subject: RE: Vera Site Plan-- Transition

DRC

Good morning, just wanted to follow up on my email from Monday. No rush, but depending on the response then we can plan for the next resubmittal deadline.

PZ24-12000027
07/02/2025

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

From: Paola West
Sent: Monday, April 28, 2025 3:32 PM
To: Max Wemyss <Max.Wemyss@copbfl.com>; Jonathan Cady <Jonathan.Cady@copbfl.com>; David Recor <David.Recor@copbfl.com>
Cc: Jacob Wu <jwu@absolute-idea.com>; Nicolas Tremblay <ntremblay@absolute-idea.com>; Jean-Francois Gervais <jfgervais@absolute-idea.com>
Subject: RE: Vera Site Plan-- Transition
Importance: High

Max, see attached. Can you confirm what we are showing meets the intent of the code section for transition?

Paola A. West, AICP, ISA CA
President
PLANW3ST
954-529-9417

From: Max Wemyss <Max.Wemyss@copbfl.com>

Sent: Thursday, April 10, 2025 10:30 AM

To: Paola West <pwest@planw3st.com>; Jonathan Cady <Jonathan.Cady@copbfl.com>; David Recor <David.Recor@copbfl.com>

Cc: Jacob Wu <jwu@absolute-idea.com>; Nicolas Tremblay <ntremblay@absolute-idea.com>; Jean-Francois Gervais <jfgervais@absolute-idea.com>

Subject: RE: Vera Site Plan-- Transition

We have invited David Recor, Director to attend the DRC at 10:15 on Wednesday to participate in the discussion. Attached is an illustration depicting what is meant by the comment and code requirement.

Regards,



Hours of Operation Mon – Thurs 7am to 6pm

DRC

From: Paola West <pwest@planw3st.com>

Sent: Tuesday, April 8, 2025 2:11 PM

To: Max Wemyss <Max.Wemyss@copbfl.com>; Jonathan Cady <Jonathan.Cady@copbfl.com>

Cc: Jacob Wu <jwu@absolute-idea.com>; Nicolas Tremblay <ntremblay@absolute-idea.com>; Jean-Francois Gervais <jfgervais@absolute-idea.com>

Subject: Vera Site Plan-- Transition

Importance: High

Hi Max & Jonathan,

We would like to set up a quick zoom meeting with you to discuss this comment. Please let us know your availability this week.

1. Provide the heights at each 10-ft transition. Include a larger snapshot or a separate plan that clearly reflects the proposed effective height transitions. Improve the distribution of height transitions, as the current plan does not effectively distribute them. Per Section 155.4202.A.2., All developments greater than 35 in height must result in an effective transition of heights from abutting low-density residential (20 units per acre or less) development to the tallest portion of the development. The effective transition of heights is intended to demonstrate the compatibility of heights with abutting low-density residential development and to demonstrate that the tallest portions of the development are appropriately located, including a gradual and incremental increase in height that is proportionally tiered and reasonably distributed.

a. The proposed height transition is ineffective, as it does not align with the existing office building. The current proposal includes only one setback before the structure rises to a height of 94'-10", which is insufficient.

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DRC

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Sincerely,

07/02/2025

Paola A. West, AICP, ISA CA
President



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954-529-9417

DRC

PZ24- 12000027

03/04/2026

Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.

06/10/2025

DRC

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07/02/2025