



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

March 30, 2022

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: Lauren.Gratzer@copbfl.com

RE: PZ# 20-12000049 THE NEW AUTO TOY STORE (494202030870, 494202030880)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the January 6, 2021 DRC meeting. Seeing as the only disciplines that issued comments are Zoning, Urban Forestry, and Solid Waste and Recycling, we would like to take the opportunity to respond to those comments at this time. If you believe the comments have been satisfied, please indicate so. Our client is eager to move forward with the issuance of a Development Order for the property. If you do not believe the comments have been satisfied and another meeting is required prior to reviewing the revised plans for issuance of a Development Order, please also indicate so.

Thank you and I look forward to your response.

ZONING (Lauren Gratzer | lauren.gratzer@copbfl.com)

1. Provide a copy of the approved development order from the Zoning Board of Appeals for a special exception use (P&Z: 20-17000009) addressing any conditions for the "Used Automobile and Light Truck Sales with Outdoor Display."

Development order copy is included in the Documents folder.

2. The variance from 1978 (Appeal: 78-54) corresponds to Building 2 on the site plan only (Lot 8 of Block 11, of Fairview Amended). The proposed area for vehicle display is on the adjoining property, and the minimum parking for this parcel must be addressed. Provide the floor plan with square footage for Building 1, and a list of the tenants & uses in order to calculate the required parking for this building. The last previously approved site plan for this building shows that seven parking spaces were constructed (BP 81-5902) for the purposes of a warehouse. According to City Business Tax Receipt records, Building 1 is currently being used as a contractor's office. A contractor's office requires 1 parking space per 400 SF. Given the size of the building, and the office use, a minimum of 12 parking spaces must be provided. Note that vehicles, trucks, and trailers may be displayed in a vehicular use area provided the parking spaces used for display shall not be eligible for compliance with Minimum Off -Street Parking requirements (155.4219.A.2.c.).

The layout has changed. Building 1 burned down last year, which is why resubmittal of this project took longer than expected. The proposal now includes one large building and the floorplans are included in the Drawings folder for reference.

3. Update the parking table on the site plan to include the formulas & calculations. The estimated required parking and provided parking are shown, but they do not correspond to the city's parking regulations, and it's unclear how these numbers were determined.

Site plan now includes parking calculations.

4. Note on the site plan that all parking will be double striped.

Note was added to SP-1 Site Plan.

5. Provide the dimension of the width for all landscape buffers. The vehicular use area perimeter buffer shall be a minimum 10' in width per 155.5203.D.3, this is not provided at all locations (in particular in the central landscaped area fronting on SW 8 Street).

Buffers are dimensioned on SP-1 Site Plan.

6. Provide calculations for the amount of pervious area that is living material (ex: grass, trees) located inside of the property lines. Permeable pavement should not be credited towards the minimum pervious area of a property. The minimum pervious area for properties located in the I-1 zoning district is 20% of the lot. It appears the current pervious area is only about 7% or 2,244 square feet.

Pervious area is shown at 28% on SP-1.

7. The dumpster enclosure shall be screened on three sides with a solid view-screening fence that is at least six feet high and on the fourth side with a solid view-screening gate (155.5301.C.b). Commercial containers shall be located so as to be substantially hidden from view from the adjacent property and the public rights-of-way. Additionally, the following shall apply:
 - i. Commercial containers that are visible from a public right-of-way or more restrictive zoning district, or sub-area shall provide a continuous hedge at least two feet high around the commercial container enclosure.
 - ii. Unless legally located in a front or street side yard, no commercial container enclosure shall be placed in an area where the fence regulations would cause a conflict with this section.

The dumpster includes an enclosure. Due to the size, layout, and nonconformity of the existing site, the location of the dumpster is the most feasible to allow trash maneuvering and pickup.

8. The proposed bike rack is not permitted to be located in the landscape triangle in front of the building. Bike racks shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s) (155.5102.L.2).

Bike racks were relocated in front of the westernmost building.

LANDSCAPE REVIEW (Wade Collum | wade.collum@copbfl.com)

Comment Responses provided by the Landscape Architect.

1. 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 for specifically the large tree location in the NW corner.
2. 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
9. accordance with Code Section 155.2411, and Part 5.
3. Provide any previously approved landscape plans for either parcel.
4. Provide a graphic scale on landscape plan.
5. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
6. Provide 10' wide VUA requirements as per 155.5203.D with trees and shrubs along perimeters of the site as per Special. Palms do not qualify.
7. Provide sod, irrigation and street trees in ROW.
8. Provide Street Trees at 1:40' as per 155.5203.G.2.c.
9. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation for all new parking areas. Palms do not qualify.
10. Show sod on the plan.
11. Plans shall meet the intent of previously approved plan 76-4628 in coordination with new required perimeter buffers for the East parcel.
12. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
13. Provide a mechanical equipment screening detail.
14. Provide soil specifications
15. 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 staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
16. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.
17. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
18. All tree work will require permitting by a registered Broward County Tree Trimmer.
19. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
20. Additional comments may be rendered a time of resubmittal.

SOLID WASTE AND RECYCLING (Beth Dubow | beth.dubow@copbfl.com)

REVIEW COMPLETE; COMPLETE RESUBMITTAL REQUIRED

Demonstrate adequate trash collection service has been planned for this site. There is no trash receptacle or enclosure shown on this site plan.

1. Specify what type and size containers will be used to accommodate the trash generated by use of the building on this site.
2. Demonstrate access to and from location of the trash container on the site plan.
3. Label garbage/dumpster location on the site plan.

Location, type, access, and size of dumpster is shown on SP-1 Site Plan.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Senior Land Planner