

Legislation Text

File #: LN-625, **Version:** 1

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 3, 2024

LAKES AT PALM AIRE

Request: Major Site Plan
P&Z# 24-12000001
Owner: LENR Development LLC
Project Location: N Course Dr
Folio Number: 494204000062
Land Use Designation: LM (Low-Medium 5-10 DU/AC)
Zoning District: RM-45 (Multiple Family Residence 45)
Commission District: 5 (Barry Moss)
Agent: Ken DeLaTorre (ken@designandentitlement.com / 561-707-3410)
Project Planner: Saul Umana (saul.umana@copbfl.com / 954-786-4662)

Summary:

The application seeks approval for a Major Site Plan for a 20.64-acre parcel on the south side of West Atlantic Avenue. Additionally, a supporting Rezoning Application has been submitted to request a rezoning from the PR - Parks and Recreation Zoning District to the RM-12 - Multiple Family Residential District. These applications supplement a Land Use Plan Amendment, proposing to change the City's land use designation of the subject property from OR - Recreation and Open Space within the Palm Aire Dashed Line Area (10,631 D.U.) to LM - Low Medium Residential (0 - 10 D.U./Ac.).

The new residential community will consist of fee-simple residential townhomes, with a total of 190 units available. There will be two models of townhomes: one 20 feet wide and the other 24 feet wide, each featuring individual driveways, garage parking, and associated landscaping. This application also includes the drainage of the existing lake on the site and proposes the creation of a new lake and the expansion of an existing lake onto the property. Access to the property will be from a new driveway entrance from Atlantic bypassing through the Canal waterway.

Staff Conditions:

ENGINEERING

Reviewer: David.McGirr@copbfl.com <mailto:David.McGirr@copbfl.com>

Status: Pending Resubmit

6-5-24

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

Conceptual civil plan design lacked detail and specifics.

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.

2. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.

3. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of W. Atl. Blvd.

4. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed off-site potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of W. Atl. Blvd.

5. Submit / upload a South Florida Water Management Div. right-of-way permit or exemption for the proposed construction within there right-of-way.

6. 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 Raw watermain connections shown on the civil engineering drawing.

7. 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 and sewer force mains shown on the civil engineering plans.

8. 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 systems and sewer force main shown on the civil engineering plans.

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

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

11. Upload the 2022 City Engineering standard details for the proposed off-site water and sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

12. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

13. 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.

14. On plan sheet 133 PE-2 clarify with Utilities if the proposed force main is public or private.

15. On plan sheet 133 PE-2 clarify the pipe size and pipe material for the proposed force main.

16. On plan sheet 134 PE-3, 135 PE-4 submit a construction detail for the turf block. Note on the detail to use grass plugs and not gravel.

17. Civil plans need to label what utility is public and what is private.

18. Public works director and the City Engineer is questioning why the project can't provide their own lake on private property rather than encroaching on public property. Concerns about contamination of the City's lake due to connection to the project's stormwater system will need to be addressed.

19. There is existing electrical/irrigation control system that services the fountains to our lakes to the south - need to coordinate with PW on whether it can remain or requires relocation.

20. Comply with all Broward County Wellfield protections, SFWMD and DEP regulations. Provide letters from both agencies as part of LUPA/Rezoning process to confirm any conditions those agencies will have for filling the small lakes and entitling the property.

21. Place note on landscape plans as per City Ordinance(s) §50.02(A) (3) and §100.35(G), 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 Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

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.

**** 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. ***

UTILITIES

Plan Reviewer: Nathaniel Watson

No comments rendered at this time. Applicant to meet to with Nathaniel in person 6/27/2024 to discuss site plan.

FIRE

Plan Reviewer: Jim Galloway \ jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Authorized with Conditions

All New & Existing automatic entry gates installed in either commercial or multi-family communities shall be provided with a Universal Access System as per the Florida Fire Prevention Code Broward County Amendments in section F- 108.9.3. Existing applications may be provided up to one (1) year to complete as approved by the AHJ.

Important Things to Know about Click 2 Enter (C2E)

Operates by using radio frequency technology.

Provides public safety agencies with a quick, safe, secure, and reliable means to activate gates, bollards, doors, or any security access control mechanism.

Compatible with Analog or Digital Radio Transmitters

Enhanced user-programmable latch open feature allows departments to specify gate open periods from one minute on.

Uses regulated 12V to 24V DC @ 500ma Power Supplies

The C2E Transmitter is enclosed in a Nema 4 Box with a Reflective Logo for Identification. The Technical Assistance & Customer Support Number for C2E is 877.939.3800

() Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

PLANNING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>>

Status: Pending Resubmit

Project requires LUPA and Rezoning prior to evaluation of Site Plan.

Project requires Platting (or Plat Determination Letter) prior to Building Permit submittal.

Provide confirmation of the absence of environmentally sensitive species / protected species on the subject property.

Clarify the limits of the proposed property regarding the lake boundaries. Is the intent to maintain the property line across an expanded and shared lake area? Or is the intent to relocate the property line to the limit of the lake? If changing the property line, site calculations (including density) will need to be updated.

Provide approval for modification to the lakes and surface water/drainage.

Easement Plan conflicts with required site features (as identified in the Zoning/Landscaping review) - identify a compromise or obtain relief in the form of a variance.

LUPA may trigger affordable housing (or fee) requirements.

Park Impact Fee to be assessed at time of building permit.

BSO

Plan Reviewer:

Status: Pending Resubmittal

Development Review Committee Date Reviewed: 06/19/24

Subject: CPTED and Security Strengthening Report: PZ#: 24-12000001

Name: Lakes at Palm Aire
Address / Folio: N. Course Drive
Type: major Site Plan

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach
Reviewer: BSO Deputy P. Noble for the City of Pompano Beach
anthony_russo@sheriff.org
M-(561) 917-4556 (Text & Email; No Voicemail)
Tuesday - Friday; 8 AM - 3 PM
patrick_noble@sheriff.org
Monday-Thursday

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

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

B. * DISCLAIMER *****

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & 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 & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

D. * 155.2407.E.9., SITE PLAN REVIEW STANDARDS *****

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS..."
THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

E. *PLEASE NOTE*****

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

F. * CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: *****

Note: if EITHER the SECURITY STRENGTHENING & CPTED Drawing OR Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing & narrative plans, DO NOT JUST SAY "ACKNOWLEDGED.!" Clearly stating "WILL COMPLY," with a detailed description of HOW it will comply is required.

*****THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL: *****

A. Natural Surveillance (Landscaping)

1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover.
Goal: Increase visibility & deter concealment.

2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8" feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.)
Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.

A1. Natural Surveillance (Lighting)

1.) All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc.
Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.

2.) Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

A2. Natural Surveillance - Security Strengthening

1.) For Commercial & Industrial, all solid exterior doors must have a see-through reinforced security window, or an audible/ video intercom pager system including service doors, garage, or bay doors (if any), etc.
Goal: To provide an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can cause extreme financial loss & may also have deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

2.) For Residential, all solid exterior doors must have a see-through reinforced security window or a vision panel opposite the from the door locking hardware, or at the minimum a wide-angle door viewer (door scope / peephole).
Goal: This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/ FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can have very deadly consequences, so strategically planning and designing defenses ahead of time to prevent or deter these incidents is vital for safety and security.

3.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance.
Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.

A3. Electronic Surveillance - Security Strengthening

*** ATTENTION ***

PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO ENSURE OPTIMAL RESULTS.

1.) Install video surveillance of all private and commercial residential including all apartments, townhomes, condominiums, gated communities, motels, hotels, etc., all commercial wholesale and retail businesses including restaurants, shopping plazas, entertainment businesses, etc., industrial developments, buildings, etc.

2.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

3.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation.

Goal: Placement of monitors in strategic locations is to increase valuable surveillance and expedite reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers’ office, etc.

4.) All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

B. Access Control - Security Strengthening

1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary.

Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.

2.) All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached. Occupants or the alarm company will then investigate and/ or address any emergency accordingly.

3.) Include anti-pry robust security bar device on any ground & second level sliding glass doors (if any).

4.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored.

5.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits.

Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.

6.) For Residential, install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms as residential units are often targets of thefts, frauds, burglaries, robberies, etc. Note that Wi-Fi alarm signals can be jammed with easily obtainable equipment thereby leaving properties vulnerable to burglaries without any alarm protection. Safes for valuables such as cash and/ or other important items including firearms, etc., are also strongly recommended.

B1. Access Control - Security Strengthening for Dumpster Enclosures / Trash Rooms

1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:

2.) A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.

3.) Bottom gate clearances must be 8" above the ground.

Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.

4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.

5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

6.) Dumpster areas must be secured with Access Control and video surveillance.

7.) Enclosed trash rooms must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.

B2. Access Control - Security Strengthening for Key Control & Management Offices

1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.

2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.

3.) A surveillance camera must monitor the office key storage area.

4.) Management office door must have a security viewer (door scope / peephole) or reinforced security window.

C. Territorial Reinforcements - Security Strengthening

1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

2.) Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property.

Goal: To prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

C1. Security Strengthening - Parking Lots / Parking Garages / Covered Parking

1.) For developments using electronic vehicle access control gates, please explain how your project will deter / prevent tailgating (aka "piggybacking") by unauthorized users attempting to gain access into a private / restricted area without permission.

(One possible solution would be a secondary vehicle access control gate arm in conjunction with access control gates with a proper time setting to only allow entry for one vehicle at a time.)

2.) (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

3.) (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park and loiter in private parking lot.

4.) (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

5.) Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lanes of travel, this includes inside enclosed garages.

6.) Install anti-vehicular impact traffic safety bollards preferably lighted &/or large heavy planters secured to the ground along street front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

7.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.

8.) Vehicle parking lots & garages that exit onto the public roadway must have multiple traffic control indicators strategically placed to advise exiting vehicles to use caution before entering the right-of-way. Examples of such indicators can be, but are not limited to: Stop signs, Stop Bar pavement markings, an illuminated Stop sign, flashing red light, rumble strips, signage indicating to watch for vehicles, bicyclists & pedestrians, etc.

D. Maintenance & Management - Security Strengthening

1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.

2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.

3.) Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap.

Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.

4.) Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial numbers stored for criminal investigation.

Purpose: Having this information readily available in the event of a theft or burglary aids law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

5.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service

E. Activity Support - Security Strengthening

1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public.

Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.

3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design.

Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.

4.) Thorough criminal background checks should be completed for all full-time & part-time employees as well as volunteers, especially for any positions involving access to juveniles, sensitive information & the handling of money.

5.) For Residential / Homeowner Associations, establish a dedicated & secured computer website to provide timely and valuable crime prevention information and tips to residents, owners, tenants, regarding calendar of events, important notifications, community concerns & virtual meetings, etc.

*****Note*****

Please issue DRC Comment Responses in the Affirmative such as "Will Comply" or "Will Be Done". Comment Responses such as "Acknowledged", "Understood" or "Noted" are ambiguous & do not clarify compliance.

ZONING

Plan Reviewer: Saul Umana | saul.umana@copbfl.com <<mailto:saul.umana@copbfl.com>>

Status: Pending Resubmittal

- 1) Please note that all comments are subject to change until LUPA and rezoning are completed.
- 2) Staff feels that the easement plan exceeds approvable parameters. The purple easement shadowing should not exceed the width of the drive aisle and is currently wider than the drive aisle. Staff recommends combining the yellow easement with the purple, allowing for the required street trees to be shown and approved in those locations. Plans as proposed are not approvable for site trees and street tree layouts. Subject to approval/review by the utilities department.
- 3) Has there been a review, report, or study of any potential impacts on the nearby condos due to the proposed lake expansion?
- 4) Provide evidence and note on the plans and in the narrative that all overhead utilities will be buried for this project as per section 155.5509.
- 5) How will the approval process for the lake expansion (which is owned by the City) occur? Has there been a discussion on who has the authority to approve this? Has anyone from the City expressed that they will approve such an expansion?
- 6) If the lake expansion is approved, have there been discussions on how this will be managed, such as through an easement, new property lines, or abandonment?
- 7) What is the reasoning behind the lake expansion? Has the team explored placing the townhomes near the waterway within their own property lines?
- 8) On sheets 002 MP-1 Master Plan and 008 PMP, reference 214 Dwelling Units. Revise this information.
- 9) Since this will be a rezoning to RM-12 instead of a Planned Development, in the future, residents may want to add accessory uses. To help staff with future permits, provide a plan sheet or add a layer showing the areas of minimum pervious surface to meet the 20% minimum requirement. If the common areas will not be enough to meet the pervious surface requirement, then provide a detail sheet showing the maximum development possible for each townhome model.
- 10) On sheet 009 FSP-1 Final Site Plan, add a note that references DET-1 typical sheet.
- 11) On all Final Site Plan sheets, label which townhome model corresponds to the legend/labeling of the final site plan.

- 12) On sheet 010 FSP-2, show that the 50' City Well Easement and RWM easements are within the property lot boundary of a townhome. Driveway lengths must be a minimum of 20'. The driveway setback is 3 ft. Show the waterway setback for the models facing the water.
- 13) On sheet 011 FSP-3, driveway lengths must be a minimum of 20'. The driveway setback is 3 ft. Show the waterway setback for the models facing the water. Reference the model on the site plan similar to the master site plan sheet.
- 14) Question: Will paving be allowed within the proposed 10' Drainage Easements?
- 15) On sheet 013 FSP-5, question: will the proposed entrance into this development be done via an easement or right-of-way dedication? In addition, the inclusion of the temporary sales center is best suited as part of a Temporary Use Permit process. If this is to be part of the phasing/package inclusion, the applications need to be updated to show landowner approval.
- 16) On sheet 015 FSP-7, add a note that parking will be double-striped. Add a note stating the bike rack capacity. Add a screening note for the pool equipment area.
- 17) N/A
- 18) On sheet 017 FSP-9, show the waterway setback to the structure.
- 19) On sheet 020 FSP-20, show the 50' City Well Easement within the future property boundaries of a townhome.
- 20) On sheet DET-1 Plan, show driveway setbacks (3 ft min). Add a mechanical screening note/standard to detail typical. Driveway length minimum required is 20 ft.
- 21) On sheet 023 DET-1 Plan, there is a note that the stepback requirement is being used. If the pitch of the roof follows the 1 per every 4 ft requirement, then the building itself does not need the stepback.
- 22) Provide a maximum building-out typical detail (in connection to comment 9).
- 23) On the typical detail sheet, indicate the guest parking. If not using the driveway and garage for each townhome to have their own guest space, then an off-site parking lot for guest parking must be provided.
- 24) Prior to the AAC submission, provide a plan similar to the master site plan (or on the master site plan) that shows which architectural style/color variation will be used to comply with the architectural variability standard.
- 25) As part of the sustainability narrative, provide evidence prior to building permit approval of how sustainability will be achieved.
- 26) Prior to AAC submittal, provide color elevations with material call-outs.

BUILDING

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

BLDG 6-5-24

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 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 2020 FBC Accessibility.

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.

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.

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 [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, 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.

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 A208.2.3.3 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.

17. 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.

18. 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.

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.