

# DRC

PZ24-12000007  
09/18/2024



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07/03/2024  
SIMON ARCHITECTURAL, P.A.  
514 NE 9<sup>th</sup> Avenue  
Pompano Beach, Florida  
33060  
954-566-7298 T  
[www.simonarchitectural.com](http://www.simonarchitectural.com)

May 23, 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.

**ZONING.** Plan reviewer: Pamela Stanton, [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)

1. Provide written responses to all comments.

**Provided, see the responses in this letter.**

2. The Zoning Property Information table indicates 6 units are proposed. The plans and narrative indicate 3 units.

**Corrected, for the zoning district max. density required is 45 DU/AC, the lot is 0.1518 AC that is equal to 6.8 DU=6 units and the project proposed 3 units see sheet 002 SP-1.0 Proposed Site Plan Table Zoning Property Information.**

3. 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.

**Provided the complete documents of the application for Minor Administrative Adjustment and will be submitted via Camino.**

4. On all plans, do not show improvements on the property to the east of the project site. With the exception of improvements within the Sunset Drive and NE 4 Street rights-of-way, no improvements, demolition, or changes can be made on properties other than the project site as defined in the legal description.

**No improvements, demolitions or changes will be made on the east side of the property that is not in the scope of work, see sheet 002 SP-1.0 Proposed Site Plan and a note on this area explain that is not in scope of work.**

5. Show the individual townhouse lot lines on the site plan. Each townhouse lot must be at least 1,800 square feet in size and a minimum of 18 feet wide.

**Provided see sheet 002 SP-1.0 Proposed Site Plan, the dimensions shown on plan and the areas are on Tables Residence information total (A/C) and Zoning Property Information.**

PZ24-12000007  
09/18/2024

PZ24-12000007  
07/03/2024

6. Delineate the property lines on the upper-level floor plans and/or the building elevation sheets for review purposes.

**Provided, see sheets 004-A-1.0, 004-A-1.1, 004-A-1.2, 004-A-1.3, 004-A-1.4, in all floors are shown the property line with the setbacks.**

7. Balconies can encroach 5 feet into the required rear yard only, pursuant to Table 155.9402.C, Allowable Required Yard Encroachments.

**The balconies encroached into the required rear yard only 5 feet, on the second floor the rear exterior wall was back 4 feet and the balconies ended 9 feet width, but just 5 feet is encroached the required rear yard, see sheet 004 A-1.1 Proposed Second Floor Plan 01.**

8. Mechanical equipment (air conditioning units) must be located at least 3 feet from the side or rear property line, pursuant to Section 155.4303.JJ.3.a.

**Corrected, removed the condenser units from the rear patio and located on the sundeck (fifth floor plan) and screened, see sheet 004 A-1.4 Proposed Fifth Floor Plan 01.**

9. Facades of multifamily residential development facing a public street must incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart and at least 2 feet deep, pursuant to Section 155.5601.C.3.

**Provided, added a sheet 004 A-3.5 Street Exterior Elevation showing Section 155.5601.C.3 compliance in the street elevations.**

10. 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.

**Provided, see sheet 004 A-3.5 Streets Exterior Elevations and table keynotes with the fourth fixtures that comply with section 155.5601.C.3.**

11. Building height is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the 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.

**Provided the building height from the existing finish grade elevation to the top of the flat roof on each exterior elevations, see sheets 004 A-3.0, 004 A-3.1, 004 A-3.2, 004 A-3.3.**

12. Article 9, Part 5: Terms and Uses Defined, defines Pervious Area and states "Up to 15% of the area may be covered with mulch or other types of non-living pervious materials." The landscape plan depicts a significant portion of the landscape area as

PZ24-12000007  
09/18/2024

PZ24-12000007  
07/03/2024

gravel. Revise the landscape plan to minimize the use of gravel within the 15% maximum limit.

**Provided a note 1 on sheet 002 SP-1.0 clarify that up to 15% of the pervious area may be covered with mulch or other types of non-living pervious materials.**

13. Provide the required landscape material along the proposed fence, in accordance with Section 155.5302.F.3.

**Provided, see Landscape Plan.**

14. Show the location of any rooftop mechanical equipment.

**Provided, see sheet 004 A-1.4 Proposed Fifth Floor Plan 01.**

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

**Owner provided Final SCAD letter.**

16. 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.** Plan reviewer: Jim Galloway, [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

1 - Florida Building Code 903.2.11.3.1 NFPA 101 as adopted by the Florida Fire Prevention Code, as regarding the requirements for fire protection sprinklers, is applicable to all multiple-family residential buildings, whether designated as townhouses, condominiums, apartment houses, tenements, garden apartments or by any other name. The attorney general has determined that for the purpose of the fire protection sprinkler requirements in Section 553.895(2), Florida Statutes, townhouses that are three or more stories tall and consist of three or more units together are multiple-family dwellings. Therefore, these types of townhouses are not exempt from being considered for the requirements to provide fire protection sprinklers (even if there are any other definitions that define a townhouse as a single-family residence). When determining whether townhouses require fire protection sprinkler systems, the building official must consider in parallel: (a) the attorney general's opinion defining the statutory language for townhouses; (b) the building code requirements, including all life-safety chapters, that provide additional determining criteria, such as construction types, fire-resistance, fire protection systems and egress; and (c) the NFPA 101 as adopted by the Florida Fire Prevention Code, egress and protection determining criteria. The more restrictive criteria are then applied. ( ) All fire sprinkler systems must be supervised by a fire alarm system. (FBC ch 9 sec 903.4)

**Will be provided the Fire sprinkler and fire alarm system when the plans are submitted to the building department but is showing in the civil utility plan the location of the fire sprinkler supply for the three units.**

PZ24-12000007  
09/18/2024

2 - Provide civil plans showing the location of proposed water supply and fire sprinkler system.

PZ24-12000007  
07/03/2024

**Provided on the civil plans utility plan 003 C-4.**

3 - The 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.

**The location of the Fire Alarm Control Panel will be on a wall located on the interior side yard outside of the fence because it is only three units and doesn't have a common area between them see sheet 002 SP-1.0.**

**Broward Sheriff's Office (BSO).** Plan reviewer: Deputy Patrick Noble,  
[patrick\\_noble@sheriff.org](mailto:patrick_noble@sheriff.org)

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan

Preparer/ Owner's Agent Understands & Will Comply With All The Conditions .

**The narrative and the Public Safety Security Plan were corrected and added all the important statements to ensure that the Security Plan preparer/owner's agent understood and will comply with all the requirements, see sheets 004 PS-1.0, 004 PS-1.1 and the CPTED narrative.**

Thank you,

Richard Simon  
Designer  
Simon Architectural P.A.

Richard  
d H  
Simon

Digitally  
signed by  
Richard H  
Simon  
Date:  
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