



December 9, 2020 (revised)

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

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

Dear Matt;

This letter is written to provide a narrative to assist with the Major Site Plan filed with your office for review and comment.

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



The subject property has a Future Land Use Designation of Commercial (C) for the parcels with frontage on Powerline Road and a Land Use Designation of Residential (Low 1-5 du/ac) on the westerly parcel. Per the attached letter from the Broward County Planning Council, the property will need to pursue and obtain a boundary plat. That application is being prepared by the client's surveyor and will be submitted separately.

The proposed use is Home and Building Supply, with a new 9,200 square foot building on a 0.54-acre parcel. Imeca is a family owned business in operation since 2002 with 19 locations in Florida. They occupy a unique niche in the home improvement product market, providing a unique source for interior designers and homeowners alike for fixtures, hinges, drawer slides, laminates, and other hardware.

Pursuant to Section 155.2407.E Criteria for Major Site Plan Review Standards, the attached application for Major Site Plan complies with Chapter 155 of the City of Pompano Beach Zoning Code as follows:

Is consistent with the land use designation in the comprehensive plan:

**The zoning designation of Community Business (B-2) and proposed use of the property are consistent with the land use designation of Commercial (C). An application for commercial Flex is requested for the portion of the site with a Residential Land use as described above.**

Complies with the applicable district, use, and intensity and dimensional standards of this Code ([Articles 3, 4, and 5](#));

**The Community Business District is intended to provide low and moderate intensity service and retail uses that serve the needs of residents in the surrounding neighborhoods. The proposed use is consistent with this intent, and the attached site plan set includes site data on the cover page which outlines compliance with the property development regulations in regard to setbacks, site design, use and intensity as follows:**

Lot Area (10,000 SF Minimum) 23,638 SF provided  
(district standards continued)  
Lot Width (100' Minimum) 115.86' provided  
Lot Coverage (45% Maximum) 38.9% provided  
Pervious Area (20% minimum) 35% provided  
(All setbacks exceeded)

Complies with the applicable development standards of this Code ([Article 5](#)). While not required to comply with the Sustainable Development Standards in [Part 8](#), Sustainable Development Standards, of [Article 5](#), Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section [155.5801](#), Purpose;

**The proposed development is compliance with the Development Standards of Article 5., with three waivers received (attached official letters dated December 8). An administrative adjustment was granted for a parking reduction, loading zone dimensions, and loading zone screening.**

Complies with all other applicable standards in this Code

**The proposed project is compliant with the general applicable provisions of Chapter 155.**

Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

**No previous development orders are known to exist on the subject property.**

The concurrency review has been completed in accordance with [Chapter 154](#) (Planning) of the Code of Ordinances

**The proposed development complies with Chapter 154, Section 154.74 level of service requirements as follows:**

**Wastewater: connection to existing 6" gravity sewer proposed (see utility plan sheet C-7)**

**Water:** connection proposed to the existing 48" water main (see utility plan sheet C-7)

**Solid Waste:** roll-out dumpster service is proposed; the dumpster is shown to be stored within the overhead door/service door portion of the building (see site plan sheet C-5)

**Drainage:** all provisions for stormwater pre-treatment and storage are provided on site (see attached Paving Grading and Drainage Sheet C-6)

**Transportation:** The development shall coordinate with Broward County and Pompano Beach at the time of building permit for payment of the appropriate transit concurrency impact fees.

Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

**The Broward County Trafficways Plan identifies this portion of Powerline road with a varying ultimate width. It is anticipated that as part of the platting process additional right of way will need to be dedicated (shown on the attached site plan Sheet C-5).**

Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance

**The site will comply with any hazardous material licensing requirement relative to the Wellfield Protection Ordinance.**

Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support

**Please see the attached CPTED narrative in satisfaction of this standard. Additional discussion may be warranted in regard to the placement of the exterior wall adjacent to the residential properties. The provisions in the landscape**

**buffer portion of Article 5 Part 2 provide for plantings on both sides of the wall as shown on the site plan, but a preferred alternative may be to provide placement of the wall on the perimeter of the site, to avoid the creation of a narrow corridor between fences that would be difficult to maintain and out of any line of sight.**

Complies with adopted Fire Codes and Standards per City Code Section [95.02](#);

**The project complies with Florida and City Code for fire standards.**

Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan

**No environmentally sensitive lands have been identified in or near the subject site, and the project site has been previously cleared.**

Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

**No known Transportation Corridor Study applies to this portion of Powerline Road.**

The proposed use, as previously mentioned is a small, boutique style hardware and fixture/home and building supply establishment, unique in terms of the role it fills in the community.

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

Best Regards;

Mark Rickards, AICP  
Attachments



# DEVELOPMENT SERVICES

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

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 8, 2020

Zoning Letter Number: 20-02000190

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

Re: Waiver Request – Request for Parking Reduction

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

Mr. Rickards,

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

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

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

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

David L. Recor, ICMA-CM  
Development Services Director

**Enclosures**

# EXHIBIT A



September 23, 2020

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

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

Dear Matt;

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

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



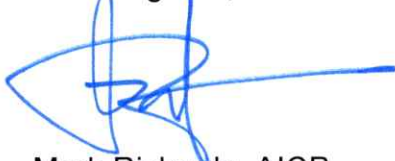
The attached site plan provides for 13 parking spaces in support of a low intensity use, a neighborhood supply and hardware store, with very light customer traffic. A large portion of the proposed building will be for inventory and larger items, with a front of house customer experience showroom area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

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

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

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

Best Regards;



Mark Rickards, AICP

Attachments

March 6, 2020

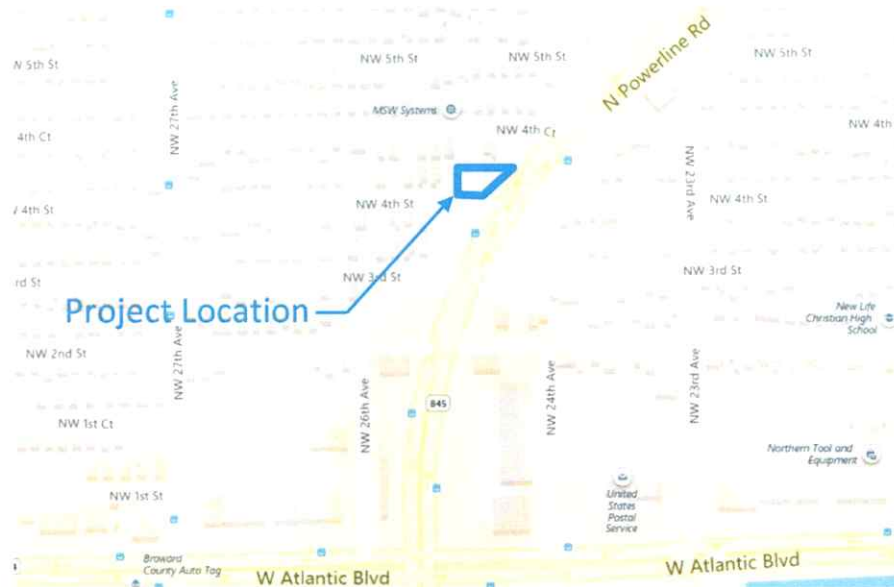
Planning & Zoning  
City Hall Main Building - Third Floor  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

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

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

### Project Location

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



**Figure 1, Project Location Map**

## **Parking Study Methodology**

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

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

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

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

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

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

## **Parking Supply**

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

## **Operational Considerations**

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

## Parking Demand (Occupancy) of Existing Store

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

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

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

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

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

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

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

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

## CONCLUSIONS

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

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

Respectfully Submitted,



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



# DEVELOPMENT SERVICES

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

E: david.recor@copbfl.com | P: 954.786.4664 | F: 954.786.4504

December 8, 2020

Zoning Letter Number: 20-02000191

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

Re: Waiver Request - Loading Area Dimensional Standards

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

Mr. Rickards,

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

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

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

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

Yours truly,  
THE CITY OF POMPANO BEACH

*David L. Recor, Director*

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

# EXHIBIT A



November 25, 2020 (second revision)

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

RE: ***Imeca Pompano Beach – Loading Zone Relief  
PZ18-12000028 Major Site Plan***

Dear Matt;

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

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



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

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

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

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

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

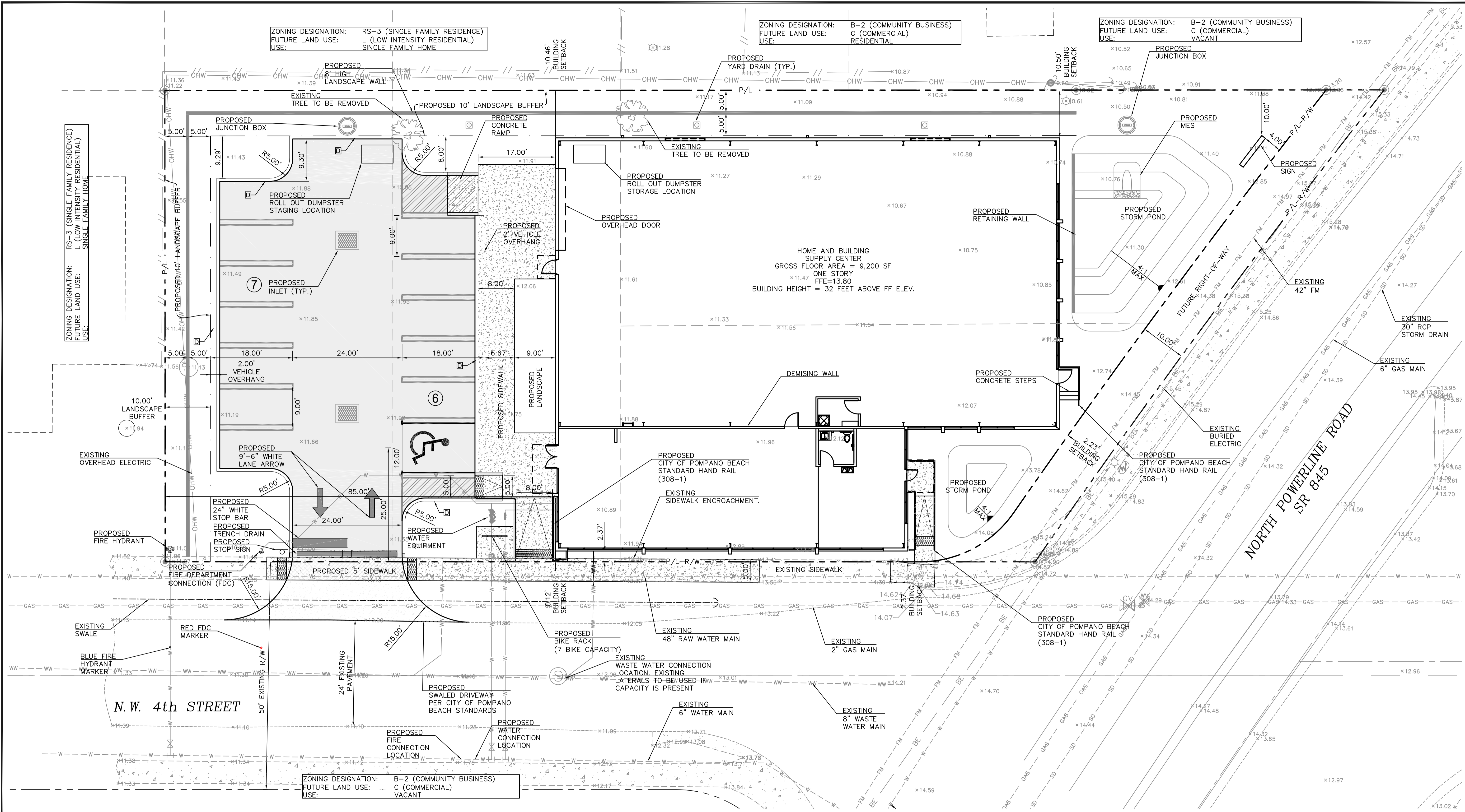
We appreciate your consideration of the attached request, and the team will make itself available to answer questions and concerns in advance of formal meetings if desired.

Best Regards;



Mark Rickards, AICP  
Attachments

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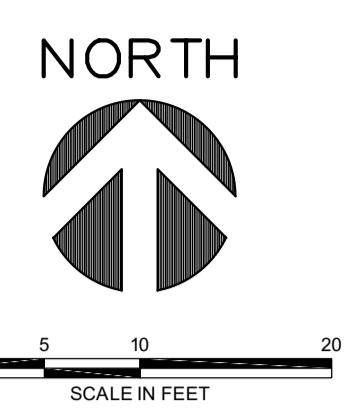
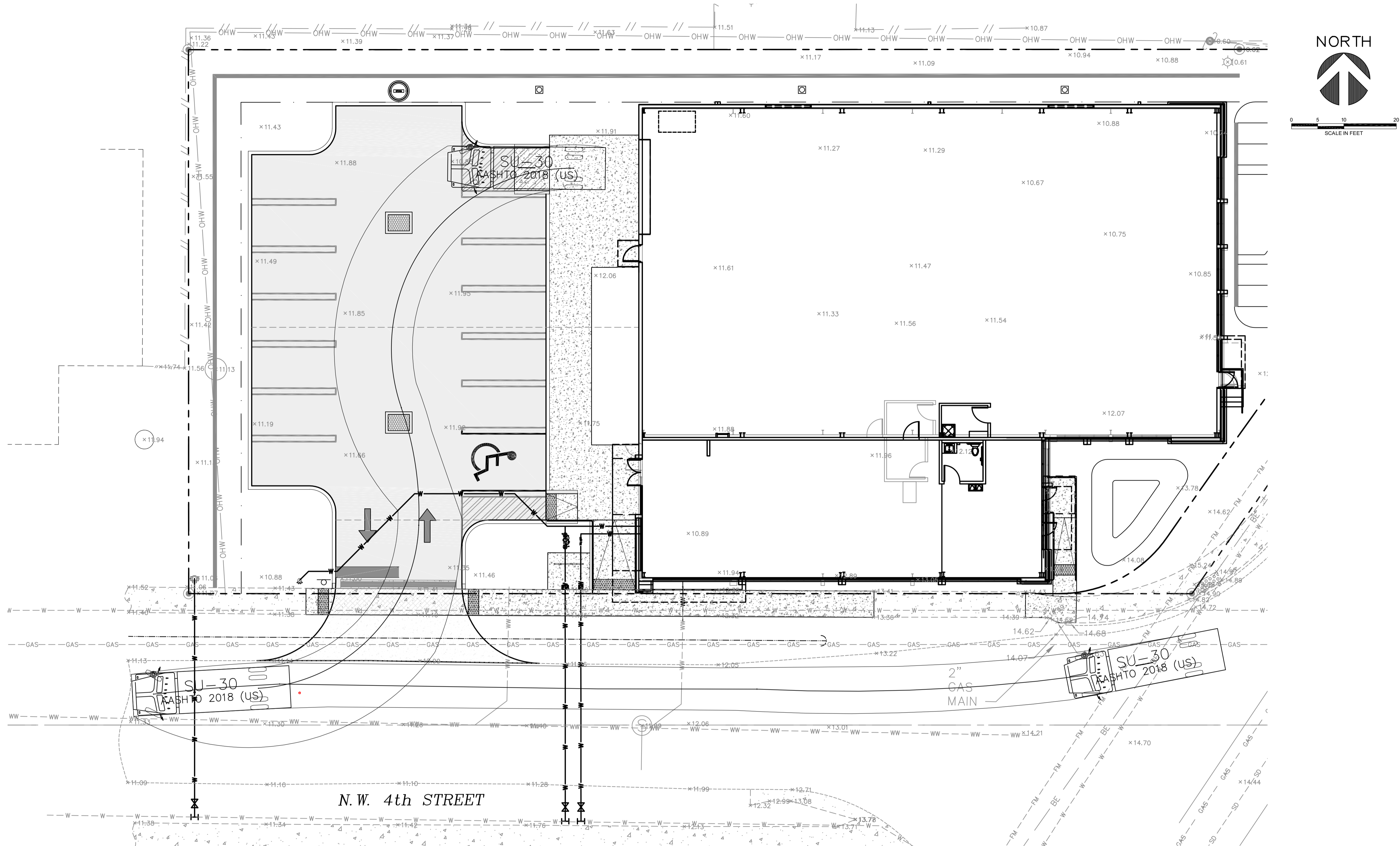


**AAC**  
PZ18-12000028  
2/2/21

EXHIBIT B

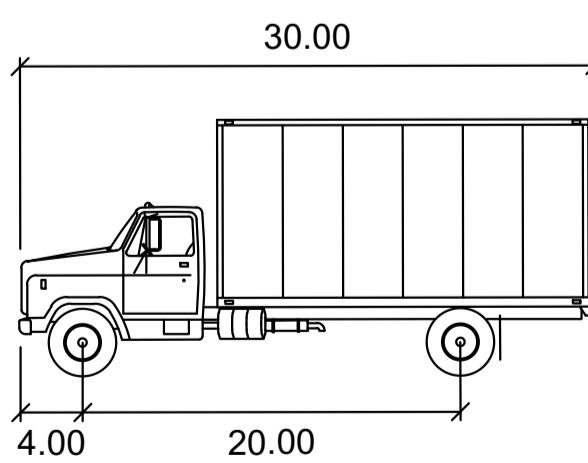
DESCRIPTION:			
DATE:			
IMECA HARDWARE			
POMPANO BEACH, FLORIDA			
BROWARD COUNTY			
SECTION 01, TOWNSHIP 39S, RANGE 19E			
SITE PLAN			
COCCHIOLA LLC			
1190 NW 159 DRIVE			
MIAMI GARDENS, FL 33169			
NOTE: This site plan was prepared by A.C.T. Environmental & Infrastructure, Inc. under the supervision of a Professional Engineer. It is not to be used for any other purpose without the written consent of A.C.T. Environmental & Infrastructure, Inc. The user assumes all liability for any and all consequences of any use of this site plan for any purpose other than that for which it was prepared.			
SCALE:	1" = 10'	MP	WILLIAMS, HILTON //
DRAWN BY:	MP	MP	FLP.E.#63015
DESIGN BY:	MP	MP	
CHECKED BY:	WBH	MP	
DATE:	8/28/2020	MP	
PROJECT NO.:	21202	MP	
C-5			

\\ed-0070-pc\Sarasota backup\SRQ Projects\21000-21999\21202 - IMECA Pompano Beach\Plan Production\Plan Drawings\Plan Set\CONSTRUCTION\IMECA POMPAO PLAN SET.dwg October 12, 2020 - 12:18pm by bhilton



PROPOSED LEGEND


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



SU-30  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 31.8

AAC  
PZ18-12000028  
2/2/21

EXHIBIT B

SCALE: 1" = 10'	DRAWN BY: MP	 <div>Environmental &amp; Infrastructure</div>	COCCHIOLA, LLC 1190 NW 159 DRIVE MIAMI GARDENS, FL 33169	IMECA HARDWARE	DATE:	DESCRIPTION:
	DESIGN BY: MP					
	CHECKED BY: WBH					
	PROJECT NO.: 21202					
	DATE: 8/28/2020					
D	WILLIAM B. HILTON II FL.P.E. #63015		D SITE LIFE SAFETY PLAN			



COCCHIOLA LLC  
1190 NW 159 DRIVE  
MIAMI GARDENS, FL 33169

NOTE: The undersigned and A.C.T. Environmental and Infrastructure, Inc. make no representation or guarantee as to the completeness of the information provided herein, and the undersigned and A.C.T. Environmental and Infrastructure, Inc. shall not be responsible for any errors or omissions in the information provided herein. A.C.T. Environmental and Infrastructure, Inc. shall not be responsible for any errors or omissions in the information provided herein. A.C.T. Environmental and Infrastructure, Inc. shall not be responsible for any errors or omissions in the information provided herein.



# DEVELOPMENT SERVICES

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

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December 8, 2020

Zoning Letter Number: 20-02000192

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

Re: Waiver Request - Loading Area Screening Relief due to CPTED Concerns

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

Mr. Rickards,

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

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

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

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

Yours truly,  
THE CITY OF POMPANO BEACH

*David L. Recor, Director*

David L. Recor, ICMA-CM  
Development Services Director

Enclosures

# EXHIBIT A



October 9, 2020 (revised)

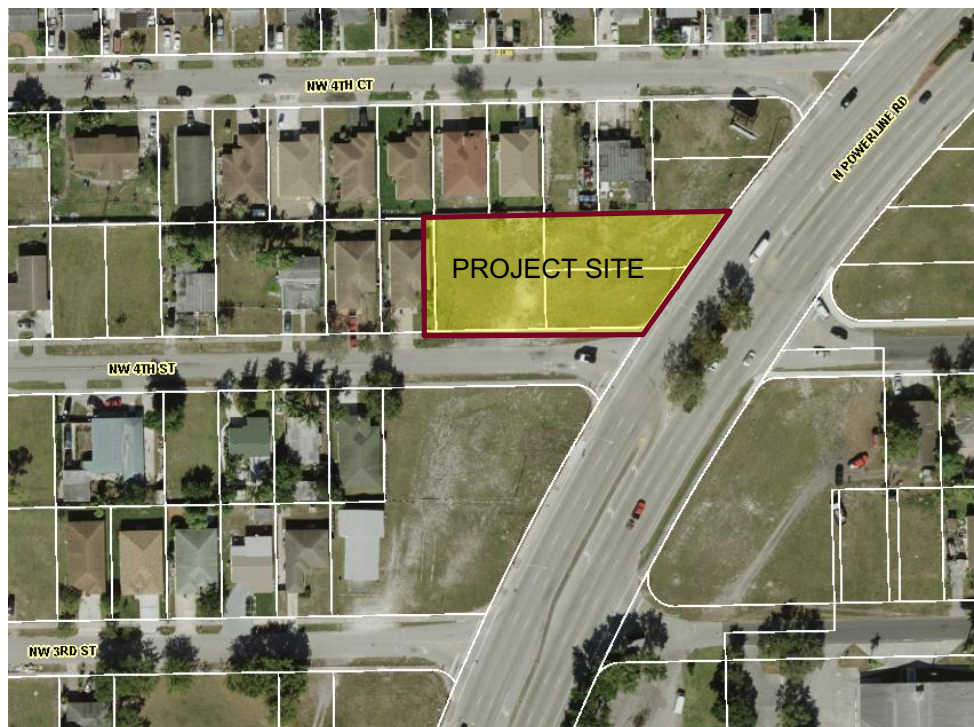
Matt Edge  
City of Pompano Beach Department of Development Services  
100 West Atlantic Boulevard  
Pompano Beach FL 33060

RE: ***Imeca Pompano Beach – Loading Zone Relief  
PZ18-12000028 Major Site Plan***

Dear Matt;

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

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



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

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

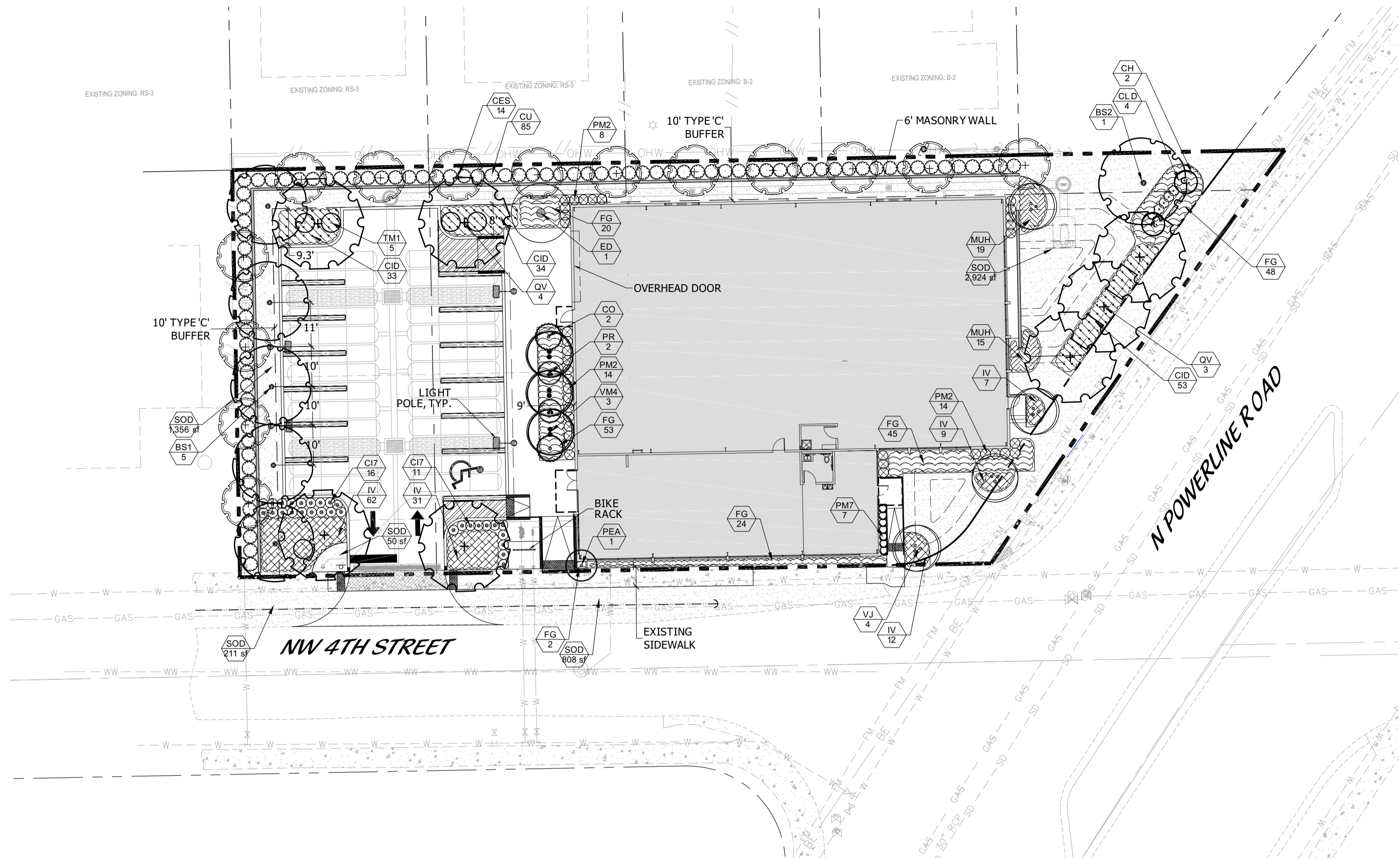
We appreciate your consideration of the attached request, and the team will make itself available to answer questions and concerns in advance of formal meetings if desired. The agent's contact information is  
email: [Mark.Rickards@kimley-horn.com](mailto:Mark.Rickards@kimley-horn.com)  
Direct Phone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

Best Regards;

Mark Rickards, AICP

Attachments





CPTED NOTES

SHRUBS ABUTTING CITY RIGHTS OF WAY SHALL BE MAINTAINED AT A HEIGHT NO GREATER THAN 24"

ALL HEDGES, BUSHES, SHRUBS AND GROUND COVERS SHALL BE MAINTAINED NO GREATER THAN 30" IN HEIGHT, UNLESS ON THE OUTSIDE OF THE SECURITY WALL OR DIRECTLY CONTIGUOUS TO THE BUILDING FACADE, TO ENSURE NATURAL SURVEILLANCE AND ELIMINATION OF CONCEALMENT OR AMBUSH POINTS.

MAINTAIN AN 8 FOOT CLEAR TRUNK WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN FOR CANOPY TREES THAT OBSTRUCT NATURAL AND/OR ELECTRONIC SURVEILLANCE.

LANDSCAPE SHALL BE DESIGNED TO AVOID CONFLICTS WITH LIGHTING TO ENSURE WELL LIT PROJECT SITE FOR PROPER NATURAL SURVEILLANCE.

LANDSCAPE SHALL BE DESIGNED TO AVOID EXISTING OR FUTURE OBSTRUCTIONS TO NATURAL OR ELECTRONIC SURVEILLANCE.

LANDSCAPE SHALL BE DESIGNED TO ELIMINATE CONCEALMENT OR AMBUSH POINTS AND TO DETER AND PREVENT CRIMINAL ACTIVITY.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	SIZE	NATIVE	REMARKS
BS1	5	BURSERA SIMARUBA	GUMBOLIMBO	3" CAL	16' HT. X 5' SPRD.	Y	FULL CANOPY, 8' CLEAR TRUNK MIN.
BS2	1	BURSERA SIMARUBA	GUMBOLIMBO	8" CAL	18' HT. X 12' SPRD.	Y	FULL CANOPY, 8' CLEAR TRUNK MIN.
CES	14	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD TREE	1.5" CAL	10' OA	Y	FULL CANOPY
ED	1	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	N.A.	16' OA	N	FULL & THICK, SHEARED CONICAL SHAPE, FTB, SINGLE STRAIGHT TRUNK
QV	7	QUERCUS VIRGINIANA	LIVE OAK	2.5" CAL	16' HT. X 5' SPRD.	Y	FULL CANOPY, 8' CLEAR TRUNK MIN.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	SIZE	NATIVE	REMARKS
CH	2	CHAMAEOROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY
CO	2	COCCOTHRINAX CRINITA	OLD MAN PALM	N.A.	6' - 7' O.A.	N	FLORIDA FANCY, SPECIMEN, MATCHED
TM1	5	LEUCOTHORAX MORRISII	KEYS THATCH PALM	N.A.	5' - 6' O.A.	Y	FULL & THICK
PR	2	PHOENIX ROEBELINII	PYGMY DATE PALM	N.A.	6' OA, MULTI TRUNK	N	FULL SPECIMEN, TRIPLE STEM
PEA	1	PTYCHOSPERMA ELEGANS	SINGLE LEA XANDER PALM	N.A.	10' O.A.	N	SINGLE, STRAIGHT TRUNK, CURVED AWAY FROM BUILDING
VJ	4	VEITCHIA JOANNIS	JOANNIS PALM	N.A.	24' O.A.	N	FULL CANOPY, TRIPLE, MATCHED
VH4	3	VEITCHIA MONTGOMERYANA	DOUBLE MONTGOMERY PALM	N.A.	22' - 24' O.A.	N	FULL CANOPY, STRAIGHT TRUNKS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	NATIVE	REMARKS
CJ7	29	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	2.5' X 2.5'	3' O.C.	Y	FULL
CLD	4	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	2.5' X 2.5'	30" O.C.	Y	FULL & THICK
CU	85	COCCOLOBA UVIFERA	SEA GRAPE	5' HT.	40" O.C.	Y	FULL & THICK
PM7	7	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	2' X 2'	24" O.C.	N	FULL & THICK, TO BE MAINTAINED AT 24" HT.
PM2	36	PODOCARPUS MAKII	PODOCARPUS	6' - 8' HT X 2' - 3' SPRD.	A.S.	N	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	NATIVE	REMARKS
CID	120	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	12" X 12"	24" O.C.	Y	FULL & THICK, NOT STRETCHED, FL FANCY
FG	192	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" X 12"	24" O.C.	N	FULL & THICK, FL FANCY
IV	121	ILEX VOMITORIA 'SHILLING'S DWARF'	DWARF YALPOUN HOLLY	15" X 15"	24" O.C.	Y	FULL & THICK
MUH	34	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" X 24"	24" O.C.	Y	FULL & THICK
SOD	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	NATIVE	REMARKS
SOD	5,349 sf	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS				WEED FREE

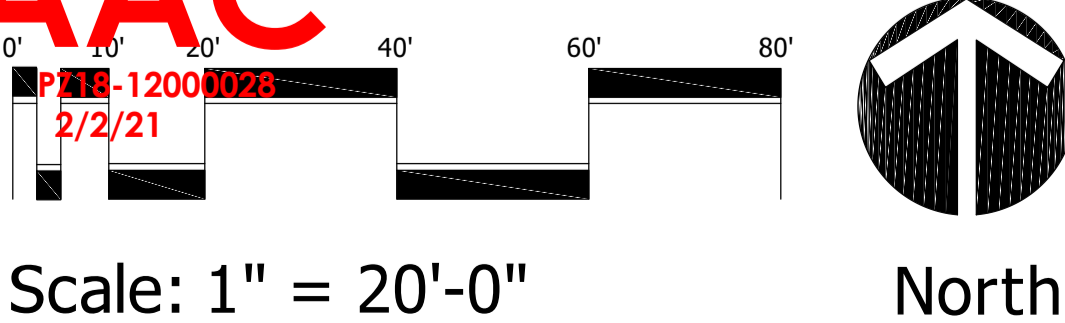
LANDSCAPE DATA

NAME OF PROJECT	Imeca Lumber and Hardware		
FOLIO NUMBERS	484233040500; 484233040520; 484233040510		
TOTAL SITE AREA	SF	AC	
	23,638	0.54	
BUILDING DATA TOTAL	SF		
	9,232		
SURFACE COVER			
IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	9,232	0.21	39.06%
SIDEWALKS	1,569	0.04	6.64%
VEHICULAR USE AREA	4,544	0.10	19.22%
PERVIOUS AREA			
TOTAL PERVIOUS AREA	SF	AC	%
	8,292	0.19	35.08%
TOTAL SITE AREA	12,836	0.29	54%
INTERIOR LANDSCAPE			
PALMS	REQ	PROV	
max 50%		46%	
PARKING ISLANDS (1 PER ISLAND)	4	4	
15% OF VEHICULAR USE AREA TO BE PLANTED	681.60	1,138.17	
INTERIOR LANDSCAPING (2 TREES PER 2,000SF)	24	26	
PERIMETER LANDSCAPE			
	LENGTH (LF)	REQ	PROV
WEST 10' BUFFER (1 TREE PER 30')	103.46	3	9
NORTH 10' BUFFER (1 TREE PER 30')	267.54	9	10*
EAST 10' ROW BUFFER (1 TREE PER 40')	128.82	4	4
SOUTH 10' ROW BUFFER (1 TREE PER 40')	190.92	6	0**
*COUNTING SILVER BUTTONWOOD TREES AS BUFFER TREES DUE TO LOCATION OF EXISTING OVERHEAD LINES			
**CANNOT MEET REQUIREMENT DUE TO SOUTHERN PROPERTY LINE ABUTTING NW 4TH STREET AND UTILITIES WITHIN THE RIGHT OF WAY - ALL REQUIRED TREES PROVIDED IN WEST BUFFER			
PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED.			

LOCATION MAP



Landscape Plan



Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# L.C-26000535

IMECA Lumber & Hardware

New Building Commercial

Pompano Beach, Florida

Donaldson E  
Hearing: A01098  
00000015D8A1  
3286A00016979

LA 000949  
STATE OF FLORIDA

DESIGNED \_\_\_\_\_ DEH  
DRAWN \_\_\_\_\_ RO  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER 19-0904  
DATE 12-03-19  
REVISIONS 06-10-2020  
08-26-2020

August 26, 2020 10:21:47 a.m.  
Drawing: 19-0904 LP.DWG

SHEET 1 OF 2

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

DRC

PZ18-12000028

10/7/2020

EXHIBIT C