



Legislation Text

File #: LN-553, Version: 2

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 15, 2024

NW 10TH AVENUE HOMES

**Request:** Minor Site Plan  
**P&Z#** 23-12000051  
**Owner:** CERVETERI LLC  
**Project Location:** NW 10 AV  
**Folio Number:** Multiple Folios  
**Land Use Designation:** LM (Low-Medium 5-10 DU/AC)  
**Zoning District:** RS-4 (Single-Family Residence 4)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Paola West (954-529-9417 / pwest@planw3st.com)  
**Project Planner:** Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting a Minor Site Plan and Building Design approval. This is a residential development project consisting of 12 single-family dwelling units, on 82,809 sf. (1.90 acres approximately) lot. The average lot area for each unit is 6,900 sf.

Staff Conditions:

PLANNING

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) <<mailto:max.wemyss@copbfl.com>>  
Status: Authorized with Conditions

1. In the documents folder, provide a letter from the Broward County Planning Council (BCPC), stating that replatting would not be required by Policy 2.13.1. This interpretation is assumedly based on the understanding that the proposed ten (10) single-family homes will be conducted under a unified development plan. The minor site plan application submitted has demonstrated a unified development plan, and thus platting should be exempt for the construction of this development.
2. Provide a School Capacity Availability Determination (SCAD) Letter from the school district, prior to building permit approval.

Note that the construction of SF homes will require the payment of park impact fees for neighborhood & community parks. The fees are reviewed annually & the fees will be assessed for each house at time of building permit approval.

ZONING

Diego Guevara | [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com) <<mailto:diego.guevara@copbfl.com>>  
Status: Pending Resubmit

Revise the submitted narrative. On the first paragraph, the total area is listed as 82,809 Sf. (1.90 acre). However, two paragraphs down the total combined area is listed as 109,195 Sf. (2.5 acres). Provide a clear square footage value on the response letter, include the location on the drawing or document to find the information.

Provide a written response addressing all the comments issued.

1. Provide also a consolidate chart with the Intensity and Dimensional Standards for the entire development plan (Master Site Plan).
2. Provide the Intensity and Dimensional Standards chart for each house/parcel.
3. Sec. 155.5101.F.2. *Development Responsibility for Street Improvement-Off site*, requires for any development to provide continuous sidewalks. Also, Sec. 155.5101.I.3 *General Walkway Layout and Design*, that requires the sidewalks to be at least five feet wide in residential areas. The subject parcel has existing sidewalks along two of the three sides. The applicant must provide sidewalks to the houses located along NW 11 Street.
4. Add sight triangles to the general Site Plan and the Model Type site plans, as required by Sec.155.5101.G.9. *Sight Triangles*. Sight triangles are required for security of the pedestrians, and to provide better visibility to the vehicular driver. They are not related to the light requirements.
5. Screen the mechanical equipment as required by Sec. 155.5301.A.1.a. *New Development Screening Standards*. The screening is needed for the two corner houses. Revise and comply.
6. For the individual unit building permit, include a copy of the Master Site Plan (entire development plan) approval and highlight the location of the subject unit.
7. Provide a consolidated Master Landscape Plan including all 12 parcels. Also attached a copy of the plan when applying for the individual unit building permit. The individual landscaping plan must be in accord with the master landscape plan, and the requirements for the RS-4.
8. On Parcel 11, a Model C house is proposed. Such model has the parking area too close to the corner. The applicant may consider a "mirror" image to have the driveway few feet away from the corner. In other words, flip the proposed floor plan to have the parking area further away from the corner.
9. All utilities must be underground.
10. Show the retention areas of each individual parcel on both the general site plan and the individual unit site plan.
11. The project includes three different dwelling types; however, Houses Type A and B are basically the same. They are a mirror image of each other. That is not a real difference. Provide another house type, different from the two already proposed. Because the number of units in the development, the staff strongly recommends to provide architectural variations to the building types proposed. The purpose of the request is to add character to the project to avoid the "cookie cutter" effect, consistent with requirements for Site Plan Development.
12. Provide the height dimension of house Type C.
13. Provide Color elevations of the houses along each street to demonstrate the variation in the unit design and color scheme. Include callouts and notes as needed to describe the proposed materials, building height of each structure measured from the proposed finish grade.

## LANDSCAPE

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

Status: Authorized with Conditions

1. Overall landscape plan seems to match typical labeling. LP refers to different units as 1, 2, 2M, 3, 4, 4M and typicals are referenced as A, B, & C. Clarify and correct. There are only 4 Models but there are 6 Typicals proposed, correct and remove unnecessary Typicals and label them according to Models as shown on the overall.
2. Provide callouts on overall landscape plan.
3. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. Comment response is not approvable.
4. Show required large canopy street trees on the overall landscape plan at 1 tree per 40' aka (1:40').8 on NW 10th and

11th and 7 on NW 4th.

5. Change out proposed understory trees to large canopy street and yard trees on NW 11th St.
6. Provide 1 large canopy tree in the front yards, the Tabs can remain.
7. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Correct required tree #'s on typicals to match the code section.
8. Required trees shall not be placed right against the property lines and in retention, please adjust.
9. Please spec Jap Blues as tree form and no shearing.
10. Label sod on the plans including the ROW swale
11. All tree work will require permitting by a registered Broward County Tree Trimmer.
12. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
13. Additional comments may be rendered a time of resubmittal.

### **FIRE DEPARTMENT**

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

Status: Authorized with Conditions

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain 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.

### **ENGINEERING DEPARTMENT**

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

Status: Pending Resubmittal

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 (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.
3. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.
4. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.
5. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection system shown on the civil engineering plans.
6. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
7. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, driveway aprons, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.
8. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

9. Place note on landscape plan sheet 050 L-210 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 the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

10. Please note on civil plan sheet 045 CWS Water and Sewer, 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.

#### THIS NOTE NEEDS TO BE ON THE PLANS

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)

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

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

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

#### UTILITIES

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

Status: Pending Resubmit

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

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 Bldg. e-plan submittal.

5. Civil plan 045 CWS Water & Sewer Plan proposes a 6" water main along NW 10th Street. A new 8" water main is installed and operational. Please correct.

7. Please procure an approved Broward County Wastewater collection permit or exemption for the proposed sanitary sewer system. Required during official Bldg. e-plan submittal.

9. Please note on #050 L-210 Overall Landscape Plan and #51, #52, #53 & #54 Typical 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 (verbatim).

12. The proposed 2" water service connections showing DIP service lines is not to City Engineering Standard detail. Please refer to City Engineering Standard detail 107-3 Y Branches 2-inch Water Service for the proposed water service connection design. Please correct.

**CRA**

Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com) <<mailto:kimberly.vazquez@copbfl.com>>

Status: Authorized with Conditions

Zoned RS-4 allows for single family homes on this site. The CRA is in support of the addition of single- family homes in the Northwest district.

**BSO**

Anthony Russo | [anthony.russo@sheriff.org](mailto:anthony.russo@sheriff.org) <<mailto:anthony.russo@sheriff.org>>

Status: Authorized

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach  
Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach  
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Monday - Thursday; 8 AM - 4 PM

**A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\***

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.

**B. \*\*\* DISCLAIMER \*\*\***

SAFETY AND SECURITY REVIEWS do 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.

**C. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\***

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans.

**D. \*\*\*Broward Sheriff's Office No Trespassing Program\*\*\***

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**BUILDING DIVISION:**

Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com) <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

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 2020 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 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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).

8. 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.

9. 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.

10. 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.

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.

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.

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.

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.

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.

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.