

December 20, 2022

PROJECT: BELMONT PARK ESTATE  
APPLICATION NO.: PZ22-12000014

## PAM COMMENTS DATED 7/22/22

TO WHOM IT MAY CONCERN,

PLEASE FIND ARCHITECTURAL RESPONSES TO PAM COMMENTS RECEIVED ON 7/22/22 AS INDICATED BELOW:

• **FIRE DEPARTMENT (REVIEWER: JIM GALLOWAY)**

- **COMMENT 1** - Proposed DRC project is 16-unit 4 building apartment complex as per the Florida Fire Prevention Code 7th Edition, NFPA 101 Life Safe Code 2018 Ed - Chapter 30.

**RESPONSE:** PLEASE SEE NOTES ADDED TO ARCH COVER SHEET

- **COMMENT 2** - Each building required to have supervised fire sprinkler systems and a fire alarm system as per NFPA 101-Chapter 30 section 30.3.

**RESPONSE:** PLEASE SEE NOTES ADDED TO LIFE SAFETY SHEET• **BUILDING (REVIEWER: TODD STRICKER)****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.

**RESPONSE:** NOTED

- Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

**RESPONSE:** NOTED

- 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.

**RESPONSE:** NOTED

- 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.

**RESPONSE:** NOTED

- City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

**RESPONSE: NOTED**

- 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.

**RESPONSE: NOTED**

- 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).

**RESPONSE: NOTED PLEASE SEE CIVIL DRAWINGS**

- 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.

**RESPONSE: NOTED AND IMPLEMENTED INTO PROJECT**

- 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 2017 FBC Accessibility.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN**

- 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.

**RESPONSE: NOTED**

- 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.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN**

- 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 2017 FBC.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN**

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.

**RESPONSE: NOTED**

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

**RESPONSE: NOTES ADDED TO A1.0 LIFE SAFETY PLAN**

3. 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.

**RESPONSE: NOTED, CODES ARE REFERENCED THROUGHOUT PLANS (COVER SHEET AND LIFE SAFETY SHEETS)**

4. 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.

**RESPONSE: PLEASE NOTE THAT ONLY MATERIALS THAT COMPLY WITH CODE REQUIREMENTS WILL BE USED ON THIS PROJECT. FULL DESGN AND CONSTRUCTION TO COMPLY WITH CURRENT FLORIDA BUILDING CODE. PLEASE NOTE CODES ARE REFERENCED THROUGHOUT PLANS INCLUDING THE COVER SHEET AND LIFE SAFETY SHEETS**

5. 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.

**RESPONSE: PLEASE SEE NOTES ON A1.0 LIFE SAFETY PLAN**

6. 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.

**RESPONSE: PLEASE SEE NOTES ON A1.0 LIFE SAFETY PLAN**

7. 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.

**RESPONSE: PLEASE SEE NOTES ON A1.0 LIFE SAFETY PLAN**

8. 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.

**RESPONSE: NOTED AND WILL BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

9. 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.

**RESPONSE: NOTED AND WILL BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

10. 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).

**RESPONSE: NOTED WILL BE INCLUDED**

11. 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.

**RESPONSE: NOTED, BUT PLEASE CONFIRM IF DIGITAL SIGNATURE CERTIFIED WILL BE SUFFICIENT AS STATED IN COMMENT #10**

12. 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.

**RESPONSE: NOTED WILL BE INCLUDED**

13. 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.

**RESPONSE: NOTED AND WILL BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

14. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be

submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

**RESPONSE: NOTED AND WILL BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

15. 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.

**RESPONSE: NOTED AND WILL ALSO BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

16. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN**

17. FBC A208.2.3.3 Parking for guests, employees, and other nonresidents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN**

18. 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.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN AND CIVIL DRAWINGS**

19. 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.

**RESPONSE: NOTED AND WILL ALSO BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

20. 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.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN AND CIVIL DRAWINGS**

21. 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.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN AND CIVIL DRAWINGS**

22. 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.

**RESPONSE: NOTED AND WILL ALSO BE INCLUDED AS PART OF OUR CONSTRUCTION SPECIFICATIONS AND GUIDELINES.**

23. 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.

**RESPONSE: NOTED**

24. 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.

**RESPONSE: NOTED**

**ZONING DEPARTMENT (REVIEWER: HELLENA LAHENS)**

**COMMENT 7 - COMMENT NOT ADDRESSED.** Put all floor plans in context with the property lines, setbacks, and dimension all encroachments. The plans must demonstrate compliance with the setback requirements showing those portions of a structure extending above a height of 20 feet shall 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. Label and dimension setbacks on floor plans.

**RESPONSE: NOTED AND INCORPORATED INTO DESIGN. PLEASE SEE SITE PLAN**

**COMMENT 15. COMMENT NOT ADDRESSED.** The mechanical equipment has not been rendered on the elevations Identify all mechanical equipment on the site and provide detail of the proposed screening.



Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A)

**RESPONSE:** PLEASE NOTE THAT THE PARAPETS EXTEND ABOVE THE BUILDING IN ORDER TO HIDE THE MECHANICAL EQUIPMENT. GIVEN THE LOCATION OF THE MECHANICAL EQUIPMENT YOU WILL NOT SEE IT WHEN YOU ARE STANDING IN FRONT OF THE BUILDING. PLEASE REFER TO M1 MECHANICAL ROOF PLAN.

**COMMENT 16.** Provide a roof plan.

**RESPONSE:** PLEASE REFER TO M1 MECHANICAL ROOF PLAN.

**COMMENT 20.** Clearly identify/ call out the location of the property line on the photometric plan. Please note: the maximum illumination at the property line cannot exceed 2.0 foot candles.

**RESPONSE:** PLEASE REFER TO E1 PHOTOMETRIC PLAN.

**COMMENT 21.** Provide the mounting height of the proposed light poles on the photometric plan. The maximum height of the exterior lighting fixtures must not exceed 20 feet in multifamily residential zoning districts Sec. 155.5401.D.

**RESPONSE:** PLEASE REFER TO E1 PHOTOMETRIC PLAN.

**COMMENT 23.** Provide perspective renderings of the proposed project.

**RESPONSE:** PLEASE REFER TO SHEETS A3 AND A3.1

**COMMENT 24.** 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 and a minimum depth of two feet, Sec. 155.5601.C.3. Provide the depths of the wall offsets on the floor plans.

**RESPONSE:** RECESSES HAVE BEEN INCORPORATED INTO THE DESIGN, PLEASE REFER TO SHEETS A3 AND A3.1

**COMMENT 25.** The building façade is subject to Sec155.5601.C.3 requirements. c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ;
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane;
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or
- viii. Integrated planters that incorporate landscaped areas or places for sitting

Provide evidence that the building façade complies with the following requirements. Include note on the elevations.

**RESPONSE:** PLEASE SEE PROVIDED NARATIVE, SUBMITTED WITH PACKAGE ALONG WITH UPDATED RENDERINGS AND ELEVATIONS

PZ22-12000014  
08/16/2023

PZ22-12000014  
02/01/2023

**COMMENT 27.** COMMENT NOT ADDRESSED. 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:

- A variation in structure length of 30 percent or more;
- A variation in the structure footprint size of 30 percent or more;
- A distinct variation in color and use of materials;
- A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
- A variation in structure height by at least ten percent; or
- A variation in roof form.

Provide evidence that the building façade complies with the following requirements. Include note on the elevations.

**RESPONSE: PLEASE SEE PROVIDED NARRATIVE, SUBMITTED WITH PACKAGE ALONG WITH UPDATED RENDERINGS AND ELEVATIONS**

**COMMENT 28.** Provide a narrative demonstrating compliance with the sustainable building design. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development. The Multifamily residential development shall achieve at least ten points (155.5802).

**RESPONSE: PLEASE SEE PROVIDED NARRATIVE, SUBMITTED WITH PACKAGE**

## PAST COMMENT RESPONSES BELOW

PLEASE FIND ARCHITECTURAL RESPONSES TO PAM COMMENTS RECEIVED ON 05/03/22 AS INDICATED BELOW:

- **PLANNING DEPARTMENT (REVIEWER: DANIEL KEESTER)**
  - **COMMENT 2** - FLOOR PLANS WERE NOT PROVIDED OF THE 2ND FLOORS. PROVIDE ARCHITECTURAL FLOOR PLANS OF THE 2ND FLOOR.  
**RESPONSE: PLEASE SEE NEW SHEET A-1.2 FOR 2<sup>ND</sup> FLOOR PLANS**
- **ZONING DEPARTMENT (REVIEWER: HELLENA LAHENS)**
  - **COMMENT 7** - AT TIME OF OFFICIAL SUBMITTAL, PROVIDE ALL THE REQUIRED ELEVATIONS OF THE BUILDINGS AND ENSURE ALL SIDES ARE LABELED WITH NORTH, SOUTH, AND EAST DIRECTIONS.  
**RESPONSE: RAW – ELEVATIONS HAVE BEEN NOTED ACCORDINGLY. SEE SHEET A-2.1**
  - **COMMENT 13** - INCLUDE THE BEDROOM UNIT BREAKDOWN WITH SQUARE FOOTAGES IN THE ZONING DATA TABLE ON THE SITE PLAN.  
**RESPONSE: SEE ZONING DATA TABLE ON SITE PLAN SHEETS. EACH UNIT IS 1125 SF. THERE ARE 3 BEDROOMS PER UNIT, 12 BEDROOMS PER BUILDING.**
  - **COMMENT 14** - ALL ELEVATIONS SHOULD INCLUDE HEIGHT OF ALL BUILDINGS ON THE PROPERTY. MEASUREMENTS FOR THE HEIGHT OF THE BUILDING, ON THE ELEVATIONS,

PZ22-12000014  
06/21/2023

PZ22-12000014  
09/20/2023



SHALL BE FROM "AVERAGE FINISHED GRADE" OF THE PROPERTY. THE ELEVATIONS ARE SHOWN MEASURED FROM THE FINISHED FLOOR; REVISE THE HEIGHT MEASUREMENTS TO BE FROM AVERAGE FINISHED GRADE. (155.9401 G. HEIGHT).

**RESPONSE: ELEVATIONS HAVE BEEN NOTED ACCORDINGLY. SEE SHEET A-2.1**

- **COMMENT 15** - FLOOR PLANS WERE NOT PROVIDED OF THE 2ND FLOORS. PROVIDE ARCHITECTURAL FLOOR PLANS OF THE 2ND FLOOR.

**RESPONSE: PLEASE SEE NEW SHEET A-1.2 FOR 2<sup>ND</sup> FLOOR PLANS**

- **COMMENT 16** - PUT ALL FLOOR PLANS IN CONTEXT WITH THE PROPERTY LINES, SETBACKS, AND DIMENSION ALL ENCROACHMENTS. THE PLANS MUST DEMONSTRATE COMPLIANCE WITH THE SETBACK REQUIREMENTS SHOWING THOSE PORTIONS OF A STRUCTURE EXTENDING ABOVE A HEIGHT OF 20 FEET SHALL 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.

**RESPONSE: REFER TO SITE PLAN SHEETS FOR SITE DIMENSIONS. ALL PORTIONS OF THE BUILDING STRUCTURES ARE BELOW 24 FEET HEIGHT. REFER TO ELEVATIONS SHEET A-2.1.**

- **COMMENT 24** - DEMONSTRATE HOW THE BUILDING BASE PLANTING LANDSCAPE CODE SECTION IS BEING ADDRESSED PER CODE SECTION 155.5203.E. THE REQUIRED SHRUBS WITHIN THREE FEET OF THE BASE OF THE BUILDING. IF A STREET SIDEWALK IS LOCATED BETWEEN THE BASE OF THE BUILDING AND THE STREET, REQUIRED SHRUBS MAY BE PLANTED UP TO 15 FEET FROM THE BASE OF THE BUILDING. REQUIRED SHRUBS SHALL MAINTAIN A MAXIMUM AVERAGE ON-CENTER SPACING OF SIX FEET AND BE EVENLY DISTRIBUTED ALONG THE BUILDING FAÇADE.

**RESPONSE: REFER TO LANDSCAPE PLANS FOR ALL PLANTING LOCATIONS, QUANTITIES, AND TYPES.**

- **COMMENT 25** - IDENTIFY ALL MECHANICAL EQUIPMENT ON THE SITE AND PROVIDE DETAIL OF THE PROPOSED SCREENING. MECHANICAL EQUIPMENT MOUNTED ON THE ROOF OF A BUILDING SHALL BE SCREENED BY A PARAPET WALL, ROOF SCREEN, OR SIMILAR DEVICE OF A HEIGHT EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED (155.5301.A).

**RESPONSE: REFER TO MECHANICAL SHEET M-1 FOR MECHANICAL EQUIPMENT AND DETAILS.**

- **COMMENT 26** - A PHOTOMETRIC PLAN MUST BE SUBMITTED IN COMPLIANCE WITH THE CODE. FOR THE MINIMUM REQUIREMENTS REFER TO ZONING CODE SECTION 155.5401.

**RESPONSE: REFER TO ELECTRICAL SHEET E-1 FOR PHOTOMETRIC PLAN.**

- **COMMENT 27** - BASED ON THE ELEVATIONS THE PRIMARY ENTRANCES ARE FACED TOWARDS THE PARKING LOTS. 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.)

**RESPONSE: PRIMARY ENTRANCES ARE ORIENTED FACING TOWARDS THE STREET. SEE ELEVATION SHEET A-2.1 FOR CLARIFICATIONS.**

- **COMMENT 28** - THE ARCHITECTURAL DESIGN OF THE BUILDING LACKS VARIABILITY. REPETITIVE "LOOK-ALIKE" MULTI-BUILDING DEVELOPMENTS SHALL BE PROHIBITED. REVISE DESIGN OF BUILDINGS TO COMPLY WITH SEC. 155.5601.C.4.

**RESPONSE:** PER SEC.155.5601.C.4, THE PROPOSED DEVELOPMENT INCORPORATES (C) A DISTINCT VARIATION IN COLOR AND USE OF MATERIALS AND (E) A VARIATION IN STRUCTURE HEIGHT BY AT LEAST TEN PERCENT. REFER TO ELEVATION SHEETS A-2.1 AND A-2.2.

- **COMMENT 29** - THE ELEVATIONS SHOW A FLAT ROOF LINE. FLAT ROOFS ON PRINCIPAL BUILDINGS SHALL BE CONCEALED BY PARAPET WALLS THAT EXTEND AT LEAST THREE FEET ABOVE THE ROOF LEVEL AND HAVE THREE-DIMENSIONAL CORNICE TREATMENTS THAT PROJECT AT LEAST EIGHT INCHES OUTWARD FROM THE PARAPET FACADE PLANE (155.5601.C.5). ARTICULATE THE ROOF LINE TO COMPLY WITH THE FAÇADE STANDARDS.

**RESPONSE:** PARAPET AND CORNICES HAVE BEEN CLARIFIED WITH DIMENSIONS. SEE ELEVATIONS, SHEET A-2.1.

- **COMMENT 30** - PROVIDE A CALLOUT LEGEND OF THE BUILDING MATERIALS ON THE ELEVATION SHEETS.

**RESPONSE:** REFER TO ELEVATION SHEETS A-2.1 AND A-2.2 FOR BUILDING MATERIAL LEGEND AND LOCATIONS.

- **FIRE DEPARTMENT (REVIEWER: JIM GALLOWAY)**

- **COMMENT 2** - PROVIDE GREATER DETAIL FOR SITE ACCESS TO EACH PROPOSED BUILDING AND LOCATION OF PROPOSED STAIRS AND STAIR DISCHARGES. NORTH OR SOUTH SIDE OF PROPOSED BUILDING?

**RESPONSE:** STAIR AND RAMP LOCATIONS HAVE BEEN CLARIFIED. SEE FLOOR PLAN SHEET A-1.1 AND SITE PLAN SHEETS.

- **COMMENT 3** - PROVIDE CODE REFERENCE FOR SINGLE MEANS OF EGRESS FOR 2ND FLOOR UNITS.

**RESPONSE:** SINGLE EXIT OR ACCESS TO A SINGLE EXITING IS PERMITTED PER FBC 1006.3.3 PART 1. SINGLE EXITS: A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND COMMON PATH OF EGRESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.3(1) OR 1006.3.3(2).  
(BUILDING IS R-2 OCCUPANCY, OCCUPANY LOAD IS LESS THAN 49).

- **LANDSCAPE DEPARTMENT (REVIEWER: WADE COLLUM)**

- **COMMENT 11** - PROVIDE A PHOTOMETRIC PLAN.

**RESPONSE:** SEE ELECTRICAL SHEET E-1 FOR PHOTOMETRIC PLAN.

- **COMMENT 18** - 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.

**RESPONSE:** SEE STRUCTURAL SHEET S-1 AND CIVIL/SITE PLAN SHEETS.

1. Upon resubmittal, provide a comment response sheet demonstrating specifically how comments have been addressed.

**Response: A comment response letter has been provided.**

2. Upon resubmittal, use the same naming convention to version out drawings and documents.

**Response: The same naming convention has been used.**

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

**Response: Acknowledged.**

4. The street yard setback (10ft) has not been met. Prior to site plan approval, all requested Variances must be approved.

**Response: A 7' street yard setback has been provided on the south, which is a 30% maximum allowable extent of adjustment from the required 10' per table 115.2421.B.1. An administrative adjustment table has been provided on the site plan. Details of this area have been shown in Section C on sheet SP-1.1.**

5. Remove Variance No. 2 and 3 from the Variance Table.

**Response: Former variances 2&3 have been removed from the table regarding landscape buffers, however the applicant is requesting a 20% variance for the required 10' perimeter landscape strip on the north. Three administrative adjustments are requested as part of this project, which are shown in the table on site and landscape plans.**

6. Label and dimension all driveways. One- way driveways shall be at least 12 feet wide, as measured between the edges of paving (155.5101.G.7)

**Response: All driveways have been labeled and traffic circulation arrows shown. Per direction from Fire, a 20' wide driveway has been provided.**

7. Label and dimension the parking spaces and landscape islands. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces. The length of the landscape islands shall be the length of the parking stall, Sec. 155.5203.D.4.b.

**Response: Parking spaces are sized per table 155.5102.1.1 and dimensions provided on site plan. 45-degree parking spaces are shown at 19.1' deep x 9' wide and min 12.7' along the curb. Landscape islands are min 8' wide (measured from the inside of the curb) and as deep as the adjacent parking stall (19.1'). Area of all islands are shown on the site and landscape plans.**

8. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5). Show calculation in landscape table how this is being addressed.

**Response:** Due to the sawtooth parking configuration, there's not a consistent planting strip along the length of the building between the vehicular use area. A minimum of 8' maximum of 14.5' landscape area has been provided with an average of 11.5' between the sawtooth curbing. Within this area, the required 3' building base planting strip and 5' sidewalk have been provided as allowed per Code. These areas have been dimensioned and shown on the site plan and in Section B on sheet SP1.1. A variance of 0.5' (or 4.2%) from the required 12' planting area is being requested and has been shown on the Administrative Adjustment Table on the site plan and in the code compliance landscape table.

9. 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. Provide a 10 ft wide landscape strip along rear of property in accordance with the Code. (155.5203.D.3). If unable to demonstrate compliance with provision, a Variance must be sought.

**Response:** Perimeter landscape to the east and west have been provide at 18.7' and 11.9', respectively. A variance has been requested for the required 10' landscape strip on the north of 2' (or 20%). This variance request is shown on both the site and landscape plan Administrative Adjustment Tables. Section A on sheet SP-1.1 show details of these areas. A 20% variance is the maximum allowable extent of adjustment per table 115.2421.B.1. Please note that planting requirements have been exceeded in this area by providing a strip of groundcover between the curb and required hedge.

10. Demonstrate how the Building Base Planting landscape code section is being addressed per code section 155.5203.E. The required shrubs within three feet of the base of the building. If a street sidewalk is located between the base of the building and the street, required shrubs may be planted up to 15 feet from the base of the building. Required shrubs shall maintain a maximum average on-center spacing of six feet, and be evenly-distributed along the building façade.

**Response:** The required 3' landscape strip adjacent to the building has been provided with shrubs planted at minimum 36" OC, exceeding the 6' OC requirement. Remainder of shrubs and extra trees have been provided in the sawtooth parking area, which is within 15' from the base of the building. A 5' sidewalk has also been provided within the base planting area. Detailed calculations of this requirement have been shown in the landscape code compliance table.

11. The mechanical equipment has not been rendered on the elevations Identify all mechanical equipment on the site and provide detail of the proposed screening. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A)
12. Provide a roof plan. Show all mechanical equipment and access.
13. Clearly identify/ call out the location of the property line on the photometric plan. Please note: the maximum illumination at the property line cannot exceed 2.0 foot candles.
14. Provide the mounting height of the proposed light poles on the photometric plan. The maximum height of the exterior lighting fixtures must not exceed 20 feet in multifamily residential zoning districts Sec. 155.5401.D.
15. 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 and a minimum depth of two feet, Sec. 155.5601.C.3. Provide the depths of the wall offsets on the floor plans.

16. The building façade is subject to Sec155.5601.C.3 requirements. c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street.

- i. A recessed entrance;
  - ii. A covered porch ;
  - iii. Pillars, posts, or columns adjacent to the doorway;
  - iv. One or more bay windows projecting at least twelve inches from the facade plane;
  - v. Eaves projecting at least six inches from the facade plane;
  - vi. Raised corniced parapets over the entrance door;
  - vii. Multiple windows with a minimum four-inch-wide trim; or
  - viii. Integrated planters that incorporate landscaped areas or places for sitting
17. Provide a narrative demonstrating how the proposed elevation complies with the following requirements. Callout notes on the elevations.
18. 27. 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:
  - a. A variation in structure length of 30 percent or more;
  - b. A variation in the structure footprint size of 30 percent or more;
  - c. A distinct variation in color and use of materials;
  - d. A variation in the type of dwelling unit contained in the structure that results in a significantly different scale and mass (e.g., garden apartments vs. townhomes);
  - e. A variation in structure height by at least ten percent; or
  - f. A variation in roof form.
19. Provide evidence that the building façade complies with the following requirements. Include note on the elevations.
20. 28. Elevations show blank walls on the east and west facade. Modify the blank walls and incorporate glazing, balconies, bay windows or any architectural features that enhance the façade.
21. 29. Provide a callout of the proposed materials. Incorporate a variation of materials to enhance building façade.
22. 30. Provide a narrative demonstrating compliance with the sustainable building design. All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points
23. required below for the specific type of development. The Multifamily residential development shall achieve at least ten points (155.5802).
24. 29. Condition of Approval: Prior to building permit approval, provide the recorded copy of the Unity of Title.

**RESPONSES TO CITY COMMENTS FROM THE CIVIL ENGINEERING OF RECORD**

+++++

**Engineering Dept comment from David McGirr**

7-22-22

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 (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

**Response: Applied for. Will provide once permit is received.**

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.

**Response: GC will provide once permit is received.**

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.

**Response: GC will provide once permit is received.**

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

**Response: OK.**

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

**Response: OK.**

6. Place note on all landscape plan sheets as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. 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. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on all the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

**Response: See Landscape plans and Note #15 on sheet C-1**

7. With the proposed construction please place a note on the Civil plans that the existing roadway within the project limits and possibly beyond will be



# DRC

PZ22-12000014

08/16/2023

Inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.

**Response: See note #18 on sheet C-1**

8. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements. SW 3 St.

**Response: GC will provide once permit is received.**

9. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan. SW 3 St

**Response: GC will provide once permit is received.**

10. Plan sheet 026 C-2 you need to show the whole city detail page. 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](http://www.pompanobeachfl.gov) under departments /engineering.

**Response: City details are shown on the Civil Plans.**

11. Submit / upload a sediment and erosion control plan for the subject project.

**Response: See sheets C-4 and C-5.**

12. Please note on civil plan 025 C-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. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

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)

**Response: See notes 14 through 17 on sheet C-1.**

\*\*\*\* 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. \*\*

**Response: OK.**

# DRC

PZ22-12000014

06/21/2023

# DRC

PZ22-12000014

02/01/2023

# DRC

PZ22-12000014

09/20/2023

# DRC

PZ22-12000014  
08/16/2023

**Project:** Belmont Park Estate  
**DRC Comments Date:** 11/15/2022  
**Application No.:** PZ22-12000014

# DRC

PZ22-12000014  
02/01/2023

+++++

**Fire Dept comment from Jim Galloway**  
7/26/2022

3 - ( ) 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.

**Response: Civil plan C-1 show 2 new fire hydrants.**

5 ( )  
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". Document located in the E-files folders of e-Plan.

**Response: Civil plan C-1 show 2 new fire hydrants.**

6 - ( ) - Civil plans required showing location of Fire Department Connection for fire sprinkler system and backflows for each building.

**Response: Civil plan C-1 show 2 new fire hydrants, 2 new FDC, and 2 new DDCV**

+++++

**Building Dept comment from Todd Stricker**  
BLDG 7-21-211

20. 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.

**Response: The civil plans meet this requirement**

21. 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.

# DRC

PZ22-12000014  
06/21/2023

# DRC

PZ22-12000014  
09/20/2023

**Response: The civil plans meet this requirement**

+++++

**Building Dept comment from Nathaniel Watson**

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

**Response: OK.**

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 e-plan submittal.

**Response: Applied for. Will provide once permit is received.**

3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

**Response: See sheets C-4 and C-5.**

4. Civil drawing 025 C-1 Paving Drainage Utilities proposes two 12" X 6" meter bank connections but fails to specify the meter sizes. Please note that proposal is not to City Engineering Standard design details. The largest meter bank connection is 4" serving 1" water meters. Please clarify as the submittal does not provide any detail.

**Response: See sheets C-1 and meter bank detail on C-10.**

5. Please note on the civil plan 025 C-1 Paving Drainage Utilities the total water consumption for the site in (GPD) gallons per day.

**Response: See see below note 18 on C-1**

6. Please note on the civil plan 025 C-1 Paving Drainage Utilities the total wastewater discharge for the site in (GPD) gallons per day.

**Response: See below note 18 on C-1**

7. Please note on the civil plan 025 C-1 Paving Drainage Utilities that any unutilized water and/or sewer service must be retired at the utility main by the owner to City specification. Water services are to be terminated at the water main; cut, capped or plugged.

**Response: See below notes 14 through 17 on C-1**

8. Please attach pertinent City Engineering Standard details as they apply. Details can be obtain at the following link:

<https://www.pompanobeachfl.gov/government/engineering/standard-details>

**Response: Done, see Civil Plans**

9. Please show the proposed sanitary sewer connection(s) from the existing sewer main along SW 4 Avenue.

**Response: The project only need 2 sanitary sewer laterals which are connecting to the closest**

# DRC

PZ22-12000014  
08/16/2023

existing gravity sanitary sewer on SW 3 Street. There is no room on-site for a new 8" sanitary sewer main to connect to the existing sanitary sewer main on SW 4 Avenue.

# DRC

PZ22-12000014  
02/01/2023

10. Please submit a sedimentation and erosion control plan.

**Response: See sheets C-4 and C-5.**

# DRC

PZ22-12000014  
06/21/2023

# DRC

PZ22-12000014  
09/20/2023