

DRC

PZ22-12000039
03/01/2023

City of Pompano Beach – DRC-Pre Application Comments

100 W Atlantic Blvd, Pompano Beach, FL 33060

Date: December 12, 2022

Project Name: Archi-One

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

Process Number: PZ22-12000039

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POLICE:

BSO Deputy Patrick Noble #9436 for the City of Pompano Beach
Patrick_Noble@sheriff.org M-(954) 709-7006

ADDITIONAL CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Wayfinding, Ground Rules & Other Signage: Territorial
Reinforcement and Access Control

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.
- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.
- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.
- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.
- e. Wayfinding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks. Initials _____

Response:

Noted.

2. Doors, Fences - Security Strengthening, Natural Surveillance and
Access Control

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- a. Install either reinforced security see-through glass hurricane exterior doors, a see-through reinforced security window on any solid door, an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) on all solid exterior RESIDENTIAL UNIT doors and also including service doors, garage or bay doors (if any), etc., to provide the opportunity to monitor and surveil exterior for suspicious activity or dangerous threats, and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.
- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is preferred.
- c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
- d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.
- e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches in order to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.
- f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Response:***Noted.*****3. Burglar Alarms/ Security Alarms/ Safes – Physical & Mechanical Security Strengthening**

- a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

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- b. Residential units must be prewired for burglar alarms to avoid unnecessary and/ or expensive after-build disruptive retrofitting.

Response:
Noted.

4. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, restaurants, etc.)
- a. Describe access key control security system - general description only, avoid specific location of key storage safe.
 - b. Key security office/ room closet door must have an alarm and robust mechanical locking system.
 - c. A surveillance camera must monitor the office key storage area.

Response:
Noted.

5. Enclosed Parking Garage Emergency – Security Strengthening
- a. Install the Emergency Call Assistance System in all garage levels. Place near elevators and staircases, including any remote staircases.
 - b. Garage areas must be under video surveillance.

Response:
Noted.

6. Graffiti Maintenance – CPTED
- a. Exterior wall surfaces along the exterior building perimeters, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital.

Response:
Noted.

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7. Miscellaneous: CPTED & Security Strengthening

a. Ensure all publicly accessible exterior WATER OUTLET SERVICE

SPIGOTS have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

b. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

c. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

Response:

Noted.

ENVIRONMENTAL SERVICES:

Beth Dubow beth.dubow@copbfl.com (Waste Management)

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

a. 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.

b. 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:

Garbage truck will not be entering the building. Trash pick-up will be carried out at the service easement at the adjacent property to the north.

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

Response:

Residential trash and recycling room cannot be relocated to the exterior of the building but we have provided a staging area that connects this room to the exterior of the building.

3. There does not seem to be any area dedicated to the storage/service of the garbage containers for the commercial portion of this project. Toting the garbage through the drive aisles of the garage will not be permitted.

Response:

A trash room for the commercial spaces has been added at the north side of the building. This space is directly connected with the service easement.

4. Provide details of how the garbage will be handled for this site. Will a compactor be used? How will the residents of the townhouse units handle their garbage/recycling?

Response:

There is no trash compactor proposed for this project as the trash room is large enough to accommodate the necessary trash receptacles for the building. Townhome residents will take garbage out through a back door of the units and drop off garbage directly in the trash room.

BUILDING DEPARTMENT:

Todd Stricker - todd.stricker@copbfl.com

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

Response:

Noted.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

Response:

Noted.

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

Response:***Noted.***

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A) and nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

Response:***Noted.***

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

Response:***Noted.***

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

Response:***Noted.***

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

Response:***Noted.***

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

Response:***Noted.***

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

Response:***Noted.***

2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

Response:***Noted.***

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response:***Noted.***

4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response:

Noted.

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response:

Noted.

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response:

Noted.

7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

Response:

Noted.

8. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path of travel

distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response:***Noted.***

9. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response:***Noted.***

10. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response:***Noted.***

11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response:***Noted.***

12. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

Response:***Noted.***

13. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

Response:

Noted.

14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

Response:

Noted.

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

Response:

Noted.

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response:

Noted.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Response:

Noted.

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

Response:

Noted.

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

Response:

Noted.

20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

Response:

Noted.

21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response:

Noted.

22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit

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vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response:

Noted.

23. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response:

Noted.

24. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Response:

Noted.

25. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

Response:

Noted.

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ZONING DEPARTMENT:

Pamela Stanton - pamela.stanton@copbfl.com

1. Provide written responses to all comments.

Response:

Noted.

2. The proposed project will be a Major Site Plan/Building Design application

Response:

Noted.

3. Provide labels and dimensions on all plans for all project elements.

Response:

Requested dimensions have been added to the plans.

4. Provide the dimension for the overall length of the building along all sides at the ground level.

Response:

Requested dimensions have been added to the plans.

5. Provide black and white elevation drawings without landscaping or other elements that do not allow a complete review of the building facades and elevations.

Response:

Requested elevations have been added to the set.

6. Show as dashed lines all balconies awnings, colonnades, shade structures, etc. on the site plan. Label and provide dimensions.

Response:

Requested elements have been added to the plans and have been accordingly identified.

7. Clarify whether live/work units are proposed as part of the site plan application.

Response:

No Live/Work units are being proposed for this project.

8. The Site Data information on sheet A-01 indicates the provided impervious area as 98.59%, where the required percentage is a maximum 90%, and the provided pervious area as 1.41% where the minimum required pervious area is 10%. Address this issue.

Response:

Design of landscaping/hardscaping around the building have been adjusted to increase the pervious area to the required percentage. The footprint of the building has been reduced at the NW corner to provide landscaped area.

9. Revise the Site Data information for Building Setbacks to reflect NE 2 St as the street side setback. NE 22 Av is considered to be the rear of the lot, and is shown with the correct setback as through lots must comply with the front setback requirement for both the front and rear of the lot.

Response:

Setback information has been revised as requested.

10. Revise the Site Data table to indicate the minimum required and maximum allowed setbacks, pursuant to Table 155.3709.I.2.a.

Response:

Setback information has been revised as requested.

11. On sheet A-01 for the building height, clarify and provide information for the two building heights shown on the table, and whether the 80 foot represents the building height from finish grade at the front of the building and 78 feet represents the height from finish floor.

Response:

Proposed height of building is 80'-0" from grade to the roof level. Elevations have been adjusted to reflect this fact.

12. Clarify whether the internal parking garage will be mechanically vented. Be advised that Section 155.3501.I.2.c.ii requires that exhaust air fans and associated louvers for the parking garage be located on secondary or tertiary garage frontages above the first floor only. Information pertaining to the location of fans and louvers will be required at the time of submittal for the Architectural Appearance Committee hearing.

Response:

Parking garage will be mechanically vented. Exhaust grilles have been located at the north side façade of the building.

13. Clarify whether on-street parking will be provided, and if so, include in the parking figures, where on-street parking may be used to satisfy a portion of the off-street parking requirements for all uses, except single family, pursuant to Section 155.3501.I.2.g.

Response:

5 On-Street parking spaces have been added on NE 22nd Ave. Project data has been updated accordingly.

14. Section 155.3501.I.2.h: Bicycle racks or lockers shall be located inside the building served or within 100 feet of a primary entrance to the buildings served. Staff recommends installing bike racks in close proximity to the front entrances of the commercial/retail along North Federal Hwy.

Response:

Bicycle room is located within the building at the ground floor level.

15. The requirements of Section 155.3501.M. TO Exterior Lighting Standards are applicable to this project.

Response:

Noted.

16. Table 155.3501.N.1 Maximum Allowable Height Encroachments of Building Elements: parapets may exceed the maximum allowable building height by up to 5 feet. The building elevations drawings show parapets that appear to exceed 5 feet above maximum building height. Provide dimensions for parapet heights, in accordance with the requirements of the Code.

Response:

Proposed parapets have a height of 5'-0" maximum. Elevations have been adjusted accordingly.

17. Section 155.3501.O.2.c: Any building frontage along a primary, secondary, or tertiary street that exceeds 160 feet shall incorporate a building break of at least 30 feet in width and 10 feet in depth, every 160 feet, at the ground level. The break must be improved as a forecourt or open space and/or provide building access and connect with the existing city street grid. The building frontage on NE 2 St and NE 22 Ave appear to exceed 160 feet, and thus must comply with the requirements of this Section.

Response:

Dimensions have been added to plans that show that no portion of the proposed building exceeds 160'-0" in length without the breaks required by section 155.3501.O.2.c.

18. Section 155.3501.O.2.h: provide the percentage of transparent glazed area of a minimum 70% for nonresidential and residential lobby on the ground floor.

Response:

Project Data has been updated to incorporate the requested information.

19. Provide the percentage of ground floor street walls fenestrated with windows for residential active use. The windows cannot be mirrored and must allow view of human activity and spaces within the structure.

Response:

Project Data has been updated to incorporate the requested information

20. Clarify whether a colonnade is proposed along the west side of the building. If so, provide information indicating compliance with the colonnade standards of Section 155.3501.O.2.j.

Response:

No colonnade is being proposed as part of this project.

21. Identify the proposed Building Typology, in accordance with the TO Building Typology and Placement Regulating Diagrams.

Response:

Proposed Building Typology is Tower building Type. Project Data has been updated to incorporate this information.

22. Verify the height of the first floor commercial areas, where areas intended for commercial uses on the ground floor of all non-residential and mixed-use buildings shall be a minimum of 12 feet in height, pursuant to Section 155.3709.D.2.a.

Response:

First floor commercial areas have a clear height of 15'-4". Elevations have been updated to include this information.

23. The project narrative states that additional density is requested pursuant to Table 155.3709.E.3 for Density Bonus Options, by utilizing Option #3 and Option #6, for an additional 23 dwelling units. Option #3 States that the development must achieve at least 28 points in accordance with Table 155.5802, or is designated LEED Gold or Platinum. Provide detailed evidence that identifies whether the project achieves 28 points from the Table, or achieves a LEED Gold or Platinum rating, and provide information regarding how the identified option is achieved.

Response:

Project will comply with the sustainability requirements to be able to achieve the bonus density. Given the early stage of the project this cannot be demonstrated at the moment but at the time of submittal for the Building Permit the information will be included in the documents.

24. Diagram 155.3709.H. Designated Public Accessible Open Space and Greenway System: All perimeter streets are designated as New Publicly Accessible Greenways and must comply with the elements and dimensions of the corresponding street cross-section of the EOD.

Response:

Noted.

26. Provide the proposed percentage of building frontage active use per street type (Primary, Secondary, Tertiary) in compliance with Table 155.3709.I.2.b.

Response:

Project Data has been adjusted to include the requested information.

27. Section 155.3709.I.5.a.i(A): a minimum of 1 parking space per unit or one per 1000 square feet of gross floor area or fraction thereof is required, whichever is greater. Provide unit sizes in square feet for all unit types, in compliance with Table 155.3709.I.4 for minimum unit sizes.

Response:

Total gross residential areas had been added to the Project Data. 1 parking space per unit is still the greater number.

28. Section 155.3709.J: a traffic study will be required if the proposed development is expected to generate at least 100 external trips per hour during the a.m. or p.m. peak hour of the adjacent street. Cost recovery fees will be charged to the applicant prior to commencement of the traffic study evaluation by the City's traffic engineering consultant.

Response:

Noted

29. Pursuant to Section 15.3709.K, 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.

Response:

Noted

30. Show off-site improvements for street cross-sections consistent with the Street Development Regulating Diagrams of the EOD.

Response:

Noted

31. Section 155.5101.G.4.b: a cross-access easement agreement is required for the ingress/egress driveway from NE 22 Avenue, in accordance with the requirements of this Section.

Response:

Noted

32. Table 155.5101.G.8.b: minimum stacking lane distance for 50-249 parking spaces is 50 feet from the right-of-way to the gate. Provide a diagram that indicates the stacking lane distance provided, in accordance with the requirement of this Section.

Response:
Dimensions have been added showing stacking distance at the parking garage entrance.

33. Table 155.5102.I.1: drive aisles, including driveways and aisles on ramps, must be a minimum of 23 feet in width.

Response:
Proposed driveways and aisles are a minimum 23'-0" wide. Dimensions have been included to show this.

34. Section 155.5102.J.6: The plans depict tandem parking, which is required to be parked by valet only, and in accordance with the requirements of this section, including a valet parking plan, drop-off and pick-up area, and valet parking agreement.

Response:
Valet Drop-Off/Pick-Up has been added to the project at the NE 22nd Ave.

35. Clarify where the 29 required commercial parking spaces are located.

Response:
Commercial parking spaces are located at the ground level of the parking garage. Notes have been added to plans to indicate this fact.

36. Section 155.5102.M.2: Residential loading is not required. However, if provided, the minimum loading berth size is 12 feet x 55 feet. The Development Services Director may allow a smaller berth. Provide written justification for the loading berth size shown on the plans for consideration of a smaller berth, or revise plans to comply with the minimum berth size.

Response:
Loading area has been removed from project.

37. 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.

Response:

A note has been added to the plans to state that all overhead utilities for the project will be located underground.

38. Section 155.9401.G: Building Height is measured from average finish grade in front of the building.

Response:

Noted

39. Identify the ground level element that appears south of the building on the west elevation sheet.

Response:

The plans have been adjusted to clarify that this element is a canopy over the commercial spaces.

40. The PGD plan depicts concrete on all site areas not within the building footprint, and is in conflict with the hardscape and landscape plans, and in noncompliance with the minimum required pervious area.

Response:

Landscape/hardscape design for the project has been adjusted and all disciplines are coordinated.

41. Provide information pertaining to on-site stormwater management and drainage, considering that lot coverage is permitted up to 90% of the lot.

Response:

Landscape/hardscape design for the project has been adjusted to comply with this requirement.

42. Advisory comment: North Federal Hwy = Primary Street, NE 2 Street = Secondary Street, NE 22 Avenue = Secondary Street, as depicted on Diagram 155.3709.F.1 Street Network Connectivity Regulating Plan.

Response:

Noted. Plans have been revised accordingly.

43. Show the extent of the shared driveway that was approved on the site plan for the development to the north of this site plan.

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:

Requested information has been added to the plans.

FIRE DEPARTMENT:

Jim Galloway- jim.galloway@copbfl.com

() Fire Department access to main lobby required. This location is the main access, fire alarm control panel, elevators and stair.

Response:

Noted

() 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 driver remains with vehicle.

Response:

Requested fire lane has been added to plans at NE 22nd Ave near the main lobby for the building.

() Provide a fire lane at main entrance for emergency vehicles to pull out of road traffic. Area can be used as a Loading/unloading area at main entrance for drop off (taxi/Uber) if driver's remain with vehicle.

Response:

Requested fire lane has been added to plans at NE 22nd Ave near the main lobby for the building.

() Classification of parking structure: Open or Closed? Closed structure will require mechanical ventilation and supervision by the fire alarm system.

Response:

Proposed parking will be closed with mechanical ventilation.

() 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:

Requested Life Safety plans will be provided with the rest of the Building Permit submittal.

PLANNING DEPARTMENT:

Daniel Keester - daniel.keester@copbfl.com

-Land use for this parcel is ETOC. The application is requesting to construct 99 multifamily residential units, 8,565 square feet of retail/commercial.

Response:

Total unit count has been reduced to 98 Units and 7,758 SF of commercial space.

-The conceptual site plan does not provide a breakdown of the units, the resubmitted plans must provide a detail of the number of units by unit type (i.e. identify the number of units by bedroom count: X number of Studios, X number of 1 bedroom, etc.).

Response:

Requested information has been added to the Project Data.

-The ETOC land use requires affordable housing contributions, and the applicant may either: set aside a minimum of 15% of the proposed units as affordable housing or contribute the in-lieu-of fee for each unit.

Response:

Noted

-The property has been platted (Pinhurst Block 5 Lots 17 & 20 - 23 - PB 5 Pg 13). Provide a letter from the Broward County Planning Council, confirming that the proposal will not require replatting.

Response:

Noted

-The property is abuts N Federal Highway (AKA: US-1). Both the Trafficways Plan & Chapter 100.01 requires a minimum of 120 feet for N Federal Highway (AKA: US-1). It does not appear as though any additional dedications are required based on the survey's & site plans submitted.

Response:

Noted

-The property also abuts NE 22 Avenue & NE 2 Street. There do not appear to be any additional right-of-way required for these street, either, as the current right-of-way is 60 feet. Refer to the street regulating plan (155.3709.F.1).

Response:

Noted

DRC

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-Prior to building permit approval, a School Capacity Availability Determination (SCAD) letter from the Broward County School Board must be provided to confirm that student capacity is available.

Response:
Noted

-The city has sufficient resource capacity to accommodate the proposal.

Response:
Noted

-Applicant may submit to DRC for a formal review.

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***

DRC

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DRC

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04/19/2023

DRC

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