

**RESPONSE TO COMMENTS: 01/25/23****MARTIN BOWER INDUSTRIAL**

**Request:** Minor Site Plan  
**P&Z#** 22-12000023  
**Owner:** Lone Oak-Pompano LLC  
**Project Location:** 1661 NW 12 Ave  
**Folio Number:** 484227050060  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Josh Nichols (561-684-6141)  
**Project Planner:** Lauren Gratzner (954-545-7792 / [lauren.gratzner@copbfl.com](mailto:lauren.gratzner@copbfl.com))

**Summary:**

The Applicant is requesting minor site plan approval for improvements to the parking lot.

**ENGINEERING DEPARTMENT**

David McGirr | david.mcgirr@copbfl.com

Authorized with Conditions

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

**Response: Noted.**

2. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact 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.

**Response: Noted, please refer to revised submittal plans.**

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

**Response: Acknowledged.**

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

**Response: Acknowledged.**

\*\*\*\* 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.\*\*\*\*

**FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Pending Resubmittal

1 - Provide greater detail of civil plans for proposed scope of work. What is the size of existing proposed water mains? Provide civil plans showing connection to public water supply, include size of main that connects.

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**Response: Connections have been provided as indicated on the updated plans.**

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2 - Fire hydrant and water supply for fire sprinkler system must be on separate water supply top of building using a looped system where water is supplied from two sources/directions from public supply.

**Response: This has been updated on the civil plan set.**

3 - Additional fire hydrants required for proper spacing around existing building and exterior storage. Refer to NFPA 1 (2018ed) chapter 18.

**Response: Hydrants have been properly spaced in the updated (95%) plans.**

4 - FDC should connect to fire sprinkler riser manifold after fire pump. Please confirm hydrants, FDC and PIV shown.

**Response: Fire system layout has been updated, please refer to 95% submittal plans.**

5 - Bollard protection required for all fire hydrants, FDC, PIV and Backflows on property.

**Response: Bollard protection has been added to fire hydrants, FDC, and PIV. Please refer to 95% submittal plans.**

## BSO

Patrick Noble | Patrick\_Noble@sheriff.org

Pending Resubmittal

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick\_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan. Initials JN

**Response: Narrative provided. This is an existing facility which is fully fenced with security cameras monitoring the facility.**

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually demonstrate the location & specific details of CPTED/ Security Strengthening features including:

a. Landscaping type, placement & dimensions, Initials JN, landscaping plan depicts all proposed plant material, placement, dimensions.

b. Lighting types such as pole, wall pack, motion-sensor, etc., Initials JN, lighting provided on the photometric plan.

c. Fencing material type, design, placements & dimensions, Initials Fencing and security cameras indicated on CPTED plan.

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- d. Signage type & placement, Initials JN, No monument signage is proposed or existing onsite.
- e. Camera type, location & scope of cameras, Initials JN, camera locations provided on CPTED plan.
- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems, Initials JN, the building has been in existence for several decades. All systems have been established and are to remain.
- g. Pedestrian & vehicle circulation patterns, Initials JN, pedestrian connections to the ROW have been established and are connected via man gate with lock.
- h. Dumpster/ enclosure type & design, Initials JN, dumpsters and enclosures are existing.
- i. Alarm types, locations, etc. Initials JN, the building has an existing alarm system and is manned 24/7.
- j. Parking garage / or lot types - include all security features & measures, Initials JN, no parking garage.
- k. Any other special considerations relevant to the specific type of development, etc. Initials JN, the subject parcel's property owner owns the site to the north and they are both equipped with cameras and fully enclosed fenced boundaries.
3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans. Initials JN
4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging thus. Initials JN

#### CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control  
Initials JN, trespass signage has been provided on the perimeter of the site and it is fully fenced with a gate.

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

UPLOAD A COPY OF THE FILED DOCUMENT TO E-PLAN, Original provided to BSO Pompano Beach District

Initials JN, the site has been in existence for decades and has proper security measures in place along with 24/7 manned operation to avoid any unwanted trespassers.

- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.

Initials JN, this has already been completed.

- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure prominently using sturdy fasteners at all corners to help prevent vandalism.

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Initials JN

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d. Property Rule signage language must be clear and prominently posted in appropriate areas using the policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

Initials JN

e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks. Initials, JN, this is a private property so only those permitted within the facility will be traveling throughout the site.

## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance

Initials JN, monitored by cameras and fully fenced property.

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.

Initials JN, conflicts have been avoided.

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.

Initials JN, the site is fully fenced, no ambush concerns.

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

Initials All hedge material is inside the fence.

d. Maintain an 8'-foot clear trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down that would immediately or in the future obstruct Natural &/ or Electronic Surveillance.

Initials No trees are outside of the fenced boundary for someone to hide behind.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

Initials JN, acknowledged.

### 2B: Territorial Reinforcement

Initials JN

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for

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potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. Do not place hedges or plants too close to fencing or walls so that it obstructs Natural Surveillance and results in providing concealment/ ambush opportunities

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Initials JN

### 3. CPTED Lighting Standards

Initials JN

a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

Initials JN, majority of the lighting is existing and only added where needed to accommodate parking update.

b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1-2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Initials JN, in compliance

c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.

Initials JN, the entire property is completely fenced and monitored to deter any type of unwanted activity within the site.

d. 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 any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

Initials JN, cameras monitor activity within the site.

e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows. Initials JN, in compliance.

f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

Initials JN, in compliance

g. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended. Initials JN

h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Initials JN, in compliance

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- i. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping. Initials JN
- j. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials JN

**4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control**

Initials JN, existing building to remain unchanged.

- a. Install either reinforced security see-through glass hurricane doors, a see-through reinforced security window on any solid door, an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) on all solid exterior doors including service doors, garage or bay doors (if any), etc., to provide opportunity to monitor and surveil exterior and also 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. Robberies of this type can be very deadly so planning and designing ahead to prevent or deter these incidents is vital.

Initials JN, existing building to remain as part of this request for a parking lot modification.

- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance. Note that hollow aluminum is weak and is easily bent/ pried to facilitate climbing through so steel is preferred.

Initials JN

- c. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over and breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.

Initials JN, in compliance.

- d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Initials JN

- e. All exterior doors must have non-removable door hinge pins, and it is recommended to include the capacity for electronic door position switches in order 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.

Initials JN

**5. Burglar Alarms/ Security Alarms/ Safes - Physical & Mechanical Security Strengthening**

a. Burglar/ Security Alarms/ Safes must be installed at any property commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.

Initials JN

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

Initials JN

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: Initials JN, fully fenced in perimeter.

b. 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. Initials JN

c. Bottom gate clearances must be 8" above the ground 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.

Initials JN

d. 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.

Initials Dumpster behind locked gate/fence with camera surveillance.

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

Initials JN

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

Initials JN, behind secured

7. Key Security: Access Control and Security Strengthening (For businesses with numerous keys on site such as residential or commercial management offices, realtors, car dealerships, trucking warehouses, restaurants, etc.)

Initials JN

a. Describe access key control security system - general description only, avoid specific location of key storage



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safe.

Initials JN

b. Key security office/ room closet door must have an alarm and robust mechanical locking system.

Initials JN

c. A surveillance camera must monitor the office key storage area.

Initials JN

## 8. Parking Garage &/ or Lots, and Adjacent Access Perimeters:

Initials JN

a. Parking garages and/ or lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: Initials JN, behind a locked gate and fence, no unwanted trespassers are permitted into the site.

b. Explain how this development will securely operate the parking lot/ garage (if any), &/ or lot Access Control systems (if any) to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials JN, cameras, on-site security guard.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud; therefore, no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials JN

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to customers and employees, therefore no security surveillance camera coverage gaps can exist.

Initials JN

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

Initials JN

f. An Access Control vehicular gate/lot entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

Initials JN

g. (Only if applicable such as with a garage) In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation.

Initials JN

h. Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use

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Initials JN

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i. Post signage in parking areas forbidding vehicles other than owner"s/ authorized guests to park in private parking lot.

Initials JN

j. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Initials JN, private site, public not permitted into the facility.

## 10. Graffiti Maintenance

- CPTED Initials JN

a. Exterior wall surfaces along the building perimeter, including the garage wall exteriors (if any), must be treated with a graffiti resistant resin to prevent vandalism up to 8 feet. Graffiti is chronic and therefore becomes expensive to address repeatedly. It often leads to costly Code Enforcement violations, therefore incorporating it into the project before hand is vital.

Initials JN

## 11. Electronic Surveillance - Security

Strengthening Initials JN

a. Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."

Initials JN

b. Install video surveillance of all residential, commercial wholesale and retail, and industrial buildings including all apartments, townhomes, condominiums, gated communities, restaurants, shopping plazas, entertainment businesses, etc.

Initials JN

c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Initials JN

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- d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials JN

- e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials JN

- f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

Initials JN

- g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials JN

- h. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and call system.

Initials JN

- i. Install motion activated security cameras up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials JN

- j. Install video surveillance of any rooftop areas, etc., to deter/ prevent rooftop burglaries which occur in commercial businesses that are in areas of generally lower late dark hour operations or pedestrian/ vehicle traffic that would otherwise act as a Natural Surveillance deterrent .

Initials JN

12. Miscellaneous: CPTED & Security

Strengthening Initials JN

- a. Ensure all publicly accessible exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may trespass and loiter to charge their mobile

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phones, etc.

Initials JN

b. Ensure all publicly accessible exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who may trespass and loiter to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials JN

c. Any blind areas not covered by security cameras, including shared interior hallways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Initials JN

d. 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 stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft. Initials JN

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

## LANDSCAPE REVIEW

Wade Collum | Wade.Collum@copbfl.com

Pending Resubmittal

1. Submitted plan appears to be preliminary.
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.

**Response: All existing utilities are to remain.**

3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203

**Response: Landscape plan provided with s/s by FL registered LA.**

4. 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.

**Response: Tree survey prepared and arborist report to verify all trees provided.**

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5. 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 accordance with Code Section 155.2411, and Part 5.

**Response: Tree Appraisal prepared by an ISA certified Arborist has been provided.**

6. Provide the dollar value for specimen trees, height on palms, and DBH of all non specimen trees removed vs. the dollar value, palm height, and caliper of trees replaced.

**Response: Dollar value for all trees has been provided.**

7. Provide a mitigation table. Mitigation is to be above and beyond what is required.

**Response: Mitigation table as been provided on the landscape plan set.**

8. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

**Response: Civil engineer is working through that approval process.**

9. Provide the previous landscape plan of record for this property and upload for resubmittal

**Response: Previous landscape plan has been uploaded for reference.**

10. Adjust drive aisle and circulation to retain tree # 56.

**Response: Drive aisle has been revised to preserve tree # 56.**

11. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**Response:**

12. Provide VUA requirements as per 155.5203.D.

**Response: All VUA requirements have been met re: landscape.**

13. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

**Response: This was discussed at the DRC meeting that the foundation trees are to remain and those are the trees subject to the building height ratio requirement.**

14. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14 / 16' tall and palms to be 18' / 22' OA, please adjust.

**Response: Same response as comment #13. Building is to remain as-is.**

15. Utilities are proposed in required landscape areas. Relocate utilities out of all required areas.

**Response: Landscape plan and civil plans have been coordinated.**

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16. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

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**Response: Discussed at the DRC meeting that this landscape plan is more of an affectation plan and that the existing landscape plan of record will hold true for the existing portions of the site.**

17. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response: The photometric plan has been updated.**

18. Photometric plan is blurry and should be resubmitted with 15' radii.

**Response: Updated photometric plan provided.**

19. Provide pervious area calculations

**Response: Pervious area calcs provided on the landscape plan.**

20. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines;

**Response: No proposed trees under overhead utility lines.**

21. 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.

**Response: Landscape islands provided every 10 spaces including the truck parking.**

22. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response: In compliance.**

23. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

**Response: Plan has been updated per code with a 13' wide landscape divider median.**

24. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response: Continuous curbing is provided throughout the property to avoid encroachment into the required landscape.**

25. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**Response: This is an existing site and the additional VUA exceeds the min. 15% landscape area.**

26. Propose an alternate large canopy tree to Dahoon Holly.

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**Response: The client would like to maintain the Dahoon Holly as we need to add additional trees to the site as mitigation replacements, so this will leave room to fit the other requirements.**

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27. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

**Response: Dumpster is existing to remain.**

28. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

**Response: Updated.**

29. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

**Response: Comment acknowledged.**

30. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available.

**Response: The irrigation will be updated on-site as field adjustments as we don't have an understanding of current piping locations.**

31. Bubblers will be provided for all new and relocated trees and palms.

**Response: Comment Acknowledged.**

32. Handicap stalls do not appear to be the minimum size

**Response: All ADA spaces are existing to remain and should meet min. dimensions.**

33. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference to hose and wires

**Response: Comment acknowledged.**

34. What is reference to POBCUE and PBCWUD, please adjust for minimally Broward County or more specifically City of Pompano Beach.

**Response: Plans have been updated.**

35. Staff could not locate reference to Florida Grade #1 material specifically.

**Response: This has been included under the notes section of LP-2.**

36. 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.

**Response: Comment acknowledged.**

37. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

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**Response: Comment Acknowledged.**

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38. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Response: Comment acknowledged.**

39. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response: Comment acknowledged.**

40. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**Response: Comment acknowledged.**

41. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

**Response: Comment acknowledged.**

42. 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.

**Response: Comment acknowledged.**

43. All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response: Comment acknowledged.**

44. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response: Comment acknowledged.**

45. Additional comments may be rendered a time of resubmittal.

**Response: Comment acknowledged.**

## ZONING

Lauren Gratzner | Lauren.Gratzer@copbfl.com

Pending Resubmittal



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1. Provide a narrative and describe the business activities that occur here and what how the trucks will be used on site. Will these trucks be stored here for more than 24 hours? Will any truck maintenance occur here? Include the address within the narrative, as this is not mentioned.

**Response: The business operations consist of a warehousing and distribution facility which ships food throughout the southeast portion of the state. The facility is technically operating 24/7, however, that is typically only to receive trucks which were coming in late due to traffic/mechanical issues. There will be no truck maintenance occurring on the site. The trucks on-site are not typically stored for over 24 hours, they are parked overnight and then go on their route the next day.**

2. Will this property have outdoor storage (any finished goods, material, merchandise, boats, or vehicles stored outside)? The aerials of this property show that materials and trailers without cabs are being kept outdoors. If there will be outdoor storage call out the locations on the site plan and provide the total square footage of the outdoor storage areas. The I-1 zoning district may have outdoor storage as an accessory use up to 35% of the building SF and must meet the screening standards of section 155.4303.W. Outdoor Storage (as an accessory use). Additionally, the outdoor storage as an accessory use shall be included within the parking calculations per table 155.5102.D.1. If there with be NO outdoor storage, provide a note on the site plan stating there will be no outdoor storage and trucks will not be stored here for more than 24 hrs.

**Response: No outdoor storage, the site contains a storage shed which is to remain.**

3. Within this submittal there are files uploaded with multiple pages. Reupload all files as one page PDFs. Additionally, make sure there are no duplicate files in the submittal. Work with the DRC coordinator to do this.

**Response: Comment Acknowledged.**

4. The newly proposed standard parking spaces are proposed within a retention area. Provide approval from Broward County Surface Water Management.

**Response: Civil engineer is working towards this approval.**

5. The folio number on the plan is incorrect. Provide the correct folio 4842-27-05-0060.

**Response: The folio number has been updated.**

6. The legal description on the site plan is wrong. Correct this information.

**Response: Comment acknowledged.**

7. Truck loading spaces are typically 12 feet wide and 55 feet long. Increase the truck parking spaces from 40' long to 55' (155.5102.M.2). Alternatively, clarify the full size of the trucks that will be parked here.

**Response: Plan has been updated accordingly. We left the trailer spaces shorter along the north property line as they will not have the semi-truck front portion attached when parked here.**

8. Landscaping is required for head to head parking (155.5203.D.4.c). Provide this between the typical car spaces and the truck parking.

**Response: Landscape strip has been provided.**

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9. On the site plan call out if the concrete wall in the northwest of the property is proposed or existing. Identify the height on the plan as well.

**Response: The concrete wall is not existing and has been removed.**

10. Identify on the site plan what the northwest area of the property will be used for. What is the purpose of the large open area? It appears this area is changing from its current conditions.

**Response: This is open space and fire truck turn around area.**

11. Provide a detail of the dumpster enclosure. The 1986 site plan was approved with a 6' wall surrounding the dumpster, confirm this is still there.

**Response: The dumpster has an existing enclosure and we are not proposing to make any modifications.**

12. What will the concrete area where the existing aluminum shed be used for once the shed is removed? Staff suggests returning this area back to grass.

**Response: The shed will remain for storage purposes.**

13. All parking spaces must have landscape islands at least 8' wide at either end of the parking stall aisle (155.5203.D.4.b). Provide a landscape island near the 3 handicapped spaces north of the building and in the parking lot in the northwest corner. Likewise, a landscape space island shall be located for every 10 parking spaces. Add in these islands for the truck and trailer parking area.

**Response: All parking spaces have been updated to provide a landscape island as well as within the trailer parking.**

14. On the site plan provide a breakdown of the number of typical parking spaces vs truck parking spaces provided. The site data table calls out 20 loading spaces. Clarify where these 20 spaces are.

**Response: These spaces are indicated in the loading areas and called out with a note.**

15. The zoning district is I-1, not I. Because this property abuts a railroad siding, the required rear setback is 8' from the centerline of the siding. The max FAR is N/A. Revise the development regulations table.

**Response: Updated accordingly.**

16. The front setback to the building is not 387'. The front setback is measured to the closest point of the building (approximately 36' closer per the site plan). Revise the site plan drawing to measure from the correct location and update the development regulations table.

**Response: Updated accordingly.**

17. Note on the site plan that all parking spaces will be double striped, including the truck parking (155.5102.C.4).

**Response: Site plan has been updated to reflect double stripe.**

18. All parking spaces shall have a continuous curb (155.5102.C.9). Provide this curb along the truck parking spaces.

**Response: All parking spaces show continuous curbing.**

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19. The photometric plan is not legible. Nor does it match the layout of the proposed site plan. Provide a new plan that call out the lumens of the property and matches the proposed work. Note that 2 page uploads are not permitted.

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**Response: A new photometric plan has been provided.**

20. Clarify if any light poles are new or if all are existing. If any light poles are proposed, provide a detail of the proposed pole/light fixture.

**Response: There are a few new fixtures which the specs have been provided.**

21. The CPTED Plan does not match the proposed site plan. All plans must be consistent. Please revise. Likewise, the "Civil set" uploaded with 7 pages does not appear to have the correct layout. Revise and upload as individual pages.

**Response: Comment acknowledged.**

22. On the site plan, provide the width of the access point at the property line. Two-way entrances shall be at least 24' wide.

**Response: The width of the driveway has been provided.**

23. For parking lots with 50-249 parking spaces, the site must have a minimum of a 50' stacking distance from the property line to the edge of the first parking space (155.5101.G.8.B). Although this is an existing site, the property must come into compliance while being reviewed for site plan approval. Staff recommends replacing the first handful of parking spaces with a landscaped area.

**Response: The site plan has been amended to indicate 50' throat.**

24. Show the required landscape screening around the generator and the generator itself in the NW corner, as approved on the 2015 landscape plan.

**Response: Area around the generator has been updated to indicate adequate landscape.**

## SOLID WASTE AND RECYCLING

Beth Dubow | beth.dubow@copbfl.com

Pending Resubmittal

Required garbage collection does not appear to have been planned for this site. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

1. Show all existing and proposed garbage collection areas.
2. Specify what kind of containers are being used.
3. Show the dumpster enclosure on the site plan.
4. Show all turning radii along the paths a garbage truck would need in order to enter, provide service, and

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exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

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NOTE: Owners of this commercial property are responsible for securing garbage collection services from the current City franchise collector, Coastal Waste and Recycling.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained a licensed recovered materials hauler.

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NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling, at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

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