

City of Pompano Beach – DRC Application Comments

100 W Atlantic Blvd, Pompano Beach, FL 33060

Date: May 1, 2023

Project Name: Archi-One

Project Address: 14200 North Federal Hwy. Pompano Bch FL.

Process Number: PZ22-12000039



ZONING DEPARTMENT:

Pamela Stanton - pamela.stanton@copbfl.com

1. Provide written responses to all comments.

Response:

Noted.

2. Previous comment pertaining to the designated tree species along the greenway was partially addressed. The street trees are required to be 24 feet in height at installation. Revise the specifications on the Plant List accordingly.

Response:

As Cassia fistula is not a shade tree it is allowed to be 12'-14' tall at time of installation.

3. Previous comment pertaining to parking calculations requires further clarification. Two parking calculations are needed: 1) for commercial use, and 2) for residential use. The commercial use parking calculation is considered separately from the residential use calculation. Commercial use calculated at 1 space per 300 square feet of commercial area. The residential parking is calculated in accordance with Section 155.3709.I.5.a.i(A) at 1 per unit or 1 per 1000 square feet of gross floor area of residential area, whichever is GREATER. Commercial area is not to be included in the residential calculation. It appears that the entirety of the ground floor (both residential and commercial) was included in the calculations for gross floor area of residential use for the residential parking calculations. Revise the calculations to show separate floor area for the commercial area, and for residential. The commercial parking is 1/300, added to the GREATER of the residential calculations (1/unit or 1/1000sf gfa).

Response:

Parking calculations have been amended as requested, this increases the minimum parking space requirement. The parking garage design has been revised to increase parking count and meet the requirement.

PARKING SUMMARY

USE	AREA / UNITS	PARKING SPACES REQUIRED	
RETAIL AREA (SF)	5,181	1 SPACE /300 SF	18 SPACES
PARKING SPACES PER RESIDENTIAL AREA	109,415	1 SPACE PER 1,000 GROSS SF	110 SPACES
RESIDENTIAL UNITS (ALTERNATE CALC.)	97	1 SPACE /UNIT	97 SPACES
TOTAL PARKING REQUIRED		128	SPACES
TOTAL PARKING PROVIDED ON STREET		5	SPACES
TOTAL COMPACT PARKING SPACES PROVIDED IN GARAGE		8.52%	11 SPACES
TOTAL REGULAR PARKING PROVIDED IN GARAGE		118	SPACES
TOTAL PARKING PROVIDED		134	SPACES
OFF-STREET PARKING PROVIDED		129	SPACES
ON-STREET PARKING PROVIDED		5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 5 SPACES (3.6%)			

4. The response to previous comment #14 stated that a piece of artwork will be displayed on the west wall facing N Federal Highway. However, views from the public right-of-way of the proposed artwork will be obstructed by site elements, walls, landscaping, etc. on the adjacent property that is currently under construction. Therefore, the artwork, as proposed, does not qualify for a density bonus. Table 155.3709.E.3 states that the artwork must be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building.

Response:

Payment in lieu of providing the artwork is proposed for the project.

5. Previous comment #20 was partially addressed. In the TO/EOD, sidewalks in the right-of-way are permitted to be 5 feet wide. Walkways/sidewalks on private property must be a minimum 7 feet wide in commercial and mixed-use Zoning districts, pursuant to Section 155.5101.I.3.a.i. Revise the plans to provide the minimum required width for all sidewalks and walkways. The proposed walkway to the Coffee Lounge stairway is 4 feet wide. Various walkways from N Federal right-of-way to the front of the building are 5 feet in width. The walkway from NE 22 Ave to the ADA Lift is 4 feet 9 inches.

Response:

A waiver is being applied for in order for the egress path for Stair 3 (North) to be 4'-0" wide and the walkway from NE 22 Ave to the ADA lift to be 5'-0" wide.

The egress path for Stair 3 serves the single purpose of discharging the stair in an emergency, the proposed width maintains the required egress capacity of this exit. We want to reduce the aesthetic impact of this exit onto such a prominent location (N. Federal Highway) by maximizing the landscaping in this area.

The walkway leading to the ADA lift at the main entrance to the residential lobby serves the single purpose of providing access to the lift and a 5'-0" provides the necessary space to access this element and to turn around in case it's required. We would prefer to accentuate the main entrance to the building by having the main steps leading to the lobby entrance to be as wide as possible.

Coffee Lounge and it's steps have been eliminated from the project. The walkway adjacent to garage entrance driveway has been increased in width to 9'-1/4" wide. All other walkways identified in comment have been increased to 7'-0".

6. Refer to Fire comment that pertains to the discharge from the north and south stairways to a public way and revise plans to provide the required walkway that connects to a public walkway in front of the building. The walkway must be 7 feet wide, in accordance with Zoning comment #5 above. The walkway cannot be gravel.

Response:

The walkway where Stair 1 (south) discharges into is over 9'-0" wide. Refer to response to comment #5 for discharge of Stair 3 (north).

7. The change in the building footprint may have affected lot coverage and pervious area. Verify calculations for pervious area and add a calculation for lot coverage, which is different than impervious area.

Response:

Pervious Area calculation has been updated and Lot Coverage calculation has been added to the Project Data.

8. Provide a dimension for building height in accordance with Section 155.9401.G, where the height of a

structure is 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. The average elevation at the front of the building is calculated as the average between the elevation at the right-of-way line and the elevation at the base of the building taking into consideration changes in grade as data points in front of the building. As submitted, the elevation sheets indicate "Average Street Elevation" which is not the point from where building height is determined. Revise the elevations to provide the average elevation of finished grade, not street elevation. In order to determine the average elevation at the front of the building, additional proposed finished ground level data may be needed as the PGD Plan depicts a minimal number of proposed elevations points.

Response:

Elevations have been revised to show the correct Building Height by using the Average Elevation of Finished Grade as the base for the height measurement as requested. The top level of the building was reduced by 3-1/4" so as to not exceed the maximum allowed building height.

9. Revise the PGD Plan to include proposed elevations at various points on all sides of the building including but not limited to rights-of-way lines, top of stairs/steps at west side of building, top and bottom of ADA ramps, etc.

Response:

PGD plan has been revised accordingly.

10. Table 155.5101.G.8.B requires at least 50 feet from the right-of-way line to the proposed gate. The site plan indicates 49 feet. Address this issue.

Response:

Gate will be removed from this location to comply with the 50'-0" requirement and to ease flow of commercial parking traffic.

11. Identify the access point(s) to the Storage Area Under Ramp on the ground floor plan, A-02.

Response:

Area has been redesigned to increase parking count. Storage has been relocated and door opens to service corridor.

12. Identify the unlabeled areas on either side of the 24-foot entrance ramp. The unlabeled areas are approximately 1.5 feet wide. If walkways, these areas are insufficient in width.

Response:

Driveway has been moved towards the east in order to provide a pedestrian path along the ramp, the ramp's width has been reduced from 24' to 23' wide. This area has been labeled accordingly in plans.

13. A portion of the west façade appears to be open to the service corridor at the ground floor, open to the parking garage at levels 2 and 3. These openings must be treated in a manner that creates the appearance of an active use area and conceals all internal elements such as plumbing pipes, fans, ducts, lighting, ramp areas and all other internal elements of the parking garage, pursuant to Section 155.3501.I.2.c and Section 155.3605.

Response:

Opening at the ground floor will only have natural ventilation. The openings at the ground and other parking levels are covered with decorative architectural grilles that conceals the elements inside of the parking and prevents them from being viewed from the outside.

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14. Provide dimensions on the site plan for the length of the property, measured from corner to corner.

Response:

Dimensions have been added as requested.

15. Clarify whether the 10-foot setback line on plans is the proposed building setback. If so, revise the call-out from "10' Setback Line" to "10' Setback Line (Proposed)".

Response:

Call-Out will be revised and references to 10' setback will be removed for clarity.

16. Revise the parking spaces in the garage to show double striping at all spaces, including spaces at ends of all rows of parking, in accordance with the City Standard Detail for Parking Spaces.

Response:

Striping has been revised as requested. All parking spaces (including compact parking spaces) in their current form comply with the dimensional requirements.

17. Stair 3 on the site plan shows a door to the exterior green area, and the door is blocked by landscaping shown on the landscape plan. The door must open onto a landing, and Fire may require a walkway from the Stair 3 doorway to the front of the building.

Response:

Stair 3 has been modified to discharge directly at the N Federal Hwy façade, a landing and concrete egress path has been provided.

18. The plans and elevations do not match. Revise the drawings to provide consistency to all plans and all elevations including but not limited to stairs and landings at the Coffee Lounge at the south side of the building, the door to the Coffee Lounge, facades with protruding elements shown on the color elevations and not on the floor plans, etc.

Response:

Plans, Black and White elevations and Color Elevations have all been coordinated to show the same design.

19. The site plan shows the east building façade at the property line. The photometric plan shows wall-mounted light fixtures that may encroach into the right of way. Address this issue.

Response:

Previous light fixtures will be replaced with units that recess into wall in order to not encroach out of the property line. Light levels will be maintained.

20. The following will be a condition of the Development Order: Provide evidence of approval of the Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

Response:

Noted.

21. The following will be a condition of the Development Order: A cross-access agreement between the property owners of the adjoining properties at 200 and 208 N Federal defining maintenance responsibilities is required and must be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development.

Response:

Noted.

22. The following will be a condition of the Development Order: each residential development is required to set aside a minimum of 15% of their proposed units as affordable housing or contribute in-lieu-of fees per Chapter 154 prior to Zoning Compliance Permit approval.

Response:

Payment in lieu of providing affordable housing units will be selected for this project.

Narrative conclusion:

This ends our written narrative. Please know we are standing by to provide further clarifications as needed. We appreciate your assistance during this process.

***Sincerely,
DEFORMA STUDIO, INC
Javier R Barrera.
Principal***