



City of Pompano Beach

DRC
100 West Atlantic Blvd.
Pompano Beach, FL 33060
PZ23-12000011
05/15/2024

Staff Report

File #: LN-455

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 6, 2024

POMPANO TOWNHOUSES

Request: Minor Site Plan
P&Z# 23-12000011
Owner: CDH Planning LLC
Project Location: NW 8th Ave
Folio Number: 484235000470
Land Use Designation: M-Medium 10-16 DU-AC
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 4 (Beverly Perkins)
Agent: Miguel Omar (404-444-6185 / miguel@forarchitectureco.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)
Summary:

The applicant is requesting a Minor Site Plan and Building Design approval. This is a multifamily residential project consisting of 8 townhouses, within two, two-story buildings with two parking spaces per unit, two visitor parking spaces, on 23,783 sf. (0.54 acres approximately) lot.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>> Status:
Authorized with Conditions

1. Land use for this parcel is Residential (M- Medium Residential 10- 16 DU/AC). The size of this property is approximately .54 net acres (23,783 square feet) plus the abutting right-of-way (4,150 square feet) = .64 gross acres (27,933 square feet), resulting in approximately 8 units (permitted by the land use: gross acreage), the zoning district (RM -20) also limits the total number of units to 10 based on the net acreage.
2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council confirming whether or not platting is required for the proposed development.
3. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).
4. The property abuts NW 8 Avenue. The survey indicates that there is an existing 25 feet of right-of-way for NW 8 Avenue measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads.
5. The property does not front on any road identified on the Broward County Trafficways Plan.

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

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ZONING

Diego Guevara | diego.guevara@copbfl.com <<mailto:diego.guevara@copbfl.com>> Status:

Pending Resubmit

General comments:

* Remove all the construction drawings. They are not needed for the DRC review and approval.

Response: Acknowledged.

* Revise all drawing provided. There are multiple drawings showing the same. When submitted a new drawing of a previous plan, it should be named exactly the same. The system will keep the old drawing as Version 1, 2 or 3 as needed. * Provide a written response addressing all the comments issued.

Response: Acknowledged.

1. Sec. 155.5101.I.1.b.i Requires the provision of sidewalks along the property frontage, unless an existing sidewalk meeting city standard is already in place. Revise and comply as needed.

Response:: Existing sidewalk to patched and repaired if already complying with city standards. The existing sidewalk will be removed and replaced if the existing sidewalk does not meet city standards. Please see note on sheet A-1.1.

2. Illustrate the location of the exterior lighting of the townhomes. The lights shall not interfere (compete for the space) with the landscaping trees.

Response: Location of exterior lighting added to site plan A-1.1. Lights will not interfere with landscaping trees. Please see landscape plan sheet L-3 for your reference.

3. The proposed planters are partially covered by the second floor. The submitted Landscaping Plan shows trees planted at these areas. Revise and coordinate the Lighting plan and the Site plan. Relocate the lights to avoid conflict with the trees or use a different type of light.

Response: Landscape plans have been revised to provide palm trees instead to avoid mature trees being trimmed down in the future. Please see the section showing the location of the planters in relation to the second floor. This section can be found on sheet A-7.1. The proposed planters have also been updated to make sure these will not be covered by the 2nd floor.

4. Revise and coordinate the provided renders and the proposed elevations. The building depicted in the render do not match the floor plan and elevations submitted.

Response: Renders have been taken out of submittals. New colored renders submitted. Please see sheet A-8.1.

5. Provide color elevations, include labels describing the finishing materials.

Response: Colored elevations have been provided. All elevations provided include labels of finishing materials. Please see sheet A-8.1. Please also see sheet A-6.1 and A-6.2 for update elevations with tags of finishes.

6. For maintenance purposes, provide gates between the yards to allow a mower machine to go from one yard to the other.

Response: The proposed fences will be removed from the property. Instead, a property boundary will be created by laying brick edging borders on each property line. These 4" by 8" bricks will be installed flush with the ground to allow easy access for lawn mowers. Please see site plan A-1.1 and refer to landscape plans.

Design Standards

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* All text in blue is copied directly from the City Code.

* All text in blue clarifies how our design is complying with the City Code.

7. Review Section 155.5601.C. *Multifamily Residential Design Standards* - Provide a narrative explaining how the project meets the requirements of this provision.

Response: The following multi-family Residential Design Standards have been met:

1. Building Orientation and Configuration

b. Multi-Building Development

Multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards). Buildings may be oriented towards off-street parking lots only in cases where no other practical alternative exists. (See Figure 155.5601.C.1.b: Multi-building orientation.). This multi-family residential development has the primary entrance of each building oriented towards the internal street. The primary entrance on the East side of each building, will be facing the external street (8th Ave).

c. Building Configuration

- ii. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway. Each unit can be accessed from their individual designated walkway.

2. Maximum Building Size

- a. Individual structure footprints shall not exceed a maximum of 20,000 square feet.
No individual structure footprint exceeds the maximum of 20,000 square feet.
- b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units. This multi-family residential structure does not exceed the maximum length of 180 linear feet.

8. Sec.155.5601.C.3.a/b/c *Building Facades*, requires wall offsets to have a minimum depth of two feet. Revise and comply. This section requires also to incorporate a minimum of three (3) architectural design features. Provide a narrative explaining what are the combined architectural elements used, and how they were incorporated in to the design Revise and comply.

Response:

3. Building Facades

- a. 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. The facades facing the public street on both buildings will consist of wall offsets and recesses in the facade plan. These changes in form will be no more than 30' apart. Please see elevations on sheet A-6.1 and A-6.2.
- b. Wall offsets shall have a minimum depth of two feet. All wall offsets used throughout the design have a minimum depth of 2'. The balcony on 2nd floor has a 3' wall offset, the planters on the facade facing the public street will have a 7' wall offset. The roof accent on the South facade on building A and the North facade on building B have a 2' wall offset.

- c. In addition to wall offsets, front facades shall provide a minimum of three of the following each residential unit fronting onto a public street: PZ23-12000011
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- i. A recessed entrance. A recessed entrance is provided at the main entrance on the front façade of each building. Please see sheet A-6.1 and A-6.2.
 - ii. A covered porch. A covered porch is provided at the main entrance on the front façade of each building. Please see the east elevation on sheet A-6.1 and A-6.2.
 - v. Eaves projecting at least six inches from the facade plane; An eave project 3' from the façade plane is provided above each main entry door on the front façade facing 8th Ave. Please see sheet A-1.1, A-6.1 and A-6.2.
 - viii. Integrated planters that incorporate landscaped areas or places for sitting. Integrated planters have been added. These integrated planters are incorporated to create landscaped areas and a place for sitting. Please see site plan on sheet A-1.1, A-6.1, and A-6.2.

4. Architectural Variability

Repetitive "look-alike" multi-building developments shall be prohibited. Multi-building developments subject to these standards shall ensure that each structure is distinguished from others through the use of two or more of the following features:

- c. A distinct variation in color and use of materials; A variation in color will be seen on the painted stucco and the color on other different materials used. Different materials like glazing, wired mesh, and smooth stucco will be used throughout. Please see the colored elevations on sheet A-6.1 and sheet A-6.2.
9. Provide a detail illustrating compliance with Sec. 155.5601.C.5. Roofs. Provide a section through the proposed eyebrow. Is the space in between completely open?

Response:

- a. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level. The flat roof on each building has parapet walls extending a minimum of 3' - 0" above the roof level.
- b. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street. Mechanical equipment will **not** be placed on the roof. No other vents, pipes, antennas, satellite dishes, and other roof penetrations will be visible from the street.

All proposed eyebrows have been removed from the design.

10. Revise Sec. 155.5601.C.6. Materials and provide a narrative describing how the project meets these requirements.

Response:

6. Materials

- a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern. Change of materials occur where two forms meet. This change in materials also occurs around the windows. This change mainly occurs as a repetitive pattern on the south façade of building A and the north façade of building B. Please see sheet A-6.1 and A-6.2 for your reference.

- b. Where two or more materials are proposed to be combined on a facade, the heavier and more substantial materials shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows. The "heavier" material is used as an accent above the main entry on the façade facing the public street. Please see sheets A-6.1 and sheet A-6.2.

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Additional comments may be rendered after resubmittal.

Response: Acknowledged.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>> Status:

Authorized with Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

LANDSCAPE

Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>> Status:

Pending Resubmit

1. Thank you for the detailed comment response sheet.

Response: Acknowledged. Feel free to contact the Landscape Architect directly to address any outstanding questions, concerns, or comments at RKingEbra@ECG.Land or 3058797965. Thank you.

2. There appears to be second story balcony overhangs proposed encroaching into required foundation planting areas and superior landscape design. Correct, clarify, adjust species palm discussion.

Response: The Landscape Plans have been revised to provide double-trunk Thatch Palms at 14 foot overall height in the Foundation Landscape Areas, as allowed by the Superior Landscape Design requirements of § 155.5203.D.5.c. . Proposed planters have been revised so that they are not covered by the second floor. See building Architectural plans and sheet L-3 Landscape Plan.

3. Provide 15' light pole radii, one light pole seems to be insufficient on NW corner.

Response: Exterior lighting for the townhouses is shown on the landscape plans. As per City Landscape Department policy, light fixtures are located a minimum of 15 feet from Medium and Large Shade Trees, and located a minimum of 7.5 feet from Small Trees and Palms. See 15 foot and 7.5 foot clearances shown as dashed circles around each light fixture location, and related notes on sheet L-3 Landscape Plan.

4. Provide a mechanical equipment screening detail and show on plan for AC units.

Response: See mechanical equipment screening detail on sheet L-4 Details and Notes.

5. Provide gates in rear yard fences for the purposes of landscape maintenance.

Response: As discussed with the Architecture team, gates in the rear yard will be removed. No gates will be provided to the backyards. Backyards will be separated by brick edging. Please refer to architecture sheets.

6. No Irrigation notes and /or details were found on the IR sheets. As per 155.5203.B.5.a thru Provide a note specifying rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Please provide notes.

Response: See Irrigation Details on sheet IR-2 Irrigation Details and Notes. See Irrigation Notes on sheet IR-1A Building A irrigation plan and sheet IR-1B Building B Irrigation Plan. See note specifying a rust free, automatic underground irrigation system. On sheets IR-1, IR-1A, and IR-1B.

7. Staff has some concerns with the species selection and plant availability.

Response: See revised Plant Schedule and materials on sheet L-2 Landscape Plan. All materials and sizes availability have been verified via current PlantAnt.com nursery listings. All materials used are drought tolerant and suitable for the local climate and soil conditions.

8. Provide a note that UF staff reserves the right to disapprove proposed relocated trees based on condition.

Response: Note has been added to sheet L-1 Disposition Plan, and sheets L-2, L-2A, and L-2B Landscape Plans.

9. Tree #33 cannot be relocated to this site and must remain on the adjacent site as per previous discussion related to property line and the south property line.

Response: Tree #33 is now proposed to remain in place. The proposed interlocking PVC sheet piling soil retention system has been modified to provide a bumpout that will allow this tree to be preserved in place. See Civil plans and sheet L-2 Landscape Plan.

10. Street trees may have to be shifted to the ROW swale pending staff discussion to remove the penchant for people to over park in the ROW.

Response: There is no room in the ROW to accommodate the required Live Oak street trees, considering the existing Sanitary Sewer main and limited planting width available. See notes on Landscape Plans identifying the existing Sanitary Sewer main. Signage will be posted that states no parking is to be allowed in the ROW swale. See Site Plan by others included with this application resubmittal.

11. Show suspended pavement on a separate sheet for that alone. Also show on the Civil plans as that is when the work should be installed.

Response: The Landscape Plans have been revised to provide double-trunk Thatch Palms at 14 foot overall height in the Foundation Landscape Areas, as allowed by the Superior Landscape Design requirements of § 155.5203.D.5.c. . As such, suspended pavement systems are no longer necessary, and have been removed from the proposed Landscape Plans.

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

Response: Acknowledged. See note on sheet L-1 Disposition Plans.

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

Response: Acknowledged. See responses included with this application resubmittal.

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

Response: Acknowledged

WASTE MANAGEMENT

Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>> Status:

Authorized with Conditions

- 1.Ensure no trees or overhead wires are in the same area where the dumpster will be serviced.

NOTE: It is suggested to use bollards inside the trash enclosure to protect the walls from the rolling dumpster. **PZ28-12000011**

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NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from the City (condos) or a licensed recovered materials hauler (rentals).

NOTE: Owners of this commercial property (rental units are considered commercial use as it pertains to garbage collection) are responsible for securing garbage collection service directly from Coastal Waste & Recycling.

NOTE: 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 (Coastal Waste and Recycling 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.

NOTE: 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 should you have any questions or concerns regarding this review.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>> Status:

Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: Acknowledged

2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: Acknowledged

3. 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: Acknowledged

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

Response: Acknowledged

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

Response: Acknowledged

6. On plan sheet 004 C-3 for the meter bank please show the Tee and valves before the sidewalk so that its not in it.

Response: Engineering standard detail 113-1 was used for meter bank. Please see revised sheet C-3.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUD REVIEWS AND DELTA REVISION MARKS AS NECESSARY.

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**** Please note - 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. ****

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>> Status:
Pending Resubmit

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. e-plan submittal.

Response: Acknowledged

4. Civil plan 004 C-3 proposes a meter bank connection that is not to City specification as per City Engineering standard detail 113-1 Meter Bank Typical. The meter bank installation must be inline perpendicular to the water main tap. Please correct.

Response: Engineering standard detail 113-1 was used for meter bank. Please see revised sheet C-3.

7. All details are to be the current 2022 version. Please correct. Please attach the following 2022 City Engineering Standard details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 106-1 Backflow Preventer, 107-2 Typical 2" Water Service, 113-1 Meter Bank Typical, 115-1 Underground Valve Identification Marker, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: Plan sheets C-4, C-5, C-6 and C-7 have all been updated with City's most recent details.

9. Civil plan 004 C-3 proposes a new public hydrant adjacent to the development's entrance. Show the proposed public hydrant to the north of the property extremity. Please correct.

Response: Acknowledged. Proposed hydrant location has been revised per the comments. Please see revised sheet C-3.

BSO

Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org>

Status: Authorized with Conditions

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

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*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

***The CPTED & Security Strengthening conditions stated below must be included & described in detail in your narrative & drawing plans. By initialing each individually listed item, the developer &/or legal agent is declaring their acknowledgement & compliance with our CPTED requirements. ***

1. CPTED Lighting Standards

- a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc.
- b. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

2. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. All exterior doors must have non-removable door hinge pins.
- b. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

3. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:

- a. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

4. Miscellaneous: CPTED & Security Strengthening

- a. Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then

who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and items of litter behind or commit other crimes of opportunity once they're on site.

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- c. Install anti-vehicular impact traffic safety bollards and/ or large heavy, preferably lighted, planters along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.
- d. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.
- e. The home address number signage should be prominently displayed, unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway, preferably be reflective &/or illuminated for instant recognition by law enforcement & EMS when responding to emergency calls for service.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>> Status:
Authorized with Conditions

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.

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).

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.

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).

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.

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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 2020 FBC Accessibility.

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.

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.

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 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, sitework, temporary fences, monumental signage and miscellaneous site structures.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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/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.

7. 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. Product approval 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. #223-12000-11
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8. 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.
9. 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).
10. 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.
11. 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.
12. 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.
13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and roofing, 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.
14. 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.
15. 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.
16. 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.
17. 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 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.
18. 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.

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19. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at 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.

20. 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.

CRA

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Authorized with Conditions

The CRA is support of the 8 townhomes project on this parcel. Zoned RM-20 allows for this type of use.