

May 28, 2021

City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: RaceTrac Petroleum – 20-12000037

The following is a response to staff comments. Below are the comments along with our responses in bold:

Planning – Daniel Keester – Daniel.keester@copbfl.com

1. The property is platted (Engstrom Plat; ORB 152 Pg 45). The plat restricts the development to 10,000 square feet of commercial use. The site plan table indicates the proposed development will not exceed 4,000 square feet.

Response: Acknowledged.

2. Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

Response: Acknowledged.

3. Broward County Trafficways Plan requires a minimum of 120 feet on West Atlantic Blvd; the survey indicates that there is 120 feet & thus no additional right-of-way is required. NW 30th is a commercial road, not specifically listed in the Trafficways Plan or Code of Ordinances & thus the 60 feet provided is sufficient.

Response: Acknowledged.

4. The city has sufficient capacity to accommodate the proposal.

Response: Acknowledged.

Engineering Department – David McGirr – David.mcgirr@copbfl.com

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

Response: A BCSWM license will be obtained for this project.

2. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

Response: Acknowledged. The existing and proposed utilities are shown on the landscape plans. The detail 316-1 is now provided on landscape plan sheet L2.2.

3. FDOT Access Driveway/Connection Permit, FDOT Utility Permit, FDOT Drainage Connection Permit or exemptions.

Response: These permits will be obtained.

4. All site development must be performed by using Best Management Practices.

Response: Acknowledged. BMPs will be implemented during construction.

5. Any proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

Response: Acknowledged.

6. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings).
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

Response: These notes are now provided on sheet C-3.1 Utility plan.

7. Show on the PGD plan that NW 1 Street will have a 6" swale per the engineering standard details.

Response: The grading plan has been updated to regrade the south side of NW 1st Street with the 6" swale per detail 305-1.

Fire Department – Jim Galloway – jim.galloway@copbfl.com

1. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: A flow test has been performed. Please see the provided flow test results from Black Fire Protection.

2. Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

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Response: Please see the provided fire flow calculations for the proposed development.

Building Division – James DeMars – james.demars@copbfl.com

Advisory Comments

1. A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

Response: Acknowledged.

2. FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

Response: Acknowledged.

3. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

Response: Acknowledged.

4. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

Response: Acknowledged. Temporary fence to be provided as required.

5. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

Response: Acknowledged. Proper pedestrian MOT will be provided.

6. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A) (7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary, for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

Response: Acknowledged. Please refer to grading plan sheet C-2.1 for flood zone information. Notes have been added regarding the proposed finished floor elevation being set at one (1) foot above the base flood elevation of 12.00 NAVD and 6" above the adjacent highest crown of road.

7. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and

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facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

Response: Acknowledged. Accessibility to comply with 2017 FBC.

8. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

Response: Acknowledged. Accessible route now provided.

9. FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

Response: Acknowledged.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage, and miscellaneous site structures.

Response: Acknowledged. Separate building applications to be submitted.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

Response: Acknowledged if applicable.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: Acknowledged.

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: Acknowledged.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: Acknowledged.

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6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledged.

7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: Acknowledged.

8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e., components attached to building structure, joists, window walls, awnings...etc.), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Acknowledged.

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledged.

10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated, and sealed.

Response: Acknowledged.

11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

Response: Acknowledged. Special inspector form to be provided at time of permitting.

12. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed, and executed by a licensed contractor. FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Acknowledged.

13. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

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Response: Acknowledged.

14. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent were located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged. Please refer to the grading plan sheet C-2.1.

15. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Acknowledged. All waste and trash will be contained during construction.

16. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems.

Response: Valuation to be provided at time of building permit.

BSO – Scott Longo – scott_longo@sheriff.org

1. CPTED Landscaping Standards

Response:

2. A: Natural Surveillance
 - a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Response: The landscaping does not impede the natural or electronic surveillance.

- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Response: Noted. Areas to be well lit and visible to prevent any potential ambush points.

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

Response: Please refer to the landscape plan.

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

Response: Noted.

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

Response: Noted.

B: Territorial Reinforcement

- 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 potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.

Response: Hedges surround all sides of the site.

CPTED Lighting Standards

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

Response: Lighting is referenced in the CPTED narrative.

- b. 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.

Response: Noted.

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

Response: Soffit lighting and wall packs provided around building entries and doorways.

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

- a. Install either reinforced security see-through glass hurricane doors, a see-through reinforced security window on a 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 garage, service doors, etc., to provide opportunity to monitor and surveil exterior and 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.

Response: The front door is reinforced hurricane glass.

- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance.

Response: Noted.

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

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Response: No fence proposed.

- 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.

Response: No see-through fencing proposed.

4. Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

- a. Burglar/ Security Alarms/ Safes must be installed at any property including 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 activated whenever businesses are closed, or all personnel are out of the building offices.

Response: A security system for the building will be installed and operating whenever the personnel are out of the building.

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

- 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:

Response: As indicated on the attached Dumpster Enclosure elevations, all openings will have a gate. In addition, all gates will be provided with a robust locking mechanism. This will be indicated on the construction documents.

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

Response: Locking mechanism to be provided on the enclosure.

- c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Response: As indicated on the attached Dumpster Enclosure elevations, there will be an 8" clearance below all Dumpster Enclosure gates.

- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Response: As indicated on the attached Dumpster Enclosure elevations, the pedestrian passageway has a lockable gate.

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

Response: The Dumpster Enclosure will be equipped with a wall pack with a photocell lighting contactor to illuminate the area when it is dark outside.

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

Response: Dumpster area is monitor with video surveillance and access control.

6. Parking Garage & Lot, and Adjacent Access Perimeters:

- a. Parking lots and gas pumps aisles have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Response: Surveillance cameras, lighting, and a clear view to the pumps are provided.

- b. Vehicles have been burglarized in parking lots and gas pump aisles 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).

Response: Surveillance cameras, lighting, and a clear view to the pumps are provided.

- c. Violent Robbery incidents, primarily in parking lots and gas pump aisles have resulted in serious personal injuries to, customers and employees, therefore no security surveillance camera coverage gaps can exist.

Response: Camera locations will ensure no coverage gaps exist.

- d. Ensure comprehensive parking lot and gas pump area surveillance camera coverage/ capture. Show overlapping sight “cones”.

Response: Please review the attached SP-1 Sheet which shows the security camera locations.

- e. Install sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes.

Response: Noted.

7. Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

Response: Sight cones are provided on the CPTED plan.

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

Response: Cameras locations are not obstructed by the proposed trees.

- c. 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.

Response: Lighting and camera locations are not in conflict.

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

Response: Camera locations are provided on the CPTED plan.

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

Response: Camera locations are provided on the CPTED plan.

- f. Ensure video surveillance for all exterior and interior Show sight Cones.

Response: Camera locations and cones are now provided.

- g. Install motion activated security cameras on the perimeter boundaries, and the parking and gas pump areas, and activity areas.

Response: Security cameras will be running at all times.

- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Response: Camera locations are provided on the CPTED plan.

- i. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

Response: Camera locations are provided on the CPTED plan.

8. Miscellaneous: CPTED & Security Strengthening

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

Response: All exterior power outlets will be equipped with a lock or power secure internal cutoff switch. This will be shown on the Construction Documents.

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

Response: Noted.

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CRA – Kimberly Vazquez – Kimberly.vazquez@copbfl.com

1. The use is allowed by B-3 Zoning and is on the main commercial corridor of Atlantic Boulevard and compatible with the other commercial uses on Atlantic Blvd.

Response: Acknowledged.

2. A buffer wall is proposed between the commercial use and residential to the north of the property. Follow CPTED principles for security of this location.

Response: Acknowledged.

Utilities – Nathaniel Watson – Nathaniel.watson@copbfl.com

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. During official Bldg. permit submittal.

Response: A Broward County SWM license will be obtained during time of permitting.

3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

Response: BMPs will be implemented to protect the storm water systems.

4. Please note that relocated hydrant valve shall be plugged.

Response: A note has been added to the demolition plan.

Landscape Review – Wade Collum – wade.collum@copbfl.com

1. Please provide the author of the comments response sheet.

Response: Authors of comments responses are Max Kaplan, PE, and Michael Grosswirth, PLA.

2. It appears that plan was not corrected to address plan review comments.

Response: All review comments were addressed.

3. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping as it still remains incorrect.

Response: Chart has been corrected.

4. Please remove root rotting note from the Tree disposition. All trees / palms will be completely removed, and stumps ground down below grade or completely removed.

Response: Note on Sheet L-1.0 has been corrected as requested.

DRC

5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced, note in data table is incorrect and mitigation is to go back on site. Show percentage of Sabals to be relocated to site and correct tree disposition.

Response: Existing on-site Sabal Palms are in only fair to poor condition and would not be viable candidates for relocation due to amount of invasive, parasitic plant species covering the palms, and the overall site conditions. Since there is inadequate area to support the additional 26 palms required to make up for the palms removed, and the combined value of the removed palms is \$8,134.13 and the dollar value of trees replaced is \$25,410.00, no mitigation should be required.

6. Provide VUA requirements as per 155.5203.D along the east, west, and south sides evenly distributed along the length of the run, all 3 sides are incorrect as to location, count, and separation.

Response: VUA buffer trees have been revised. See sheet L-2.0.

7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9' of landscape areas between a vehicular use area and an abutting building on the south and west sides.

Response: Code section is being satisfied by "superior landscape design" on the east side of the building utilizing Bald Cypress, Slash Pines and native canopy trees and flowering trees around the proposed retention area. Additional shrub beds are being proposed in the landscape islands in front of the store. Larger than code required Oaks (6" cal, 20-22") are being planted in the parking islands in front of the store.

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

Response: Shrubs are provided at the retention area and parking islands.

9. 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 along NW 30th Ave. and scoot to the corner angle area.

Response: Acknowledged.

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

Response: Provided.

11. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: A variance will be requested.

12. 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. Dimension on plan shows an outside measurement of 8'.

Response: All dimensions are taken from the inside face of curb to the inside face of curb.

13. Change island trees on west side to be medium canopy trees.

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Response: Tree species has been changed.

14. Provide large canopy Street Trees at 1:40' as per 155.5203.G.2.c. along Atlantic Blvd and remove comment in data table. They can be scooted onto the site per the code based limited soil space.

Response: At this time, the site is not able to provide this requirement and relief will be sought for this requirement.

15. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

Response: There are no trees or shrubs adjacent to the building. Building is surrounded on all sides by a concrete sidewalk.

16. Provide alternate large canopy flowering species for Pines proposed along south side and relocate proposed pines to perhaps the back retention area and provide an extra irrigation zone and show pine straw.

Response: Large Oaks (20-22') have been added. 1x trees are required and 5 have been provided in this area. The 6th trees have been placed around the retention pond area.

17. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan providing 100% coverage with 50% overlap.

Response: Irrigation plan is provided.

18. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

Response: Bubblers are being used for all new trees and palms.

19. Provide a note stating irrigation will be rust free and provide 100% coverage with 50% overlap.

Response: Note provided.

20. Provide plant sizes, heights, and spreads on the plant list on the actual landscape plan.

Response: Provided.

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

Response: All trees to be B&B.

22. 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: Provided.

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

Response: Acknowledged.

DRC

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

Response: Provided.

25. Additional comments may be rendered at time of resubmittal.

Response: Acknowledged.

Zoning – Lauren Gratzer – lauren.gratzer@copbfl.com

1. Staff believes that the proposed layout is underutilizing this site. We recommend reconfiguring the layout and general design of the proposed development in order to (A) be consistent with the approved Transportation Corridor Study, (B) comply with the Design Standards to achieve the City's design goals and expectations for commercial development quality. Furthermore, it is highly encouraged that the applicant to explore design solutions to limit impacts of automobile-oriented development and consider human-scale design and site features. One suggestion is to rotate the building, so it is placed closer to the south east property line. Placing the building closer to Atlantic Blvd will be consistent with the Transportation Corridor Study. Furthermore, the canopy can also be rotated and placed west of the building. This configuration will also provide more room for site circulation. Note that the building will still be required to meet the Commercial Building Design Standards of code section 155.5602.

Response: The previously approved layout has been maintained. This layout provides the most efficient circulation for vehicles throughout the site and customer access to the store. The placement of the building along the north side of the site also provides a buffer between the canopy and the residential area to the north.

2. The City of Pompano Beach's Transportation Corridor Study Transformation Plan provides a typical cross section required for west Atlantic Blvd. This cross section requires for the sidewalk to be increased to 10'-12' wide. See page 69 of the Transformation Plan found on the Planning and Zoning Website. The applicant must widen the current sidewalk into the subject property to create a minimum sidewalk width of 10' along Atlantic Blvd. With this sidewalk expansion the applicant shall provide a sidewalk public access easement agreement to the City (155.5101.I.b).

Response: A 10' wide sidewalk is now proposed along Atlantic Blvd.

3. Gas stations are required to have at least 200 feet of frontage on each street side (155.4219.I). The west side of this property is only 134 feet long. Relief must be obtained via either a Major Administrative Adjustment or a Variance.

Response: A variance application is being submitted.

4. The NVAL line on the site plan does not match the NVAL line on the plat. Clarify that the curb cut on the site plan is not impeding on the NVAL line. If so, a Plat Note Amendment will be necessary. The NVAL line appears to be 100' along the west property line.

Response: The NVAL line was amended in 2012. The amendment is recorded in Official Records Book 49278 page 215. This document has been provided with the resubmittal.

5. Access points shall be located at least 15' from other lot lines and shall be no more than 40 feet wide (155.4219.I). The access point to the south is closer than 15' from the side property line. Move the entrance more to the west and provide this setback distance on the site plan.

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Response: The proposed driveway is intended to be a shared access with the lot to the east, therefore it is ideal to have it as close to the east property as possible. A variance will be submitted.

6. Stacking spaces located at the pumps shall not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces (155.5101.G.8.a). The most northern stacking space only provides a drive aisle width of 16.92'. This is insufficient space. There shall be a minimum of 23' width for the drive aisle beyond the stacking.

Response: The parking spaces to the east of the building have been shifted north in order to provide the 23' north of the easternmost stacking space.

7. Provide the total lot coverage on the site data table on the site plan. This includes the building square footage and the canopy square footage.

Response: The total lot coverage has been added to the site data table.

8. Show that the parking south of the building will have a continuous curb. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas (155.5102.C.9). Bollards are permitted in addition to curbing; however, you are required to have this continuous curbing at a minimum.

Response: A variance is being submitted for the flush sidewalk. Bollards are proposed in order to prevent any vehicle overhang onto the sidewalk.

9. "5_SD4" is referenced on the site plan but is crossed out on the details. Remove this note from the plan or clarify what this is.

Response: This note has been removed.

10. On the site plan, provide the total number of bike spaces being provided. A minimum of 16 bike spaces are required (155.5102.L).

Response: The total number of bike spaces is now provided on site plan sheet C-1.1.

11. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. The minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

Response: A variance is being requested for the required foundation landscaping. Due to the narrow site depth, a layout with the proper circulation around the fuel canopy is not attainable

12. Light poles must be at least 15' from any existing or proposed trees (155.5203.B.2.g.i.c). Three of the six proposed light poles are missing from the landscape plan. Provide the 15' radius for all light poles.

Response: The light poles are now shown on the landscape plan sheet L-2.0 with the minimum 15' radius clearance from any trees.

13. Provide the direction (north, east, south, west) for each elevation on the elevations page. Additionally, provide the width of each building façade on the elevations.

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Response: The direction of each elevation and its overall width has been indicated on the attached revised Building Elevations.

14. Provide the outline of the rooftop mechanical equipment on the elevations, showing that the parapet or roof screen will be equal to or above the height of the roof top mechanical equipment.

Response: The outline of rooftop mechanical equipment has been indicated on the attached revised Building Elevations. As indicated, the height of the parapets is above that of the rooftop equipment.

15. Clarify what the exterior doors are used for that are shown behind the bathrooms on the floor plan. Additionally, this floor plan does not appear to correlate with the doors and shape of the building shown on the other plans (site plan, landscape plan, etc.). Make sure all plans are consistent.

Response: The attached Floor Plan has been revised to match the Site Plan. As indicated on the revised Floor Plan, this door (now shown as an overhead door) provides access to the Electrical Closet.

16. The shape of the roof plan also does not match the site plan or other plans.

Response: The attached Roof Plan has been revised to match the Site Plan.

17. The roof plans have a note that states “refer to mechanical drawings for unit information”. There are no mechanical drawings provided. Please advise.

Response: This typical note has been removed because it does not apply to these drawings.

18. Provide the height of the building from the average elevation of the existing finished grade at the front of the structure to the top of the roof line. Additionally, provide the distance from the roof line to the top of the parapet on the elevations. The parapet must be a minimum of 3 feet above the roof line.

Response: The height of the building from the average elevation of the existing finish grade at the front of the structure to the top of the roof line has been indicated on the attached revised Building Elevations. The distance from the roof line to the top of the parapet has also been indicated on the attached revised Building Elevations. As indicated, this dimension is a minimum of 3 ft at all locations.

19. The height of the canopy structure shall also be measured from the average elevation of the existing finished grade (155.5602.C.8.b). Provide this on the canopy elevations.

Response: The height of the canopy structure as measured from the average elevation of the existing finished grade has been indicated on the attached revised Fuel Canopy Elevations.

20. On the elevations, provide the dimensions that demonstrate compliance with the following comment: Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart (155.5602.C.5). Demonstrate these wall offsets on the site plan, elevations, and building floor plans. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:

- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements.
- ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide and have a height equal to at least 80 percent of the facade's height.

- iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
- iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

Response: As indicated on the attached revised Building Elevations, the Front/South and Rear/North Elevations comply with these requirements. On the Front/South Elevation, there is a combination of building offsets and changes in the façade material that comply with the dimensional standards of the offset requirements. On the Rear/North Elevation, there is an awning over the egress door that complies with the dimensional standards of the offset requirements.

21. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way (155.5602.C.6). Remove the corrugated metal siding from the north, south, and west elevations.

Response: As indicated on the attached revised Building Elevations, the corrugated metal siding has been removed from all elevations and replaced with fiber cement siding.

22. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). The front elevation (facing Atlantic Blvd) only has 15% glazing and the south elevation (facing NW 1st Street) only has 3%.

Response: As indicated on the attached revised Building Elevations, at least 30 percent of the façade area of the Left/West Elevation, the Front/South Elevation, and the Rear/North Elevation are occupied by windows or doorways.

23. All ground-level windows on street-facing facades (front, street side, and rear) shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades.

Response: We are seeking a Variance to satisfy the glazing requirements for the Front/South, Left/West, and Rear/North Elevations.

24. The Residential Compatibility Design Standards require “retail commercial building facades that face single-family development shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total facade width” (155.5604.C.3). This applies to the north side of the building.

Response: As indicated on the attached revised Building Elevations, the North/Rear Elevation has been updated to meet this requirement, with no single storefront occupying more than 50 percent of the total façade width.

25. All signage will be reviewed as a separate permit and is not part of the site plan approval process. Remove signage from all elevations. Note that this building will only be permitted to have one sign per elevations. The “on the go” is considered as a second sign and both this and the “Raceway” sign will not be permitted on the same elevation.

Response: The signage has been removed from the attached revised Building Elevations. The “On the Go” signage will be removed from the design.

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26. Flat roofs on principal buildings shall have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane (155.5602.C.8.b). Provide the dimension of the cornice on the elevations.

Response: The depth of the cornice projection has been indicated on the attached revised Building Elevations.

27. Vehicular area canopy standards (155.4303.E.3):

- a. The canopy shall have a maximum clearance height of 16 feet, as measured from the finished grade to the underside of the canopy. The current proposal has 18 feet. Reduce the clearance height to 16 feet. Provide this height from the average elevation of the existing finished grade.

Response: As indicated on the attached revised Fuel Canopy Elevations, the clearance height of the canopy as measured from the average elevation of the existing grade has been reduced to 16 ft.

- b. In addition to meeting the standards of Part 4 (Exterior Lighting) of Article 5: Development Standards, a canopy shall not be internally illuminated and any lighting on the canopy shall be fully recessed into the canopy and shall not extend downward beyond the ceiling of the canopy. Provide a note on the canopy elevations that the canopy will not be internally illuminated.

Response: A note indicating that the canopy will not be internally illuminated has been added to the attached revised Fuel Canopy Elevations.

- c. The size, mass, shape, and architecture shall ensure that the proposed canopy is a subordinate structure to the principal building on the site. The canopy will be considered a subordinate structure if it meets one or more of the following designs:
- i. (A) The canopy is located behind the principal building.
 - ii. (B) The canopy is physically connected to the principal building and the connection shall be wide enough to cover a pedestrian walkway.
 - iii. (C) The length of the canopy is less than the length of the principal building; or
 - iv. (D) The height of the canopy is less than the average height of the principal building.

Response: As indicated on the attached revised Building Elevations and Canopy Elevations, the average height of the principal building is greater than the height of the fuel canopy, complying with item D above.

- d. Canopy Length. The maximum length of a canopy is 120 feet for gasoline filling stations with fueling areas longer than 120 feet multiple canopies are permitted and encouraged. The current proposal exceeds this limit with a canopy length of 193 feet.

Response: As indicated on the attached revised Fuel Canopy Elevations, the fuel canopy has been divided into multiple canopies that are each less than 120 feet long.

28. Provide pavement markings on the interior of the site that indicate a bike lane from Atlantic Blvd to the entrance of the building. Except individual lot development of a single-family dwelling or two-family dwelling, all developments shall be served by an internal bicycle circulation system (including bike routes, bike lanes, and/or bike paths) that permits safe, convenient, efficient, and orderly movement of bicyclists among the following origin and destination points within the development as well as between the internal bicycle circulation system

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and adjoining parts of an existing or planned external, community-wide bicycle circulation system and any adjoining public parks, greenways, schools, community centers, and shopping areas:

- i. Bicycle parking facilities (See Section 155.5102.L, Bicycle Parking Facilities.) or areas near the primary entrance(s) of principal buildings (or the buildable area of lots, for subdivisions);
- ii. Any designated or planned bus stops and shelters (on-site or on an adjacent street); and
- iii. Recreation facilities and other common use area and amenities. (155.5101.H).

Response: A 4' wide bike lane striped from the Atlantic Blvd. driveway to the building entrance is now provided.

29. Provide the mounting height of the proposed light poles. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the north property line) is 20'. For all other fixtures outside of this 200' distance, the maximum height is 30' (155.5401.D).

Response: Proposed light pole heights have been revised to be a maximum height of 20-feet above finished grade. Reference sheet SP-1.

30. The photometric plan indicates that wall packs are being used on the building. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I). Revise the lighting surrounding the building and provide the lighting fixture details.

Response: Wall pack and fuel canopy lights are full cut-off type fixtures. Reference sheets SP-2 and SP-3.

31. Provide a narrative that outlines how this project will achieve 12 sustainable development points (155.5802).

Response: The sustainable points narrative is now provided.

32. A utility easement agreement form must be submitted at time of building permit for the pavement located within the utility easements on the east, west, and southern parts of the property (unless vacated). If these easements are vacated provide evidence of this.

Response: Acknowledged. This form will be submitted at the time of building permit.

33. Make the note on the plans that all overhead wires will be placed underground (155.5509).

Response: A call out is now provided on sheet C-3.1 Utility Plan.

Solid Waste and Recycling – Beth Dubow – beth.dubow@copbfl.com

1. NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

Response: Acknowledged.

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

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Response: Acknowledged. The developer will consider recycling.

3. 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 (Waste Management 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.

Response: Acknowledged.

4. 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.

Response: Noted.

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

Maxwell Kaplan, P.E.
Thomas Engineering Group

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PZ20-12000037

7/07/2021