



IDEA Architect LLC
3323 NE 163rd St Suite 200
North Miami Beach FL 33160

Response Narrative

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 5, 2025

CANAL DRIVE TOWNHOMES

Request: Minor Site Plan

P&Z# 23-12000054

Owner: GESTION MICHAUD 2021 INC

Project Location: 3233-3237 Canal Dr

Folio Number: 484330030220

Land Use Designation: MH (Medium-High 16-25 DU/AC)

Zoning District: RM-20 (Multiple-Family Residence 20)

Commission District: 1 (Audrey Fesik)

Agent: Paola West (954-529-9417 / pwest@planw3st.com)

Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This Minor Site Plan application is for a multifamily development with 4 units in a 3-story building, with rooftop amenities. The proposed building footprint is 4,060 square feet on a 0.2167 acre lot, with 43% lot coverage.

Staff Comments:

BUILDING DIVISION

Plan Reviewer: Todd Stricker | 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.

~~PZ23-1200054~~
08/06/2025 City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and excavations 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.

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, site work, 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

PZ23-12000054 Section 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.
08/06/2025

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. 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.
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.

PZ23-1200054 FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be signed 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 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.

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.

19. 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.

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.

END OF COMMENTS.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the

~~PZ23-12000054~~tion of these 45 days, or fail to receive a time extension from the Development Services Director,
~~08/06/2025~~ be considered withdrawn (§155.2304.B).

Acknowledged.

Initial approval / agreement during DRC meeting.

BSO

Development Review Committee Date Reviewed: 02-07-2025

Subject: CPTED and Security Strengthening Report: PZ#: 23-12000054

Name: Canal Drive Townhomes

Address / Folio: 3233-3237 Canal Drive, Pompano Beach, FL

Type: Minor Site Plan

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Send Text & Email, No Voicemail)

Tuesday Friday; 8 AM 3 PM

A.CONFIDENTIALITY STATEMENT****

PLEASE STAMP YOUR CPTED NARRATIVE & DIAGRAM "CONFIDENTIAL"

Information contained in CPTED & Security Strengthening Narrative Documents & Diagram Drawings are considered Confidential Pursuant to Florida State Statutes 119.071 (3); 119.15 (6b1); 281.301 & 286.011. Dissemination of security plans should be limited to authorized personnel only. All CPTED & Security Strengthening Plans submitted to the City of Pompano Beach must be stamped CONFIDENTIAL to ensure restricted access.

B. **DISCLAIMER**

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

C. **PLEASE NOTE**

When a Broward Sheriffs Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

D. **BROWARD SHERIFFS OFFICE NO TRESPASSING PROGRAM**

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage

~~PZ23-12000054~~ necessary along with an updated affidavit signed by authorized personnel. Please contact the
~~08/06/2025~~ Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

Acknowledged.

Initial approval / agreement during DRC meeting.

ZONING

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Pending Resubmittal.

19. Comment

Provide written responses to all comments.

Acknowledged.

20. Comment

On the site plan, label all elements, including the 6-foot masonry walls on the patios between the units on the site plan.

Noted and labeled “E” on the site plan for reference. See sheet A-080.

21. Comment

Those portions of a structure extending above a height of 20 feet must be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft, pursuant to Section 155.3210.C, note #4. It appears that the second floor encroaches into the rear setback above 20 feet (see west elevation drawings)

From: Pamela Stanton <Pamela.Stanton@copbfl.com>

Sent: Wednesday, March 5, 2025 2:17 PM

To: Alexander Baramily <abaramily@absolute-idea.com>

Cc: Paola West <pwest@planw3st.com>; Jean-Francois Gervais <jfgervais@absolute-idea.com>;

Stéphane L'Écuyer <slecuyer@absolute-idea.com>; Bernard Ouellette <bouellette@absolute-idea.com>;

Max Wemyss <Max.Wemyss@copbfl.com>; Serge Michaud <serge@mcgreg.org>

Subject: RE: PZ23-12000054 Canal Drive Pompano - Zoning

Alex-

Please move forward with the non-structural privacy metal or fiber screen / mesh, or a piece of spandrel (frosted) glass. The specific material will be reviewed at building permit and cannot contribute to the building mass in a manner that is inconsistent with the intent of the required setback.



Pamela Stanton, PLA
Planner II
pamela.stanton@copbfl.com
954-786-5561
Pompanobeachfl.gov



PZ23-12000054

08/06/2025 11:25 AM
Re: 4* on the Elevations (Balcony Privacy Screens).

We will ensure that this is well documented and detailed at the building permit as requested.

22. Comment

The following will be a condition of the Development Order: As a condominium development, provide evidence of Homeowners Association documents registered with the State of Florida, prior to building permit approval.

Acknowledged.

Owner was made aware of this requirement and will provide prior to building permit approval.

23. Comment

The following will be a condition of the Development Order: 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, pursuant to Section 155.5509.

Many discussions were made between the design team and FPL. See below string of emails.

In summary, they wish to keep the lines overhead. We wish to waive this requirement based on FPL's directives. See string of emails for your reference. The pole and new lines have been added to the site plan sheet A-080.

In conclusion, the west end electrical pole will be moved to the corner property line in order to maintain 10' clearance. As shown on the Site plan, the building setback to the lines are 10'-3 1/4" (West end of the property) // 10'-6 3/4" (East end of the property), therefore meeting FPL's requirements.

From: Lundy, Alexis <Alexis.Lundy@fpl.com>

Sent: Wednesday, April 30, 2025 2:22 PM

Good afternoon,

I was able to complete the review and I expect that the western pole can be moved closer to the property line like we discussed. However, I want to make sure your team is aware that this approval is dependent on the field conditions matching our records. Once the heavy vegetation on the property is removed, we can verify this and at that point I can let your team know if anything needs to change. Therefore, the design process will not officially begin until the area has been cleared.

Best,

Alexis Lundy

Engineer II

Pompano Service Center – FPL

PZ23-12000054-----

08/06/2025

From: Lundy, Alexis <Alexis.Lundy@fpl.com>

Sent: Thursday, April 17, 2025 3:02 PM

Good afternoon,

Tentatively, the proposal to move the west pole back to the property line looks feasible. I'll do a more in depth review to make sure there won't be too much tension on the pole line and confirm that we can proceed by the end of next week. Yes, the owner would cover the full cost of the relocation. Any facilities needed for the permanent power will be a separate invoice, if there are applicable charges.

Thinking a little bit ahead to the permanent power, if the west pole can't have a riser installed on it to serve a padmount transformer, a new pole might need to be installed midspan between the two existing ones. This is tentative and we can discuss further, but I wanted to give you the head ups now just in case there are no alternatives.

Best,

Alexis Lundy

Engineer II

Pompano Service Center – FPL

From: Lundy, Alexis <Alexis.Lundy@fpl.com>

Sent: Monday, April 7, 2025 8:21 AM

Good morning,

I hope your weekends went well. I reviewed our standards and discussed with my team and have come to conclude the below.

FPL will not underground the rear of lines unless we do the whole block (starting from Riverside Dr down to this lot).

Our clearances are actually 10 ft radially from any area that will be accessible by people, including balconies. Will your team be able to meet this clearance? If not, an alternative could be moving the pole line closer to your property line to allow for more space. This would come at full cost.

To ensure that our machinery fits in the case of new installation, maintenance, or restoration, all gates need to be 8'. This applies for the gates to access the general back area as well as the gates between units.

Please review and let me know if you have questions or concerns.

Best,

PZ23-1200054 Lundy

08/06/2025 Associate Engineer

Pompano Service Center – FPL

From: Lundy, Alexis <Alexis.Lundy@fpl.com>

Sent: Thursday, February 20, 2025 11:54 AM

Good morning,

I was able to visit the site yesterday to review the feasibility of removing the overhead lines. The overgrown vegetation on site made it difficult to fully inspect our facilities, so if we were to proceed much of it would need to be removed and heavily trimmed back before a design can officially start. The pole in the NE corner provides tension for the pole line to the west, north and south so it would be near impossible to remove. If it is removed, the downguys would need to be installed on a pole farther west that is still within your property. Before confirming if this can be removed, do you have electrical plans, even if approximate? The existing transformer likely won't be able to handle the load of four additional houses, so I would have to take into account where you will be served from before removing everything and possibly removing your point of service.

Best,

Alexis Lundy

Associate Engineer

Pompano Service Center – FPL