

DRC

PZ24-12000007
09/18/2024



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July 31, 2024

JOB ADDRESS: 400 Sunset Drive, Pompano Beach, FL 33062.
P&Z#: 24-12000007

Here are our responses to the comments. Let me know if you need anything else.

PLANNING. Plan Reviewer: Max Wemyss, max.wemyss@copbfl.com

Status: Authorized with conditions.

1. Application is for 3 4-bedroom Townhouses.
2. Land use for this parcel is Residential – High (46 DU/Acre) where the property is 0.15186 net acres. Zoning for the property is RM-45 (45 DU/Acre), consistent with the Land Use and permitting up to 6 dwelling units.
3. Provide a platting determination letter from Broward County Planning Council, confirming that (re)platting would not be required for this property.
The Platting Determination letter was requested to Broward County Planning Council and received, see document attached.
4. Provide a School Capacity Availability Determination (SCAD) Letter from Broward County School Board prior to building permit approval.
The School Capacity Availability Determination letter was requested and received the document, see letter attached.
5. The property is abuts Sunset Dr, NE 4 Street. The survey provided indicated the overall width of Sunset Drive (50 feet, 25 feet to centerline). It also indicates that there are 50 feet of right-of-way for NE 4 St (noting 25 feet to the centerline). These roadways provide the minimum right-of-way required pursuant to Chapter 100.01.
6. The City has sufficient capacity to accommodate the proposal.
7. Applicant may submit to DRC for a formal review.
Provided.

ZONING. Plan reviewer: Pamela Stanton, pamela.stanton@copbfl.com

1. Provide written responses to all comments.

Provided, see the responses in this letter.

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2. The Zoning Property Information table indicates a 20% adjustment to all setbacks. For Minor Administrative Adjustments to the front, street and interior side and rear yard setbacks, submit a completed signature page of the application and fee via Camino, and the required documents listed on the Administrative Adjustment checklist.

Submitted the complete documents of the application for Minor Administrative Adjustment via Camino, submission number AADJ-2024-15. We received comments that we'll address and re-submit.

3. Each townhouse lot must be at least 1,800 square feet in size and a minimum of 18 feet wide, pursuant to section 155.3212.C, Note #2. The individual lots do not comply with the minimum 1,800 square foot area requirement.

Revised, the project is a Condominium with three dwelling units. See the cover sheet, the title block on each sheet and the Site plan Table Zoning Property Information, sheet 002 SP-1.0.

4. In addition to wall offsets, street-facing facades must have at least 3 features from the following list for each residential unit facing a street: recessed entrance, covered porch, pillars, posts, or columns adjacent to the doorway, one or more bay windows projecting at least twelve inches from the façade plane, eaves projecting at least six inches from the façade plane, raised corniced parapets over the entrance door, multiple windows with a minimum four-inch-wide trim, or integrated planters that incorporate landscape areas or places for sitting, pursuant to Section 155.5601.C.3. Juliet balconies appear on the list of proposed elements on sheet 004 A-3.5, however they are not on the list of qualifying features. Also, the eaves as shown on the roof/level 5, do not meet the intent of the architectural features, as they are set significantly back from the outer façade of the building.

Revised and provided three fixtures from the list: 1.-Recessed entrance, 2.-Covered Porch, and 3.-Multiple windows with 6 inches wide head and sill, , pursuant to Section 155.5601.C.3., see sheet 004 A-3.5 Streets Exterior Elevations and table Keynotes with three fixtures that comply with the Section previously cited.

5. It appears that the existing grade will be raised from the existing elevation. Therefore, measure the building height from the grade after the site is brought to the final elevation. Building height is determined by measuring the vertical distance from the average elevation of the finished grade that is proposed for this development at the front of the structure to the top of the flat roof, pursuant to Section 155.9401.G. Revise the elevation dimensions to add a building height dimension from finished grade, along with the dimension from finish floor.

Revised and provided the building elevation from the new finish grade to the top of the flat roof and from the finish floor to the top of flat roof. See sheets 004 A-3.0 and 004 A-3.1 Exterior Elevations.

6. Show the location of the fence on the landscape plan.

Provided, see landscape plan 005 LP-2.

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7. Provide the required landscape material along the proposed fence, in accordance with Section 155.5302.F.3. The landscape material must be placed on the street-facing side of the fence.

Provided, see Landscape Plan 005-LP-2.

8. The following will be a condition of the Development Order: Provide a copy of the Final SCAD letter.

9. **The School Capacity Availability Determination letter was requested and received the document, see letter attached.**

10. The following comment will be a condition of the Development Order: 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.

FIRE PREVENTION

2. Fire sprinkler system must be supervised by a fire alarm system, provide location of proposed fire alarm control panel, must be located within a common area that is climate-controlled meeting the specs of the fire alarm control panel.

Provided, see sheet 002 SP-1.0 Site Plan and 004 A-1.0 First Floor Plan, the fire alarm control panel will be inside of the closet on the left side of the building with access from the exterior and climate-controlled.

Thank you,

Richard Simon
Architect
Simon Architectural P.A.

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Digitally
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