



Sweet Acacia, LLC.

Responses to:

Plans correction report 000067-2021-APP

Dated: 9/12/2021

Engineering

1. Note FFE for buildings on Site Plan.
[See site plan Sheet AS-1](#)
2. Provide FDOT Pre-application letter for access on SR 845 (Powerline Road).
[Pre-application meeting with FDOT has been scheduled](#)
3. Provide preliminary drainage calculations.
[See sheet WQ SFWMD NEW DESIGN 110921](#)
4. Note sizes of existing water and sewer mains on CCP.
[Sewer main size shown on CCP. Water main size has yet to be determined.](#)
[The size of the existing water main will be field verified and any required upgrades to the existing water main as required to service the site will be incorporated into the engineering plans prior to submitting for permit.](#)
5. Show locations and distances of existing fire hydrants serving this site.
[New fire hydrant has been added to CCP](#)
6. Suggest providing a separate pavement markings and signage plan.
[Will be provided on final engineering plans. South connection is existing, including pavement striping/stripping, proposed signage is shown on CCP](#)

Fire

- 1-Building will require a fire sprinkler system including standpipes.
- 2-Building will require an alarm system.
- 3-Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.
- 4- Show water mains and hydrants on site plan. OPWPS, Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings. Show on civil plan if the ownership of the fire hydrants and underground fire mains are private, or if they will be dedicated to the city with easements, etc.
[Shown on CCP](#)
- 4A- Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18). Clearly indicate on the Civil plans that all automatic fire sprinkler piping, including the underground fire service shall be installed by a certified contractor as per Florida Administrative Code Rule 69A-46 and State Statue 489.105(n)
[Shown on CCP](#)
- 5- Hydrants shall be provided to ensure that the maximum distance between a hydrant and all portions of a structure is 300 ft. In addition, the maximum distance between hydrants and vehicles shall not exceed 400 ft. Distance shall be measured only in directions and paths where a fire hose can be laid. OPWPS
- 6-A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS



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7-Fire lanes shall be provided for all buildings that are set back more than 150 ft. (46m) from a public road, or exceed 30ft. (9m) in height and are set back over 50 ft. from a public road.

8-All roads shall be a minimum of 20 ft. wide with an inside turning radius of 30 ft. and outside radius of 50 ft. Show turning radius for all turns with point of compass on plans sealed by engineer.

9-Knox box, Key switch, or S.O.S will be required if gate is locked.

10-Prior to going vertical, fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus(32 Tons) and shall be provided with a surface suitable for all weather driving capabilities.

11- BDA system may be required.

12- Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both.

13-When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.

14-Provide 10 inch address numerals on each unit. If the units do not face the street, install at the end of the building, or on a sign at the entrance to the building.

All comments shall be complied with at time of permitting

Planning and Zoning

Density (Base residential density. A base density of 10 dwelling units per gross acre shall be established. Increased density may be earned through incentives.)

Required – More information would need to be provided. Based on preliminary site calculations 18 spaces would be permitted at base density, but up to 38 could be permitted with incentive density. Applicant shall provide gross area calculation and incentive data.

Proposed – 26 dwelling units

Status – Requires allocation of flexibility/reserve units and granting of bonus density.

October 07, 2021

Incentive Density Calculation	Dwelling Units per Acre	Additional Dwelling Unit Density Per Gross Acre	Gross Project Acreage	Total Dwellings Allowed
Base residential density	10		1.8586	18.5860
Density Incentives				
Inclusion of structured parking that provides 76% of required parking spaces.		3	1.8586	5.5758
Inclusion of porte-cochere providing permanent weather protection for pedestrians.		1	1.8586	1.8586
Addition of electric vehicle stations.		1	1.8586	1.8586
Inclusion of trash facilities inside the building envelope.		1	1.8586	1.8586
TOTAL				29.7376

Total number of dwellings proposed: 26

Total number of dwellings allowed: 29



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In addition to the above listed incentive amenities for which we list the total number of additional dwellings allowed, we plan to provide public art in the form of a metal sculpture at the south entrance of the building as well as special paving and specialty light fixtures within the pedestrian areas.

We will not be able to provide additional signature trees along Powerline Road because FPL prohibits the use of large trees so close to overhead power lines. We will, however, keep seven existing Royal Palms along the Powerline Road corridor, relocate an additional existing Royal Palm that would be in the way of the expanded south entrance driveway, and provide five new shade Signature Trees around the perimeter of the pedestrian courtyard located on the north side of the building. In all, the project will have 13 signature trees that will be very visible from the Powerline Road corridor.

Analysis:

1. Facades

a. The North, South, and West elevations would need more details to break up the blank walls on the first floor and sidewalls.

This comment was addressed, see plans A-7, A-8 and A-9

b. Please provide the wall sign location, for future business.

We are not planning to use wall signs.

c. The first level facing N. Powerline Road should have windows along all façade sections.

This comment was addressed, see plans A-7, A-8 and A-9

d. An architectural cornice is strongly suggested as a capping element near the roofline.

This comment was addressed, see plans A-7, A-8 and A-9

e. Screening is necessary for all roof-top equipment. A cornice device could also serve as a parapet to provide needed screening, or another screening method can be provided for review.

Proposed parapet will screen all roof top equipment

f. Provide additional detail on the parking structure facades.

This comment was addressed, see plan A-10

2. Floor plan

a. Provide the location of the leasing office or amenities, since the top 3 floors are proposing apartments?

This comment was addressed, see plan A-1

b. The floor plan only states offices, but the project narrative states retail and office. Is the project only proposing offices, if so, please update the project narrative. Retail and office are both permitted in this zone, and if the final tenant is not yet determined, please indicate accordingly.

Currently the only commercial floor will be the ground floor and the tenant is not yet determined.

3. Please provide a detailed statement on how the project addresses each density incentive.

The following are items that need to be provided to obtain the density element.

Please state what items are proposed to be provided and Provide documentation that these items would be provided.

a. Inclusion of structured parking that provides at least 75% of required parking spaces.

Please refer to Incentive Density Calculation chart.

b. Inclusions of plazas, arcades, promenades, greenways, water features, and/or public art.



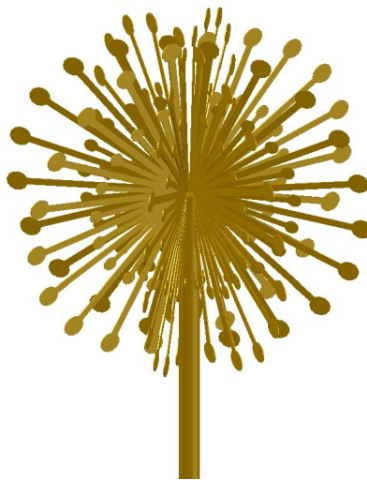
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c. Inclusion of paseos or other acceptable permanent weather protection for pedestrians.

d. Application of design materials such as special paving, site furniture, specialty light fixtures, approved signage, and "LEED" design features.

Inclusion of structured parking that provides 76% of required parking spaces.

Inclusion of public art. See below proposed sculpture to be 8' in diameter located as shown in plans.



Inclusion of porte-cochere providing permanent weather protection for pedestrians.

Application of special paving, specialty light fixtures, approved signage.

Addition of electric vehicle stations.

Inclusion of trash facilities inside the building envelope.

e. The addition of electric vehicle stations.

Our building will provide 5 - Level 2 EV charging stations

f. Inclusion of trash facilities inside the building envelope.

Trash room has been provided within building envelop with trash chutes at each floor

g. Use of large signature trees as street trees.

FPL does not allow large signature trees at Powerline Road

h. Project provides a variety of housing types.

Project provides one, two- and three-bedrooms apartments

4. Provide more detail on how the parking structure is going to operate.

Equipment operation by user:

6555 NW 9th Ave Suite 106, Fort Lauderdale FL 33309



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Please refer to sample Quick Start Guide, included in DropBox folder “12. Sustainability”, APC User’s Quick Start Guide:

<https://www.dropbox.com/s/6h8qvey7t8kbuj8/APC%20User%27s%20Quick%20Start%20Guide.pdf?dl=0>

How system operates:

Please refer to video animation included in DropBox folder “12. Sustainability”, APC-Puzzle Type:

<https://www.dropbox.com/s/y7vlkefa4bj634v/APC%20-%20Puzzle%20Type.mp4?dl=0>

a. The façade of parking structure difference between neighborhood meeting and plans.

The image presented during the Neighborhood Participation Meeting was provided as “reference only” to illustrate the proportions of this type of systems. This fact was clearly stated during the meeting. The reason we chose a full enclosure for our system was to provide maximum security for both vehicles and users and maximum protection of vehicles from the elements.

b. How is this glass going to be installed?

The glass will be installed in full compliance with applicable code requirements that will be included in the construction documents.

c. Provide detail on who would be allowed to have access?

Access to the system will be available to authorized parkers only, through the use of an RFID card provided by the administration. Parkers will have access to the ground level only.

Access to upper levels will be granted to qualified maintenance personnel only

d. How would the residents or guests park or received their vehicle?

Please refer to sample Quick Start Guide, included in DropBox folder “12. Sustainability”, APC User’s Quick Start Guide:

<https://www.dropbox.com/s/6h8qvey7t8kbuj8/APC%20User%27s%20Quick%20Start%20Guide.pdf?dl=0>

e. Please provide a color rendering.





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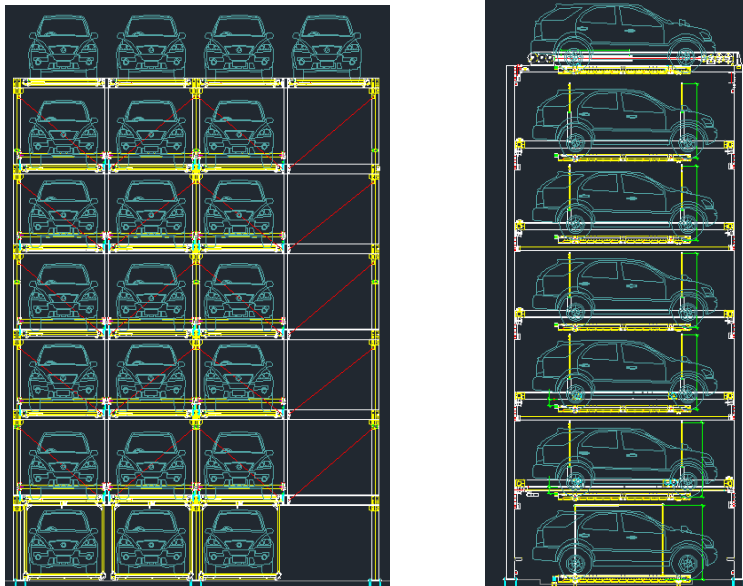


5. The bicycle rack would need to be relocated to a visible area for the residents and business operators.

Bicycle rack has been relocated to the northwest corner of the building. A bicycle storage room has been provided at the north part of the ground floor

6. Provide the parking stall dimensions on the site plan and within the parking structure along with specific design of parking structure.

Parking stall dimensions: Width 8' 6-3/8", Depth 20' 10"



a. It is stated in the project response to the complete review, for electric vehicle stations. Please identify the location.

The 5 EV charging stations will be located within the system at the ground level

b. If the parking spaces within the structure do not meet the City's minimum dimensions, the DRC would need to grant a waiver to permit the proposed dimensions.

7. Bus transit shelters. A bus transit shelter easement shall be dedicated to the county at any new Powerline Road development, whether or not it is mixed-use. New shelters shall be installed, matching the



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architectural design, style, and theme of the new development. New shelters shall be designed to provide transit rider protection and shade from rain and sun and utilizing a renewable energy source for power. Please work with Broward County Transit on bus stop spacing and ensuring a shelter can be provided to comply with this requirement.

We have already contacted the office of Broward County Transit in this regard.

8. Monument signage

Included in provided plans

a. Provide the full detail of the monument sign.

Included in plans

b. Provide the materials.

Cast in place concrete

c. Provide the height and width of the signage

Included in plans

d. The max height of the sign, cannot exceed 5 feet

Signage complies with 5' maximum height

e. Provide the height and width of all letters and the number.

To comply with minimum requirements

f. Provide the square footage

24 sf.

g. The max square footage cannot exceed 48 sq. ft.

Complies with maximum square footage requirement

h. Provide the setback from the property line.

Specified in plans, in compliance with setback requirements

i. The required setback is 5 feet from the property line.

Current plans comply with 5' set back

j. Please make sure it does not block a sight triangle.

Not triangle is blocked

9. Provide information if there would be shared driveway access with the shopping center to the South?

There will be shared driveway as shown in current plans

10. Provide the square footage for the parking structure to the building data. October 07, 2021

This data is included in the current plans see sheet AS-1

11. Dumpster & Detention Area:

This information is included in current plans

a. The floor plans show a trash room/chute for residents and a dumpster enclosure far to the north.

Trash room has been relocated to provide direct access from the exterior of the building for the selected waste management service. The Dumpster Enclosure has been removed, please refer to current plans.

Please provide more information on how the trash would go from one place to another or whether this external dumpster would be needed.

Trash will be collected directly at the trash room by the selected waste management service provider.



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b. The dumpster blocks views of the retention area for passive surveillance. Please indicate, if dumpsters are to remain in this area, whether security cameras would be proposed for the dumpster enclosures and for the retention area behind the dumpsters.

Dumpster enclosure was removed so there will be no blocked views.

c. Is the retention area intended to always be submerged or is this a dry area?

The retention area will be dry.

11. Outdoor Amenities and Pedestrian Integration:

a. The proposed development does not incorporate any on site outdoor amenity space for residents or workers.

The current plans include outdoor amenities, please refer to plans for details. See AS-1

Amenity space should be provided to support outdoor activity on the site including sitting areas, trash receptacles, and tree grates. Also show better walking connections to surrounding shopping opportunities that are anticipated to develop in the surrounding area, and landscaping areas.

The access to the adjacent shopping opportunities is provided through the public sidewalk

b. Only one sidewalk connection is provided to the sidewalk along Powerline Road. An additional sidewalk connection should be provided from the north end of the building. Commercial entrances facing N. Powerline Road with direct sidewalk access should be provided.

New covered north entrance, as specified in current plans, provides the requested additional access.

c. Minimize pavement on site where possible while providing walking connections to on-site amenities and off-site shopping/dining areas.

12. Sustainability:

a. Please provide evidence of LEED standards that are to be met for the parking structure and for the building project overall.

Sweet Acacia will not seek LEED Certification from USGBC; however, the use of automated vehicle storage systems (AVSS) provides the following LEED Credit opportunities:

- Location and Transportation
- Sustainable Sites
- Energy and Atmosphere
- Materials and Resources
- Innovation

Find details in the presentation uploaded for city review at folder "12. Sustainability", APC LEED Points <https://www.dropbox.com/sh/46fy6johyhk8ehg/AACZt4dMgRSpMltz5ZcNcaYpa?dl=0>

b. Please indicate plans for use of solar power or other methods for reducing energy usage.

Sweet Acacia will not make use of solar panels in its energy management strategy; however, since automated vehicle storage systems (AVSS) allow us to save 95% of energy when compared to a conventional concrete ramp garage (CCRG). The reasons for this savings are the following:

- The structure occupies is 30% of what a CCRG would occupy
- Of this 30% we only need to illuminate the ground floor or 15% of the structure
- The structure does not require the use of people elevators

The combined effect of the aforementioned characteristics allows for energy savings equal to 111 MW per year, enough to provide power to 10 average homes.



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13. This project requires approval from the City Commission for allocation of flexibility or reserve housing units.

Police v.1 Requires Re-submit Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org

Correction: 01 - General Comment - LORRAINIA BELLE (10/6/21) - Not Resolved

October 07, 2021

Police CPTED

[We acknowledge CPTED recommendations, and we agree to implement them in final construction documents.](#)

Utilities

[See Engineering.](#)