



## Staff Report

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**File #:** LN-67

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Development Review Committee  
Meeting Date: January 20, 2021

### **SABBIA BEACH PARCEL B**

<b>Request:</b>	Planned Development Rezoning
<b>P&amp;Z#</b>	20-13000007
<b>Owner:</b>	Fernbrook Florida, LLLP
<b>Project Location:</b>	730 N Ocean Blvd
<b>Folio Number:</b>	484331DE0010
<b>Land Use Designation:</b>	MH
<b>Zoning District:</b>	RM-20
<b>Commission District:</b>	1
<b>Agent:</b>	Paola A. West (954-529-9417)
<b>Project Planner:</b>	Scott Reale (954-786-4667) / Scott.Reale@copbfl.com

### **Summary:**

The applicant is requesting to rezone a property from RM-20 to RPUD in order to capture the gross density for a 12-unit multi-family development.

**Staff Conditions:**

**PLANNING**

Scott Reale | [scott.reale@copbfl.com](mailto:scott.reale@copbfl.com) <<mailto:scott.reale@copbfl.com>>

Review Complete Pending Development Order

**RPUD Comments**

Jim Hickey, AICP

Calvin, Giordano and Associates

1800 Eller Drive, Suite 600

Fort Lauderdale, FL 33316

(954) 766-2786

Jhickey@cgasolutions.com

In general, the proposed rezoning request is a rezoning of the property from RM-20 (Multiple-Family Residence 20) zoning to RPUD (Residential Planned Unit Development) to develop a 12-unit multi-family building.

**Consistency with the City's Zoning code and RPUD**

**155.2405 Planned Development**

1. Optional neighborhood meeting needed to explain changes to affected property owners especially residents directly to the west of the proposed development.
2. Provide Title to all land for district to ensure unified control.
3. Clarify ownership of parcel. On BCPA, property shows that the parcel is owned by all members of the Condominium association including Fembrook Florida, LLP as it is tied to Sabbia Beach Parcel A and not a separate parcel.

**155.3602. General Standards for All Planned Development Districts**

**a. Dimensional Standards**

- i. Site area -
  - a. Gross acreage is .72 which equals 17 units/acre (based on 12 units) (RPUD)
  - b. Net acreage is .467 which equals 26 units/acre (based on 12 units)
  - c. Existing zoning would allow for units = 9 (RM-20)
- ii. Uses: Use proposed multiple-family residential units
- iii. Number of units proposed: 12
- iv. Maximum non-residential floor area proposed
- v. Minimum lot area is .467 acre net; .72 acre gross.
- vi. Minimum lot width: 114'
- vii. Maximum impervious surface area: 62%
- viii. Maximum building height: 35'
- ix. Maximum building size: Not provided on site plan or within Table 1 Comparison of development standards
- x. Minimum and maximum setbacks:
  - a. Front: 20' (reduction of 5' from RM-20 requirement of 25')

- b. Street Side: 10' (same as RM-20)
  - c. Side: 10' (same as RM-20)
  - d. Rear: 10' (same as RM-20)
  - xi. Minimum setbacks from adjoining residential development or residential zoning districts: 25'
  - b. Modification of development standards -
    - Increase in 3 dwelling units as compared to RM-20. (9 units versus 12 units)
    - o Increase in density is reduced as RPUD is based on gross density while RM-20's density is measured by net density
    - o RPUD Proposed (0.72 acres x 16.7 units/acre = 12 units)
    - o RM-20 (.457 acres x 20 units/acre = 9 units)
    - Deviation in front setback from 25' to 20'. Front parcel line includes a large land dedication to public right of way.
    - Requesting to have pool amenity on the southeast corner of the property within the front of the property. Pool is proposed to be outside the front setback, but the pool deck/chairs are proposed to be within the 20' setback
    - Site is below the maximum of 5 acres. Applicant will be required to request approval by City Commission for reduction in size
  - c. Provisions addressing how transportation, potable water, wastewater, stormwater management and other public facilities will be provided to accommodate the proposed development
    - Proposed development is being located in an existing developed area with all the necessary public facilities. They will need to develop new drainage facilities onsite.
  - d. Provisions related to environmental protection and monitoring;
    - No environmental issues onsite. Will build according to FEMA regulations.
  - e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;
    - Provides for a buffer between high-rise development to the east with lower intensity development west of the property
    - Superior building design
    - Superior quality landscaping
  - f. Development Phasing Plan: developed in one phase
  - g. Conversion Schedule: N/A
  - h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.
    - Willing to discuss ideas and suggestions for the Subject Property.
3. Identify the general location of the following:
- a. Individual development areas, identified by land use(s) and/or development density or intensity;
    - Multi-family 35' building being proposed
  - b. Open space (whether designated for active or passive recreation), including amount, and type of;
    - Providing additional pervious area 28% vs 25% and planting lush landscaping.
  - c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
    - No additional improvements proposed within existing rights-of-way. Will enhance entries into development
  - d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
    - N/A. Will build based on FEMA guidelines
  - e. On-site potable water and wastewater facilities, and how they will connect to city systems;

- Existing facilities exist onsite. Will utilize these facilities and make improvements if warranted through DRC/Building permit phase.
- f. On-site stormwater management facilities, and how they will connect to city systems; and
  - Will provide improvements during site plan and permit phases
- g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.
  - No public facilities are proposed onsite.

4. Graphics demonstrating the following:

- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.
  - N/A
- b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.
  - Does not impact view corridors.

B. Consistency with City Plans

- Revise this section as it looks as if this section it is not talking about the proposed development. There is also a fragmented sentence at the end. References to the City's Comprehensive Plan's goals and policies are consistent with the proposed development.

C. Compatibility with Surrounding Areas

- Consistent with surrounding RM-20 zoning and will provide a residential use in this location versus the previous use as a sales center.

Other Comments:

- Provide setback of building from the northeast corner of the property on SP-1.
- Show dimension in parking areas for back out areas on north, east and west portions of the parking area to ensure vehicles can adequately back out of spaces within the dead end parking areas on SP-1
- Provide maximum building area on SP-1
- Provide gross and net acreage of site on SP-1. When calculating density, utilize the correct acreage measurement for each zoning district (RM-20 = net density, RPUD=gross density)
- Provide graphic showing distance from buildings to the west and south of the proposed development

**ENGINEERING DEPARTMENT**

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>

Review Complete Pending Development Order

No comments 12-22-20

**FIRE DEPARTMENT**

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

Review Complete Pending Development Order

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply

requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

## **BUILDING DIVISION**

James DeMars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com) <<mailto:james.demars@copbfl.com>>

Review Complete Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

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

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

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.

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

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

FBC\_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.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [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.
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.
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.
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.
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.
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.
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.
9. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, 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.
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).

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.

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.

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.

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.

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.

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.

17. 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.

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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

### **BSO**

Patrick Noble | [Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org) <[mailto:Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org)>

Review Complete No Comments

Development Review Committee Reviewed: December 17th, 2020

Subject: CPTED and Security Strengthening Report: P&Z # 20-13000007

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

[Patrick\\_Noble@sheriff.org](mailto:Patrick_Noble@sheriff.org) M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

**\*\*\* ATTENTION IMPORTANT \*\*\***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Disclaimer:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses.

Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

**\*\*\* ATTENTION IMPORTANT \*\*\***

**DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:**

1. CPTED/ Security Strengthening Narrative Plan. Initials \_\_\_\_\_
2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:
  - a. Landscaping type, placement & dimensions, Initials \_\_\_\_\_
  - b. Lighting types such as pole, motion-sensor, etc., Initials \_\_\_\_\_
  - c. Fencing type, placements & dimensions, Initials \_\_\_\_\_



- d. Signage type & placement, Initials \_\_\_\_\_
  - e. Camera type, location & scope of cameras, Initials \_\_\_\_\_
  - f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials \_\_\_\_\_
  - g. Pedestrian & vehicle circulation patterns, Initials \_\_\_\_\_
  - h. Dumpster/ enclosure type & design, Initials \_\_\_\_\_
  - i. Alarm types, locations, etc. Initials \_\_\_\_\_
  - j. Parking garage & lot types - include all security features & measures, Initials \_\_\_\_\_
  - k. Any other special considerations relevant to the specific type of development, etc. Initials \_\_\_\_\_
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials \_\_\_\_\_
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials \_\_\_\_\_

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Many of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment. A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding.

A safe and secure development is a priceless and essential benefit to all members and guests of the community.

### **CRA**

No comments entered as of 6:00 PM, 1/6/2021

### **UTILITIES**

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

Review Complete Pending Development Order

1-6-2021

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the rezoning approval request for the subject property.

### **LANDSCAPE REVIEW**

Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

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1. Submittal is lacking some information.
2. Provide evidence and note on plans and in narrative that all overhead utilities on the south side will be buried for this project as per 155.5509.
3. 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
4. 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 nonspecimen 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.
5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
6. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
7. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.
8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
9. Provide a plant list with species common and botanical names, sizes, heights, caliper etc.
10. Provide callouts and show outline of the building and please note on the plans.
11. Please propose some 'taller palms' along the south building face to create a sense of scale to match the other sides.
12. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan.
13. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
14. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
15. 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 if necessary.
16. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
17. All tree work will require permitting by a registered Broward County Tree Trimmer.
18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
19. Additional comments may be rendered a time of resubmittal

### **ZONING**

Jae Eun Kim | [jaeun.kim@copbfl.com](mailto:jaeun.kim@copbfl.com) <<mailto:jaeun.kim@copbfl.com>>

Review Complete Pending Development Order  
Zoning reviews for 20-13000007 RPUD\_12 units

- Revise the front setback on page 19 of the PD Document.
- Provide net and gross lot areas on the Master Plan.
- Obtain approval of a Plat note amendment or re-Platting if required.
- Provide details of uses of the roof deck.
- Revise balconies projecting into the front yard setback. Or Request an appropriate deviation and it must obtain approval.
- Revise the building height. The building height shall not exceed 35 feet. The building height shall be 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 roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof.

### **SOLID WASTE AND RECYCLING**

Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>

Review Complete No Comments

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).