



KARAM BROTHERS, LLC
DESIGN BUILD MANAGE
3025 NORTH OCEAN BLVD
FORT LAUDERDALE, FL 33308
954.547.3059 954.789.2040
CGC1508162 CA32636

City of Pompano Beach
Building Services Department Pompano Beach, Florida 33062

Aug 31, 2021

PRE-DRC MEETING COMMENTS: 6-22-21 @ 9AM

Permit Number: **PZ21-12000029**: MINOR SITE PLAN-117 S RIVERSIDE DR/113 S RIVERSIDE DR LLC

117 S Riverside Dr Pompano Beach, Fl 33062

Attention City Reviewer,

Please see letter for comments from May 12, 2021.

BUILDING DIVISION Todd Stricker todd.stricker@copbfl.com

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.
 - a. **Ok.**
2. 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.
 - a. **All bedrooms have an egress emergency exit.**
3. 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.
 - a. **Will provide all necessary product approval.**
4. 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.
 - a. **Will provide all shop drawings for all necessary elements.**
5. 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).
 - a. **This will be provided.**
6. 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.**

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- a. **This will be provided.**
- 7. 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.
 - a. **Special Inspector forms will be provided.**
- 8. 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.
 - a. **New roofing application will be provided.**
- 9. 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.
 - a. **2 STREET PARKING ARE BEING PROPOSED.**
- 10. 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.
 - a. **No accessibility van parking space are proposed.**
- 11. 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.
 - a. **Yes Truss Shop drawings will be provided if needed.**
- 12. 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.
 - a. **Please refer to the civil engineering paving and drainage plans. All grass and sidewalks adjacent to buildings is sloped away from the building at a 2% minimum.**
- 13. 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.
 - a. **Please refer to the civil engineering paving and drainage plans. All grass and sidewalks adjacent to buildings is sloped away from the building at a 2% minimum.**
- 14. 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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a. **Ok.**

15. 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.

a. **This will be provided.**

16. 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.

a. **Yes our plans will be signed and sealed by a registered Architect or engineer.**

WASTE MANAGEMENT Beth Dubow beth.dubow@copbfl.com

REVIEW COMPLETE; RESUBMITTAL REQUIRED

1. These townhomes require trash carts which need to be rolled to the curbside for collection service. On the site plan, show and label storage area for garbage and recycling carts for each of the units.

a. **Please see revised site plan for location of trash cans.**

2. Ensure the garbage trucks will have a minimum of 22 feet of height clearance and that there will be no possible conflicts with the proposed balconies.

a. **Please see revised elevations showing a head clearance 23'-5" for Garbage truck.**

3. 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 (Waste Management 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.

a. **ok**

FIRE DEPARTMENT Jim Galloway jim.galloway@copbfl.com

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

a. **Fire depart test.**

2. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

a. **A fire hydrant exists at the corner of South Riverside Drive and SE 2nd Street. This hrant is within 220 feet of an portion of the proposed building.**

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3. Provide **Fire Flow Data**: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)
City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"
 - a. **Please see sheet A-19, 2 fire hydrants are located within 69' and 68' of property. Will need to provide FIRE FLOW DATA by Fire Dept.**
4. Boat docks require **fire hose stations**. as per NFPA 303. provide location of proposed size and location of underground mains and hose station locations.
 - a. **Pending a meeting with the fire department, a 6 inch watermain will be added to the plans to provide fire service to the dock area. The addition of this watermain will require a meeting with the utility department as well for location approval.**
5. Provide underground locations and FDCs for proposed **fire sprinklers** for apartment buildings.
 - a. **Fire Sprinkler company plans will be provided. The location of the FDCs , fire service risers, and fire service connections will be discussed with the fire department.**
6. City of Pompano Beach Fire Marshal requests a Pre-Construction/development meeting of this property before moving forward. See attached meeting request form.
 - a. **Fire Marshall needs meeting!**

UTILITIES Nathaniel Watson nathaniel.watson@copbfl.com

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
 - a. **Ok.**
2. Please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work
 - a. **Please refer to sheet 3, the Best Management Practices plan of the engineering plan for sediment and erosion control.**
3. Please procure an approved **Broward County EPD Surface Water Management permit** or exemption for the proposed site and off-site work. Required during official e-plan submittal.
 - a. **Our office is in the process of processing a Broward County Surface Water Management permit application for this site.**
4. Please indicate the total consumptive use of water demand for the project in (GPD) gallons per-day.
 - a. **Please refer to sheet 2 of 7 of the engineering plans for the water and wastewater calculations.**
5. Please indicate the total wastewater discharge for the project in (GPD) gallons per-day.
 - a. **Please refer to sheet 2 of 7 of the engineering plans for the water and wastewater calculations.**

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6. **Civil plan 021 Water Sewer Paving & Drainage plan** must show the two proposed sewer laterals at the extremity of the property with boxed City accessible cleanouts just behind the recorded property line. Please correct.

a. **All sanitary sewer laterals that enter the property are proposed with cleanouts at the R/W line.**

7. **Civil plan 021 Water Sewer Paving & Drainage plan** must state any unutilized water/sewer service must be retired at the main as per City specification.

a. **This note has been added to sheet 2 of 7 of the plans.**

8. Please **note on #027 L-1 Landscape Plan** that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

a. **See Landscape Plans MLA.**

9. **Civil plan 021 Water Sewer Paving & Drainage plan** proposes water service connections not City Engineering Standards. The plan appears to propose 1" meter bank type style services. City Engineering Standard Detail #113-1 shows meter bank connection with a 4" service line connection and not a 2" connection to accommodate 1" service flows. Please be advised that "Y" Branch connection services with a 2" service line connection are for ¾" meters only. Please correct.

a. **We have added detail 113-1 to the plans. We will propose a meter bank with 1" water meters and a 4" connection to the main.**

10. Please attach the following 2019 City **Engineering Standard Details** as they apply:

104-1 Filling and Flushing Connection, (complied)

106-1 Backflow Preventer, (complied)

113-1 Meter Bank Typical, (complied)

121-1 Min. Horizontal Separation for Potable water, (complied)

122-1 Utility Crossing, (complied)

206-1 Typical Conflict (Sewer), (complied)

207-1 Sewer Pipe Identification, (complied)

208-1 Pipe and Marker Balls Location, (complied)

315-1 Typical Screen For Utilities, (complied)

316-1 Required Tree Locations. (complied)

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LANDSCAPE REVIEW 6-21-21

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
 - a. **A note is provided on L-1 that lines will be buried.**
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5
 - a. **Please see tree survey prepared by Lannes and Garcia**
3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all non specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.
 - a. **L-2 has an existing tree inventory list.**
4. Provide the dollar value for specimen trees and DBH of all non specimen trees removed vs. the dollar value and caliper of trees replaced.
 - a. **The dollar values are provided with proposed tree values on sheet L-1 and L-2 The balance will be paid into the TPF.**
5. Provide VUA requirements as per 155.5203.D along perimeters
 - a. **Provided on data table Sheet L-1**
6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.
 - a. **Due to space constraints on the site the applicant will be applying for a variance for this code section.**
7. Show how requirements as per 155.5203.E., **Building Base Plantings** are being met.
 - a. **Base plantings are provided however, due to the 4' wide planting beds we feel it looks best with one type of material vs. a layering of levels.**
8. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
 - a. **Please see revised Site plan reflecting the continuous curbing.**
9. Provide sod, irrigation and Street Trees at 1:40' as per 155.5203.G.2.c..Provide options to include on street parking or remove on street parking as it is not required.
 - a. **Sod, irrigation and streets trees are provided on L-1. Irrigation is shown as schematic at this stage of design.**
10. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas
 - a. **This project will require grade beams and piling, no conflict will occur.**

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11. Provide alternate species for Cassias as they do not root well and suffer from rust disease and tend to fail after installation.
 - a. **Cassia trees have been changed for other species.**
12. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a 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. Plans did not load. Bubblers will be provided for all new and relocated trees and palms.
 - a. **All will be provided at time of permit. Schematic irrigation plans are provided at this time**
13. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
 - a. **Trees are specified to be 14' OA. in height.**
14. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.
 - a. **Note is provided.**
15. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
 - a. **Note is provided.**
16. All tree work will require permitting by a registered Broward County Tree Trimmer.
 - a. **Ok**

ENGINEERING DEPARTMENT David McGirr david.mcgirr@copbfl.com 954-786-5514

1. **Broward County EPD Surface Water Management Division** permit or exemption for paving and drainage plans.
 - a. **Our office is in the process of processing a Broward County Surface Water Management permit application for this site.**
2. Prior to the approval of the City Engineering division, the **City's Utilities must approve** these plans
 - a. **OK**
3. Prior to the approval of the City Engineering division, the **City's Planning and Zoning Division** must approve these plans.
 - a. **OK**
4. Provide a **sediment and erosion control plan** for the subject project. All site development must be performed by using Best Management Practices.
 - a. **Please refer to sheet 3, the Best Management Practices plan of the engineering plan for sediment and erosion control.**
5. Please note on **#027 L-1 Landscape Plan** that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, please note that no trees, shrubbery or obstruction shall be placed within a **3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.**

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- a. **The current utility plan is overlayed onto our landscape plans. We are avoiding conflicts wherever possible however there may be a need for further adjustments and coordination with the civil engineer.**
6. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.
 - a. **Please see Civil drawings for all the 2019 city eng standard details.**
7. Show **truncated warning dome mats** on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. **Detail 318-1 ADA detectable warning mats.**
 - a. **Please see A3 Site Plan, for detail 318-1 ADA detectable warning mats.**
8. Please note on **Civil Plan WS-1 Water & Sewer Connection**, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.
How to retire old laterals
 - If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
 - If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
 - If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
 - If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)
 - a. **These notes have been added to the engineering plans.**
9. **For any dock, finger pier and seawall construction the following approvals will be required. The qualified applicant for the proposed work, as defined in F.S. Chapter 489 and Chapter 9 of the Broward County Ordinances, shall also be required to seek the necessary approvals, permits and/or exemptions from the Broward County Environmental Protection and Growth Management Department, Florida Department of Environmental Protection or South Florida Water Management District, United States Army Corps of Engineers, and other governmental agencies as applicable, unless subject to the exceptions set forth in F.S. § 403.813.**
 - a. **This is being processed.**

ZONING Pamela Stanton pamela.stanton@copbfl.com

1. This project is subject to Minor Site Plan approval.
 - a. **Yes.**
2. Provide a **legible architect survey**. The text on the submitted architect survey is not legible.
 - a. **Survey has been updated for better clarity.**
3. Provide a **Copy of the Plat of Record** for review at DRC.
 - a. **Plat of record is Folio - 494306110500**

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4. Delineate the **existing seawall on the site plan.**
 - a. **Please see the existing seawall to remain on A3 Site Plan.**
5. Improvements within the ROW, including improvements westward of the west property line, must be **approved by the City Engineer.**
 - a. **ok**
6. It appears that the RM-45 standards were applied to the plans. Be advised that the **AOD standards** replace or supplement the use, intensity, dimensional, and development standards applicable to the underlying base district. Revise plans accordingly.
 - a. **Please see revised Site Info & Calc. on A3.**
7. The parking calculations on the site plan sheet show 2 parking spaces required for each unit. Section 155.3703.E.2.a.1. requires multifamily dwellings permitted after January 4, 2016 must provide a minimum of **one off-street parking space per 1,000 square feet of gross floor area**. Revise the calculations for required parking accordingly.
 - a. **Please see parking calculation updates per section 155.3703.E.2.a.1**
8. The **AOD Fence Standards in Section 155.3703.E.3 allow a wood picket fence in a front yard** that does not exceed a height of four feet, provided that posts and decorative finials for such fences may extend to a height of four and one-half feet, and a steel rail or aluminum fence that is permitted in a front yard provided it does not exceed a height of six feet. The plans/elevations depict an **8' – 5" masonry wall, which does not comply.**
 - a. **PLEASE SEE REVISED RAILING FOR FRONT FACING STREET.**
9. The **AOD Design Standards** (Section 155.3703.F) are applicable to this project. Please revise plans and elevations to comply with the Design Standards, including but not limited to the Architectural Style Standards.
 - a. **Please see revised plans.**
10. Section 155.3703.F.5: Provide evidence of compliance with the **Fenestration/Transparency** regulations.

TABLE 155.3703.F.5: MINIMUM FENESTRATION/TRANSPARENCY WIDTH		
FENESTRATION/TRANSPARENCY STANDARD ¹	COMMERCIAL/MIXED-USE DEVELOPMENT	RESIDENTIAL DEVELOPMENT
Ground-level building facade width occupied by transparent window or door openings, minimum (% of minimum building facade width required to be within build-to zone by Section 155.3703.D.4, Yard Setbacks and Building Facade Placement)	50 ²	30
NOTES: 1. This standards also apply to any portion of a ground-level facade facing a courtyard or patio formed in accordance with Section 155.3703.F.3, Formation of Courtyard or Patios. 2. To count toward this transparency requirement, a window or door opening must have a maximum sill height of 2 feet above grade and a minimum head height of 6 feet, 8 includes above grade. (See Figure 155.3703.F.4: Building facade transparency.)		

- a. **Please see the table on Sheet A15, reflecting 30% on ground-level building façade transparency.**

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11. Section 155.3703.F.7: Identify which of the **three allowable architectural substyles** is applied to the buildings. Once the architectural substyle is identified, provide evidence of compliance for the corresponding regulations for building façade articulation, primary façade material, roof form, balcony design, window design, door design, window/door shading device design, projection supporting structure design, and railing design.
- a. **Tropical Old Florida Arch Substyle**
 - b. **Tropical Contemporary Arch Substyle**
 - c. **Nautical Moderne Arch Substyle**
 - i. Glass railing, flat roof deck, wood louvers on balcony for privacy.
 - ii. The Nautical Moderne architectural substyle is a combination of International, Art Deco, Miami Modern (MiMo), and other modern styles, infused with elements that make projects reminiscent of ocean liner cruise ships. Used mostly in mid- and high-rise construction, this substyle emphasizes a horizontal orientation resembling the decks of a ship, metal detailing (e.g., balcony rails.), rounded exterior walls and details, and continuous balconies on substantial portions of upper floors. The building facade is typically characterized by **extensive use of glass**. Additionally, nautical-themed details on both the building and the site, such as **wooden bollards** resembling posts found at a dock and connected by rope, flag poles, and similar elements can be used to help achieve cohesion in the overall theme.
12. **Section 155.3703.E.2.b** states that the **use of on-street parking** is encouraged on all streets in the AOD except Atlantic Boulevard and Federal Highway.
- a. **We propose 2 on-street parking, which is the maximum we can provide for our lot size.**
13. **Section 155.5203.D.3**: Perimeter landscaping strips shall be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, property, or waterway. The width of the perimeter landscape strip must be a **minimum of 10 feet for lots wider than 100 feet**. The plans depict the drive aisle abutting the north and south property lines. Revise plans to provide the required **10-foot landscape strip** along the property lines.
- a. **See updated plan reflecting this requirement.**
14. Building height is shown as **measured from crown of road**. Section 155.9401.G states that building height is measured from the average elevation of the existing finished grade at the front of the structure. Revise the dimensions on the Site Information & Calculations table to correctly reflect the height of the buildings.
- a. **Please see revised overall building height on sheet A8.**
15. **Add the overall building height** to the elevations, measured in accordance with Section 155.9401.G.
- a. **Please see revised overall building height on sheet A8.**
16. On the **Site Information & Calculations table**, the maximum structure height = 35 Ft. = 46.5 ft. Clarify where this information was derived.
- a. **Per Declaration of Restrictive Covenants, PZ#18-13000003....**

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CGC1508162 CA32636

17. The **minimum floor area per unit is for each** individual dwelling unit. The figures on the Site Information & Calculations table appear to be the square footage for the overall floor area of the buildings, not for individual units.

- a. **RM-45: MF REQ (650+300=950), Opt Bonus Room (650+400=1,050) We Provided = 1,851 sq ft.**
- b. **Townhome lots = 1,800 per unit w/ 18ft min width.**

PLANNING Daniel Keester daniel.keester@copbfl.com

1. Land use for this parcel is Residential (H- High Residential 25-46 DU/AC). The size of this property is approximately .41 acres (18,000 square feet); resulting in approximately 19 units (permitted by the land use) and 18 units (restricted by the current zoning - RM-45). The plans propose 7 townhomes on the property.
 - a. **Yes, that's correct, but we had to reduce the amount to 6 units not 7 units to accommodate all the site requirement.**
2. The property was platted (Pompano Beach Park, Block 5, Lots 6 - 7) and recorded prior to 1953 (Plat Book 26 Pg 29) with no restrictions on the plat. Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, it does not appear that replating would not be required for the proposed multi-family development; however, staff recommends that the applicant submit a platting determination **letter to the Broward County Planning Council confirming** whether a plat note amendment or re-platting is required for the proposed development.
 - a. **RECORD PLAT PROVIDED**
3. **Provide a School Capacity Availability Determination (SCAD) Letter** from the Broward County School Board prior to building permit approval.
 - a. **OK**
4. The property is abuts N Riverside Drive. The survey indicates that there is an existing 50 feet of right-of-way for N Riverside Drive, but the dimension to the centerline of the right-of-way is not provided. No additional dedications appear to be required for this roadway. Chapter 100.01 requires a minimum of 50 feet for this road, which was dedicated by plat. The survey notes the 50 feet, and thus no additional dedications should be required; however, please **update the survey** to clearly indicate the total right-of-way width & the width to the centerline.
 - a. **WaterWay 21-0141_esig – William J Wright, PSM**
5. It should be noted that Riverside Drive is already experiencing flooding due to sea level rise (SLR) and this is expected to worsen with time as SLR is projected to increase by 40 inches (3.33 feet) by 2070. Some forethought about the **most appropriate finished floor elevation (FFE)** and the design of driveway connections to adjacent streets could make the building more sustainable in the future.
 - a. **FFE = C.O.R = 1.5' NAVD, BASE FLOOD = 5.0, WE PROVIDE 5.1' NAVD.**
6. The property does not front on any road identified on the Broward County Trafficways Plan.
 - a. **OK**
7. The city has sufficient capacity to accommodate the proposal.
 - a. **OK**

DRC

PZ21-12000029
12/01/2021

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10/6/201