



September 1, 2020

Matt Edge
City of Pompano Beach Department of Development Services
100 West Atlantic Boulevard
Pompano Beach FL 33060

RE: ***Narrative – Imeca Pompano Beach
Commercial Flex Application***

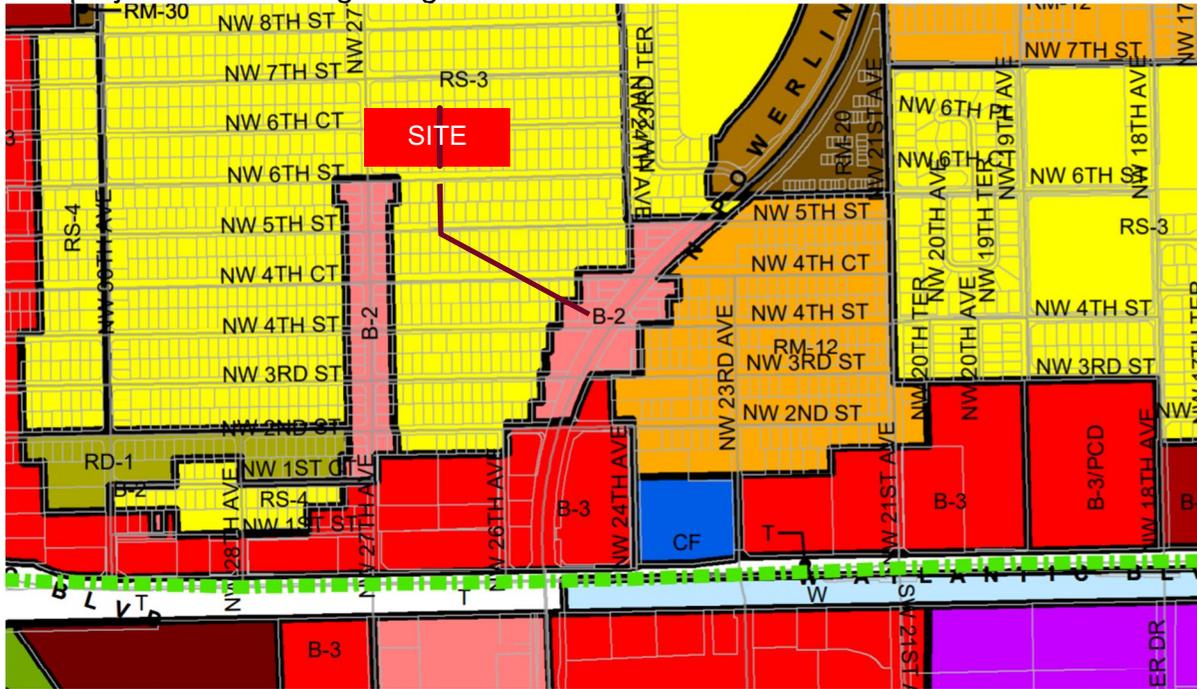
Dear Matt;

This letter is written to provide a narrative to assist with the review of the Commercial Flex Allocation application, to allow for commercial uses in a portion of the property with a residential land use (despite having a B-2 Zoning Designation)

The subject property is vacant and located at the NW corner of NW 4th Street and North Powerline Road, as depicted by the Broward County Property Appraiser as three parcels (4842 33 04 0500/0510 and 0520) shown below for reference:



The project has a zoning designation of B-2 as is shown below for reference:



Pursuant to section 154.62, the City may allow nonresidential uses within a residential land use through the distribution of nonresidential flexibility within the flexibility (or 'flex') zones, and the subject property is within a flex zone.

Powerline Road is listed in the City of Pompano Beach Future Land Use Element as a desirable express bus route with limited service, and for the properties in immediate proximity, the land use category has been changed over time to reflect the tendency toward commercial uses in proximity to a major connector transportation route. The land use map appears to have been amended over time to reflect this, and the existing zoning designation of B-2 allows for the proposed commercial use.

The appropriateness of applying the non-residential flex distribution would accomplish two things:

- a) Allow for an appropriate use within the B-2 Zoning District; and
- b) Preserve the existing residential land use, to allow for a larger scope review of the Powerline transportation corridor, in terms of higher density or commercial uses in the future.

Comprehensive Plan Policy 01.04.01 states that: 'The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments'

Comprehensive Plan Policy 01.12.03 states that the city shall 'utilize the existing flexibility provisions to facilitate proposed mixed-use developments in urban infill areas provided that the proposed developments are compatible with the community character' The proposed low intensity commercial use is appropriate and compatible with the community character.

Section 5 of the Future Land Use Element states that a 'yearly summary regarding allocation of acreage proposed for commercial uses within lands designated residential, industrial and employment center utilizing the "5% Residential Land Use" and "20% Industrial/Employment Center Land Use" flexibility provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan, if certified within the City Land Use Plan.'. The applicant requests the most recent summary to assist with verifying that the proposed allocation is within the bounds set by the comprehensive plan.

We appreciate your consideration of the attached request, and the team will make itself available to answer questions and concerns in advance of formal meetings if desired. The agent's contact information is:

email: Mark.Rickards@kimley-horn.com
Direct Phone (561) 404-7244.

Best Regards;



Mark Rickards, AICP

Attachments



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 8, 2020

Zoning Letter Number: 20-02000190

Kimley Horn
Mark Rickards
1651 South Congress Avenue, Suite 201
Delray Beach, FL 33445

Re: Waiver Request – Request for Parking Reduction
Three vacant lots on the northwest corner of N Powerline Road and NW 4 Street / Folio Numbers: 484233040500, 484233040510, 484233040520 / Site Plan PZ #: 18-12000028

Mr. Rickards,

The City of Pompano Beach Development Services Department has received your request dated September 23, 2020 which requests relief from code section 155.5102.D.1: Minimum Number of Off-Street Parking Spaces. Code section 155.5102.J.1 allows the development Services Director to approve an alternate parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 155.5102.D.1.

In your parking study, which was performed by ACT Environmental & Infrastructure on Saturday, October 6, 2018 and Tuesday, October 9, 2018. The data provided was compiled at an Imeca store located in Tampa, FL. This location was chosen due to its size, location, and accessibility from a limited-access highway. The parking study, attached to this letter as "Exhibit A," concludes that the maximum parking usage was 7 spaces during the Saturday observation and 6 spaces during the Tuesday observation. The total number of spaces at the Tampa, FL location is 14, one more space than is proposed at the Pompano Beach location.

While code section 155.5102.D.1 requires a minimum of 31 parking spaces for this development, the applicant has brought substantial evidence that demonstrates the feasibility of providing a total of 13 parking spaces. This reduction of 18 parking spaces shall be for the site plan proposed under PZ 18-12000028, and shall not be transferred to any other development. If any other request for relief is sought for this property, it must be done separate from this approval.

Yours truly,
THE CITY OF POMPANO BEACH
David L. Recor, Director

David L. Recor, ICMA-CM
Development Services Director

Enclosures



EXHIBIT A



September 23, 2020

Matt Edge
City of Pompano Beach Department of Development Services
100 West Atlantic Boulevard
Pompano Beach FL 33060

RE: *Imeca Pompano Beach – Parking Reduction
PZ18-12000028 Major Site Plan*

Dear Matt;

This letter is written to provide a separate request to the City in regard to an administrative adjustment requested for parking provided.

The subject property is vacant and located at the NW corner of NW 4th Street and North Powerline Road, as depicted by the Broward County Property Appraiser as three parcels (4842 33 04 0500/0510 and 0520) shown below for reference:



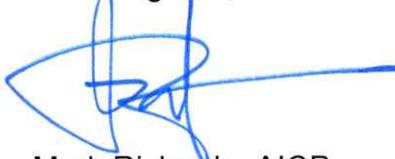
The attached site plan provides for 13 parking spaces in support of a low intensity use, a neighborhood supply and hardware store, with very light customer traffic. A large portion of the proposed building will be for inventory and larger items, with a front of house customer experience showroom area that is relatively small.

The parking requirement is based on Table 155.5102.D.1 does not specifically address a use like this with a variable parking demand. Accordingly, parking observations at an existing Imeca Hardware (at 8820 North Florida Avenue Tampa Florida) were conducted on October 6 and 9 (A Tuesday and Saturday) during business hours.

The maximum observed parking demand at any one time was seven (7) on Saturday and six (6) on Tuesday. The parking demand observed varied between 3 and 7 spaces, please refer to the attached Parking Study prepared by a professional engineer.

As a companion administrative request to the site plan development review process, we are asking for a determination that for the use as outlined, the proposed parking supply for the project is sufficient. I'd be happy to discuss this further after your review if you feel that would be helpful.

Best Regards;



Mark Rickards, AICP

Attachments

March 6, 2020

Planning & Zoning
City Hall Main Building - Third Floor
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

**RE: IMECA Hardware, N.W. 4th Street & N. Powerline Road, City of Pompano Beach, Florida
Parking Study Letter Report**

This Letter Report has been prepared for a proposed IMECA retail store proposed in the northwest quadrant of the intersection of N.W. 4th Street & N. Powerline Road in the City of Pompano Beach, Florida. A site plan is attached for reference.

Project Location

The proposed project is located in the northwest quadrant of the intersection of N.W. 4th Street & N. Powerline Road in the City of Pompano Beach, Florida as shown in Figure 1, Project Location Map.



Figure 1, Project Location Map

Parking Study Methodology

The parking study detailed in the Letter Report is pursuant to correspondence with City of Pompano Beach Planning staff for a proposed methodology for an existing IMECA retail store located at 8820-8840 North Florida Avenue, Tampa, Florida 33604. This analysis was performed by MOV Consultants, LLC on behalf of A.C.T. Environmental & Infrastructure Inc.

- Conduct parking occupancy counts at existing, currently operating, IMECA retail store located at 8820-8840 North Florida Avenue, Tampa, Florida 33604.
- Information collected at the site above for the parking study will include:
 - An inventory of the existing number of parking spaces (supply).
 - Estimated number of staff working on-site.
 - Parking occupancy data (number of vehicles parked) at the existing specialty retail lumber and hardware store noted above in 30-minute intervals between 8:00AM - 5:00PM.
- Parking occupancy data will be collected on one weekday (Tues-Thurs) and one weekend day (Sat)
- Weekday and weekend parking data will be analyzed to determine the existing utilization of the current parking supply at the existing IMECA retail store noted above.
- Parking data for the existing IMECA retail store above will used to offer conclusions regarding the proposed site under review in Pompano Beach, Florida.

Modifications to the proposed methodology above were applied after additional information was gathered and based upon professional judgment regarding the existing store, and include the following:

- Data was collected during IMECA store operating hours (8:00 a.m. – 12:00 p.m. (noon) on Saturdays, and 7:30 a.m. – 4:30 p.m. on weekdays).
- Data was recorded in 15-minute intervals rather than 30 minutes given the retail characteristics of the store.

The existing Tampa location has characteristics similar to an existing IMECA store located at 1790 Powerline Rd, Pompano Beach, FL 33069, including:

- Both locations are located on major arterials (Florida Avenue and Powerline Road).
- The corridors of Florida Avenue and Powerline Road where each site is located consists primarily of commercial land uses.
- Both sites are located relatively near limited access facilities (I-275 in Tampa, and Florida's Turnpike in Pompano Beach).
- Both sites are of similar size (existing store has 8,600 square feet, proposed store is 9,200 square feet).

Parking Supply

The number of existing, delineated parking spaces located at the IMECA retail store located at 8820-8840 North Florida Avenue, Tampa, Florida 33604 is 14 (fourteen), which includes one (1) disabled parking space.

Operational Considerations

It was noted during the data collection effort, that the area in front of the storage area/loading doors is used by trucks for loading and unloading. There were no issues or problems observed, given that the level and pace of activity of both parked vehicles and vehicles staging in front of the loading area. Both functions – parked vehicles with patrons walking in, and vehicles loading an unloading, operated without incident or congestion given the relatively low volume and timing of each activity.

Parking Demand (Occupancy) of Existing Store

Parking occupancy data (number of vehicles parked) at the existing IMECA retail store noted above in 15-minute intervals during store operating hours as follows:

- On Saturday October 6, 2018 from 8:00 a.m. - 12:00 p.m. (noon)
- On Tuesday, October 9, 2018 from 7:30 a.m. – 4:30 p.m.

The parking occupancy recorded for Saturday October 6, 2018 is shown in Table 1 below:

Table 1, Saturday Parking Occupancy & Utilization						
Date:	Saturday, October 6, 2018					
Location:	IMECA, N. FL Ave					
Address:	8820-8840 North Florida Ave, Tampa, FL 33604					
Hours:	8am-12pm					
Time period	Cars/SUVs	Trucks/Vans	Total	Total Spaces	Utilization	Spaces Available
08:00-08:15	3	0	3	14	21%	11
08:15-08:30	3	2	5	14	36%	9
08:30-08:45	3	1	4	14	29%	10
08:45-09:00	3	0	3	14	21%	11
09:00-09:15	3	1	4	14	29%	10
09:15-09:30	5	0	5	14	36%	9
09:30-09:45	4	0	4	14	29%	10
09:45-10:00	4	1	5	14	36%	9
10:00-10:15	4	1	5	14	36%	9
10:15-10:30	4	2	6	14	43%	8
10:30-10:45	4	2	6	14	43%	8
10:45-11:00	4	1	5	14	36%	9
11:00-11:15	5	1	6	14	43%	8
11:15-11:30	4	1	5	14	36%	9
11:30-11:45	5	2	7	14	50%	7
11:45-12:00	4	2	6	14	43%	8

Based upon the parking occupancy data shown in Table 1 for the existing IMECA store in Tampa, Florida, the maximum utilization observed on a weekend day (Saturday) for the site was 50 percent, or seven (7) spaces occupied (seven (7) spaces available) and occurred during only one 15-minute period during the store’s operating hours. Generally, the utilization during most of the operating hours ranged between 20 and 43 percent, or between three (3) to six (6) spaces occupied (thus eight (8) to 11 spaces available) of 14 total existing parking spaces.

The parking occupancy recorded for Tuesday October 9, 2018 is shown in Table 2 below:

Table 2, Tuesday Parking Occupancy & Utilization						
Date:	Tuesday, October 9, 2018					
Location:	IMECA, N. FL Ave					
Address:	8820-8840 North Florida Ave, Tampa, FL 33604					
Hours:	7:30am-4:30pm					
Time period	Cars/SUVs	Trucks/Vans	Total	Total Spaces	Utilization	Spaces Available
7:30-7:45	3	0	3	14	21%	11
7:45-8:00	3	0	3	14	21%	11
08:00-08:15	4	0	4	14	29%	10
08:15-08:30	3	2	5	14	36%	9
08:30-08:45	4	1	5	14	36%	9
08:45-09:00	5	0	5	14	36%	9
09:00-09:15	4	0	4	14	29%	10
09:15-09:30	3	1	4	14	29%	10
09:30-09:45	4	1	5	14	36%	9
09:45-10:00	4	2	6	14	43%	8
10:00-10:15	3	2	5	14	36%	9
10:15-10:30	3	2	5	14	36%	9
10:30-10:45	4	1	5	14	36%	9
10:45-11:00	3	1	4	14	29%	10
11:00-11:15	3	2	5	14	36%	9
11:15-11:30	4	2	6	14	43%	8
11:30-11:45	3	0	3	14	21%	11
11:45-12:00	4	0	4	14	29%	10
12:00-12:15	5	1	6	14	43%	8
12:15-12:30	4	0	4	14	29%	10
12:30-12:45	3	0	3	14	21%	11
12:45-1:00	3	0	3	14	21%	11
1:00-1:15	3	0	3	14	21%	11
1:15-1:30	3	0	3	14	21%	11
1:30-1:45	3	0	3	14	21%	11
1:45-2:00	3	0	3	14	21%	11
2:00-2:15	3	0	3	14	21%	11
2:15-2:30	3	0	3	14	21%	11
2:30-2:45	3	0	3	14	21%	11
2:45-3:00	3	0	3	14	21%	11
3:00-3:15	3	0	3	14	21%	11
3:15-3:30	3	0	3	14	21%	11
3:30-3:45	4	0	4	14	29%	10
3:45-4:00	3	0	3	14	21%	11
4:00-4:15	4	0	4	14	29%	10
4:15-4:30	2	0	2	14	14%	12

Based upon the parking occupancy data shown in Table 2 for the existing IMECA store in Tampa, Florida, the maximum utilization on a weekday (Tuesday) observed for the site was 43 percent, or six (6) spaces occupied (eight (8) spaces available) and occurred during only three 15-minute periods during the store's operating hours. Generally, the utilization during most of the operating hours ranged between 20 and 43 percent, or between three (3) to six (6) spaces occupied (thus eight (8) to 11 spaces available) of 14 total existing parking spaces.

CONCLUSIONS

The site characteristics, parking occupancy data, and resulting parking utilization and availability were calculated for an existing IMECA retail store located in Tampa, Florida. During most of the operating hours, the parking utilization ranged from 20-43 percent, or between three (3) to six (6) spaces occupied (thus eight (8) to 11 parking spaces available) of 14 total parking spaces. Based upon this utilization rate and similar site characteristics, the parking demand for the proposed site in Pompano Beach could be anticipated to range between three (3) and six (6) spaces. Given the available parking proposed with the IMECA store in the City of Pompano Beach is a total of 13 spaces in the attached site plan, the proposed site is anticipated to have adequate available parking spaces for operating hours on weekdays and weekends.

If you have any questions or need additional information, please feel free to call me at (863) 533-2000 x 247.

Respectfully Submitted,



W. Ben Hilton, P.E., LEED AP
Director



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 8, 2020

Zoning Letter Number: 20-02000191

Kimley Horn
Mark Rickards
1651 South Congress Avenue, Suite 201
Delray Beach, FL 33445

Re: Waiver Request - Loading Area Dimensional Standards
Three vacant lots on the northwest corner of N Powerline Road and NW 4 Street / Folio Numbers: 484233040500, 484233040510, 484233040520 / Site Plan PZ #: 18-12000028

Mr. Rickards,

The City of Pompano Beach Development Services Department has received your letter dated November 25, 2020, which requests a waiver of the requirements of §155.5102.M.2: Dimensional Standards for Loading Areas. While the code requires loading areas to be 12' in width and 55' in depth, the applicant is proposing one loading area that is 9' in width and 16' in depth. This code section does allow for the Development Services Director to "require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met."

The applicant states that deliveries will only be made from an Amazon/box truck no longer than 30' long. Deliveries for larger items will either be sent to a different location or would be delivered directly to the customer.

Based on the size of the building the code does not require a loading berth, however, the use of the site appears to call for it to function properly. Provided that a loading zone is designed for a delivery truck that won't encroach into the drive aisle, staff finds the request reasonable to approve a waiver of the above mentioned code requirement. The following information has been attached to this letter: the narrative provided by the applicant (Exhibit 'A') and the site plan (Exhibit 'B'). Conclusively, the request for relief and deviation is granted, subject to the following conditions:

1. The loading area must be a minimum of 30' in depth. Revise the site plan to show striping for the entirety of the loading berth.
2. The loading berth shall not encroach into the drive aisle.

Yours truly,
THE CITY OF POMPANO BEACH

David L. Recor, Director

David L. Recor, ICMA-CM
Development Services Director
Enclosures

P&Z

PZ20-05000005

1/27/2021

EXHIBIT A



November 25, 2020 (second revision)

Matthew Edge
City of Pompano Beach Department of Development Services
100 West Atlantic Boulevard
Pompano Beach FL 33060

RE: ***Imeca Pompano Beach – Loading Zone Relief
PZ18-1200028 Major Site Plan***

Dear Matt;

This letter is written to provide a narrative in regards Development Standards of Article 5 specifically the requirements for loading berth size.

The subject property is vacant and located at the NW corner of NW 4th Street and North Powerline Road, as depicted by the Broward County Property Appraiser as three parcels (4842 33 04 0500/0510 and 0520) shown below for reference:



The current comment listing the land development code regulations for loading spaces are included below for reference with explanation and justification provided after each:

155.5102.M.2a: Each loading berth shall be of sufficient assize to accommodate the types of vehicles likely to use the loading area. Then minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 15 feet long. The Development Services Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met. The proposed loading berth does not meet the dimensional standards of this section. Revise or obtain relief.

Please see the attached site plan exhibit (Sheet C-5) indicating the proposed loading zone with ramp. Note that the full dimension of the loading zone including ramp is 16' in depth and 9' in width. That is sufficient for box trucks and customer pickup of a bulky purchase. Also note that while the land development lists 20,000 SF as the tipping point for requiring a loading zone, and the subject property does not exceed this, the applicant recognizes that provision must be made for deliveries and customer support.

Attached please find the most common delivery truck, a UPS/Amazon Box Truck. Per our previous discussion, a WB-50 truck can maneuver into and out of the site, but cannot get into position at the loading zone, deliveries will need to use the smaller truck, or direct a customer to a separate location for delivery of larger or irregularly shaped items that would require a larger truck.

Loading activities will not take place in the right of way, and there is no access provided direct from Powerline. The applicant is also willing to adjust the ramp such that it lies outside of the 16' depth, if that would be more agreeable. Please feel free to reach out for additional conversation if it would be helpful.

We appreciate your consideration of the attached request, and the team will make itself available to answer questions and concerns in advance of formal meetings if desired.

Best Regards;



Mark Rickards, AICP
Attachments

\\net-0070-pc\Soraseto backup\SRQ Projects\21000-21989\21202 - IMECA Pompano Beach\Plan Production\Plan Set\CONSTRUCTION\MECA POMPAO PLAN SET.dwg August 27, 2020 - 11:22pm by bhilton

ZONING DESIGNATION: RS-3 (SINGLE FAMILY RESIDENCE)
 FUTURE LAND USE: L (LOW INTENSITY RESIDENTIAL)
 USE: SINGLE FAMILY HOME

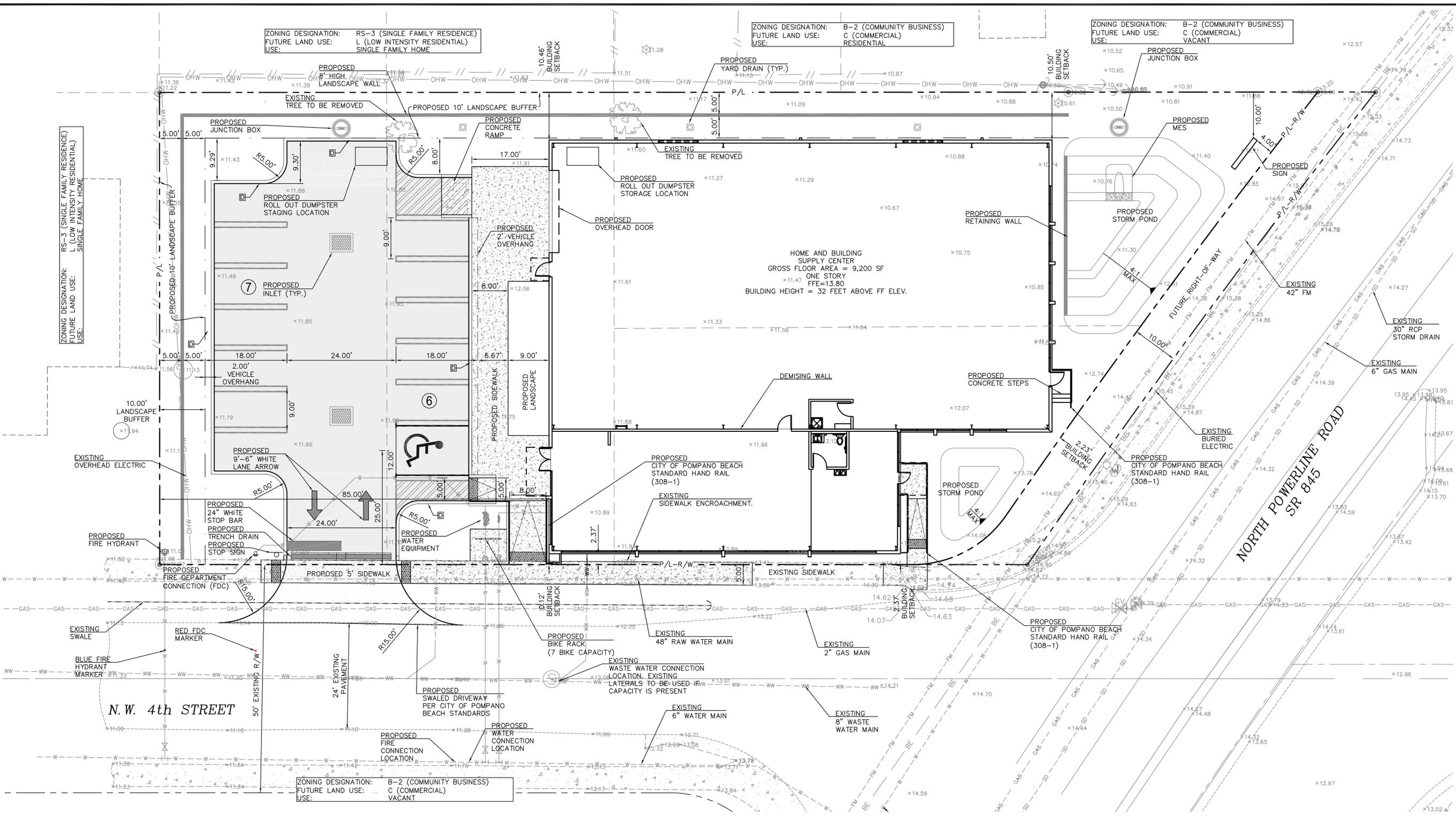
ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
 FUTURE LAND USE: C (COMMERCIAL)
 USE: RESIDENTIAL

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
 FUTURE LAND USE: C (COMMERCIAL)
 USE: VACANT

ZONING DESIGNATION: B-2 (COMMUNITY BUSINESS)
 FUTURE LAND USE: C (COMMERCIAL)
 USE: VACANT

PROPOSED LEGEND

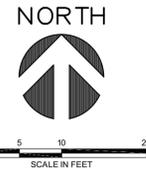
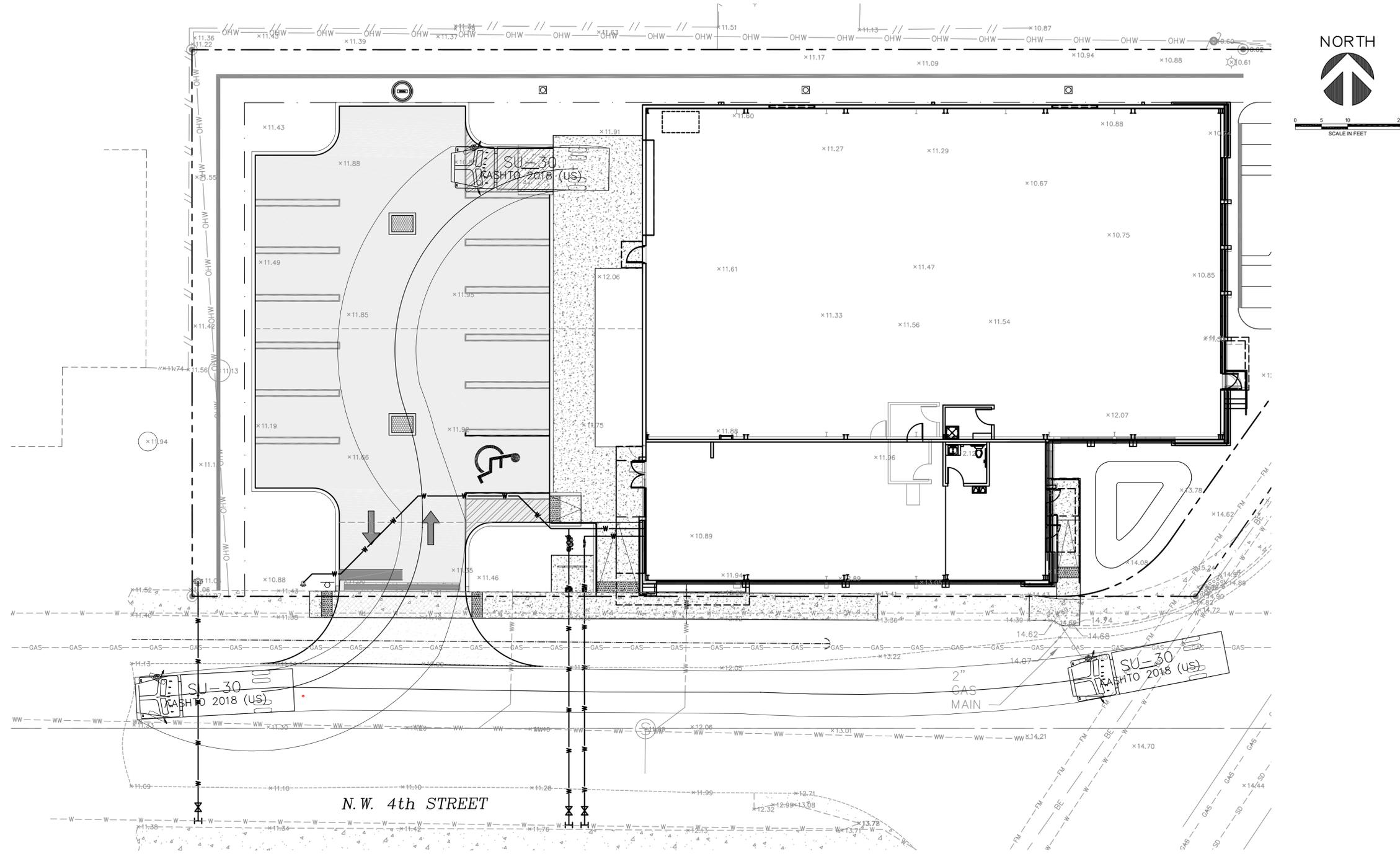
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE SIDEWALK/PAVEMENT
-  PROPOSED GUTTER TRANSITION
-  PROPOSED BIKE RACK
-  PROPOSED FIRE HYDRANT
-  PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
-  PROPOSED PARKING PER BAY
-  DIRECTIONAL LANE ARROW
-  PROPOSED TYPE "D" CURB
-  SIDEWALK RAMP WITH TACTILE WARNING DEVICE. (FDOT STANDARD INDEX 304 SHEET 1, 3 & 6)
-  PROPOSED STOP SIGN



P&Z
 P220-0500005
 1/27/2021

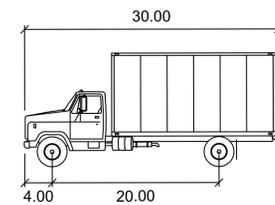
EXHIBIT B

DESCRIPTION:	DATE:
IMECA HARDWARE POMPANO BEACH, FLORIDA BROWARD COUNTY SECTION 01, TOWNSHIP 39S, RANGE 19E	
COCCHIOLA LLC 1190 NW 159 DRIVE MIAMI GARDENS, FL 33169	
ACT Environmental & Infrastructure	
SCALE: 1" = 10'	PROJECT NO.: 21202
DRAWN BY: MP	CHECKED BY: WBH
DESIGN BY: MP	DATE: 8/28/2020
WILLIAMS HILTON // F.L.E.# 63015	
C-5	



PROPOSED LEGEND

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE SIDEWALK/PAVEMENT
-  PROPOSED GUTTER TRANSITION
-  PROPOSED BIKE RACK
-  PROPOSED STOP SIGN
-  DIRECTIONAL LANE ARROW



SU-30

Width : 8.00 feet
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8

P&Z
 PZ20-05000005
 1/27/2021

EXHIBIT B

\\ect-0070-pc\Sarasota_backup\SRQ_Projects\21000-21999\21202 - IMECA Pompano Beach\Plan Production\Plan Set\CONSTRUCTION\MECA_POMPANO_PLAN_SET.dwg October 12, 2020 - 12:18pm by bhilton

SCALE: 1" = 10'	DRAWN BY: MP	DESCRIPTION:
PROJECT NO.: 21202	DESIGN BY: MP	DATE:
D	CHECKED BY: JWBH	IMECA HARDWARE
	DATE: 8/28/2020	POMPANO BEACH, FLORIDA BROWARD COUNTY SECTION 01, TOWNSHIP 39S, RANGE 19E
	WILLIAM WILSON / FL P.E. # 63015	COCCHIOLA LLC 1190 NW 153 DRIVE MIAMI GARDENS, FL 33169
		D SITE LIFE SAFETY PLAN

NOTE: The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 8, 2020

Zoning Letter Number: 20-02000192

Kimley Horn
Mark Rickards
1651 South Congress Avenue, Suite 201
Delray Beach, FL 33445

Re: Waiver Request - Loading Area Screening Relief due to CPTED Concerns
Three vacant lots on the northwest corner of N Powerline Road and NW 4 Street / Folio Numbers: 484233040500, 484233040510, 484233040520 / Site Plan PZ #: 18-12000028

Mr. Rickards,

The City of Pompano Beach Development Services Department has received your letter dated October 9, 2020, which requests a waiver of the requirements of §155.5301.B Screening of Off-Street Loading and Service Areas in order to provide no screening instead of screening in the form of durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height incorporating at least one of the primary materials or colors of the primary structure on the lot. §155.5301.B.4 allows the Development Services Director to waive all or part of the standards in this subsection, 155.5301.B., if it is demonstrated that the implementation of the standards results in a conflict with the city's adopted CPTED guidelines.

APPLICANT'S JUSTIFICATION: Removing a parking space to install screening would "create a place of refuge or ambush point for someone with the wrong intentions."

The applicant states that there is sufficient screening from the north, east, and west. There will also be landscaping along portions of the south perimeter. Because of the location of the loading zone in the furthest area of the VUA from the street and the potential for ambush, staff finds the request reasonable to approve a waiver of the above mentioned code requirement. The following information has been attached to this letter: the narrative provided by the applicant (Exhibit 'A')*, the site plan (Exhibit 'B'), and the landscape plan (Exhibit 'C'). Conclusively, the request for relief and deviation is granted.

*Pages 2, 5, and 6 from the original request have been omitted as they are for a separate request which has subsequently been revised.

Yours truly,
THE CITY OF POMPANO BEACH

David L. Recor, Director

David L. Recor, ICMA-CM
Development Services Director

Enclosures

EXHIBIT A



October 9, 2020 (revised)

Matt Edge
City of Pompano Beach Department of Development Services
100 West Atlantic Boulevard
Pompano Beach FL 33060

RE: ***Imeca Pompano Beach – Loading Zone Relief
PZ18-1200028 Major Site Plan***

Dear Matt;

This letter is written to provide a narrative in regards Development Standards of Article 5 specifically the requirements for loading berth size and screening.

The subject property is vacant and located at the NW corner of NW 4th Street and North Powerline Road, as depicted by the Broward County Property Appraiser as three parcels (4842 33 04 0500/0510 and 0520) shown below for reference:



155.5301.B: Screening of Off-Street Loading and Service Areas: 2. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties.

The proposed loading zone has been designed for the interior side, northern portion of the parking field, and will be used by customers if needed, as well as for delivery trucks, discussed above, at a frequency on average of 4-5 deliveries a week. When in use, the delivery area would be partially visible from the points of vehicular access. One remedy to this (knowing that an adjustment for parking has been granted for this particular use based on observations of an existing store) would be to remove the parking space adjacent to the loading zone. This would provide a 100% screen with a continuous hedge, but would also represent a place of refuge, or ambush point for someone with the wrong intentions. From a CPTED principle perspective this is not desirable. Note that the 6' CBS wall on the north and west property lines within the buffer does completely screen the loading zone from those vantage points; and the building itself screens the loading zone from view from Powerline Road. The plantings adjacent to the building as well as buffer plantings do provide screening which is not in conflict with CPTED principles. Therefore the applicant is requesting a determination that the proposed screening is sufficient, given the site constraints and discussion above.

We appreciate your consideration of the attached request, and the team will make itself available to answer questions and concerns in advance of formal meetings if desired. The agent's contact information is
email: Mark.Rickards@kimley-horn.com
Direct Phone (561) 404-7244.

Best Regards;

Mark Rickards, AICP

Attachments

