

Re-Submittal Response to Comments: April 15, 2024

City of Pompano Beach

RE: PZ22-12000051 – 2001 N. Andrews

We have received your 1st Round of review comments on the above-referenced project and will submit the following response to comments:

PLANNING - Max Wemyss | max.wemyss@copbfl.com

1. Land use for this parcel is Industrial (I). The proposed uses listed on the site plan include a food processing/distribution industrial building (58,361 square feet and an 11,876 square foot mezzanine). The proposed industrial uses are listed as permitted principal uses in this land use.

Response: The plans have been revised and the proposed building is 71,873 s.f. with a 13,216 s.f. mezzanine.

2. The property is platted (Addition to Copans Industrial Complex No. 1 - Parcel "D") recorded in the Broward County Records (ORB 111 Pg 22), which there were two amendments noted but neither related to use restrictions for this parcel. There are no use restrictions on the plat.
3. The property abuts N Andrews Avenue. The survey indicates that there is an existing 55 feet of right-of-way measured to the centerline of the road for N Andrews Avenue. The right-of-way is sufficient to comply with the requirements in Chapter 100
4. The property does front on a road identified on the Broward County Trafficways Plan (N Andrews Avenue). No additional right-of-way is required.
5. Cross access easements may be abandoned as properties shall be unified through unity of title.

Response: Acknowledged

6. Flowage easements as established as perpetual easements for the purpose of drainage along and across the encumbered properties. The site plan as proposed does not maintain the "flowage" area. abandon/vacate the easements and obtain approval from the County through surface water permitting.

Response: The plan as proposed allows for adequate flowage and drainage throughout the site, as demonstrated on the civil engineering plans.

7. The city has sufficient water and wastewater treatment capacity to accommodate the proposal

PZ22-1204051 ZONING - Lauren Gratzer | Lauren.Gratzer@copbfl.com

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1. This project is being reviewed as a Major Site Plan with Building Design
2. Provide evidence of the 30' easement along the north property line being abandoned/revised to 15' wide, in order to construct a new building in this area

Response: The applicant has submitted for an easement abandonment (reduction) of the southern 15' of the easement under review no. EMTV-2024-1.

3. Chain link is not permitted along main streets (155.5302.G). Revise the site plan and CPTED plan/narrative to change the type of fence proposed along Andrews Ave.

Response: Extruded PVC Vinyl Fencing will be installed along Andrews Avenue (east side of property). See Detail 2 on Architectural Sheet A601.

4. Clarify the size of the building footprint. The site plan states the first floor of the building is 58,361 SF, however, when scaled out the building measures to be 59,259 SF.

Response: Total building SF has been updated on all plans to show correct building footprint size and should be printed to scale if printed to the correct sheet size 30 x 42" for Architectural and Electrical drawings. All other drawings are 24" x 36".

5. Clarify the total building square footage size. The site plan drawing states that the first floor is 58,361 SF and the mezzanine is 11,876 SF. This totals to a building of 70,237 SF. Revise the drawing to state that the total building size is 70,237 SF (or adjusted as necessary for any revisions). This number should also be stated on the site plan data table as the total gross floor area and the labeling in the chart for the "proposed new building" should read "proposed first floor".

Response: Total building SF has been updated on all plans to show correct building footprint size as requested by the jurisdiction. The building is proposed to be 71,873 s.f., including a 13,216 s.f. mezzanine area

6. The lot coverage should reflect only the footprint of the building and any other roofed structures. Seeing no other roofed structures proposed on the site plan, revise the lot coverage calculations on the site plan data table to only reflect the footprint of the building.

Response: Acknowledged, see revised SP-1 for correct building coverage calculation based in the first-floor building footprint.

7. Call out the height of all retaining walls on the site plan.

Response: See revised site plan with retain wall heights labeled; all wall are proposed to be 2' tall.

8. Comment not addressed: The height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to

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the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof (155.9401.G). Revise the elevations to correctly reflect the height of the building from finished grade and call out the point of the roof deck. The elevations are currently measured from finished floor, not grade.

Response: Height of structure updated to measure vertical distance from average existing finish grade at front of structure to the mean height between eaves and ridge as required. Please see clouded dimension on Elevation 1 on Architectural sheet A201 and general notes.

9. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened (155.5301.A.1.a). Provide the outline of the rooftop mechanical equipment to illustrate that the parapet will fully screen the units.

Response: Elevations updated with outline of all mechanical rooftop units that will be screened by Parapet walls. Please see clouded areas in details 1-4 on Architectural sheet A201.

10. Provide a note on the roof plan that states "All roof surfaces will be painted white", per the applicant sustainability narrative.

Response: Note added to high roof and low roof. Please refer to Architectural sheet A130.

11. Provide the product details for the proposed permeable sidewalks, per the applicant sustainability narrative.

Response: Permeable sidewalk detail added to Civil plans to show design intent to meet the sustainability requirements.

12. The applicant's sustainability narrative states that this project will obtain the third party certification for landscaping via Sustainable Sites. Provide documentation that this application has been submitted for.

Response: We will not be providing certification for landscaping via Sustainable Sites. We have removed this item from our point table and from our narrative. Please refer to clouded area on Architectural sheet CS.

13. The applicant's sustainability narrative proposed to use points for overhangs on all south facing windows. However the proposed overhangs do not provide coverage over all windows. Either revise the narrative to remove these points or provide an overhang that sufficiently covers all south windows.

Response: We will not be providing canopies/overhangs that sufficiently cover all south windows. We have removed this item from our point table and from our narrative. We have added Public Health features into our design for your review in efforts to achieve more points for this sustainability requirement. Please refer to Architectural Sheet CS and updated Sustainability Narrative.

14. Light poles are proposed in almost all landscape islands where trees are required. Move the light poles to not interfere with required trees.

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Response: Light poles have been removed from landscape islands and relocated to Landscape buffers. Please refer to clouded areas on Electrical Sheet E-2.

15. The proposed dumpster location shall obtain approval via an easement agreement to locate the dumpster enclosure within the 30' easement along the western property line.

Response: Acknowledged, this will be obtained prior to final plan approval.

16. In accordance with the industrial design standards (155.5603):

- a. A development composed of a single building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address. Add a door at the main entrance on the east façade.

Response: Single door added on East Side of property in addition to the double doors on South side for main entry points into the building. Please refer to clouded areas on all Architectural Sheets.

- b. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the following design features to emphasize the importance of the entrance:
Provided the following items at main entry in previous submission.
- Canopy or portico; **provided**
 - Roof overhang;
 - recess or projection; **provided**
 - Arcade or arch;
 - Peaked roof form;
 - Outside patio;
 - Display window; **provided**
 - Architectural tile work or moldings integrated into the design of the building facade; Integrated planters or wing walls that incorporate landscaped area or seating areas; or
 - Similar architectural features not found on the remainder of the building facade.

Response: As discussed in the DRC meeting on 4/3/24, Horizontal recesses, building projections, and Display windows clearly define primary entrance for occupants and patrons. Shown in detail 1 and 2 on Architectural sheet A-201.

- c. Provide the material call outs for the facades on the elevations. The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are not visible from an arterial or collector street.

Response: As discussed in DRC meeting on 4/3/24, material callouts and paint finishes are provided in detail 1, 2, 3, and 4, and in Material Legend on Architectural Sheet 201.

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- a. The three subject folios shall be unified as one with a Unity of Title.

Response: Acknowledged, the properties will be legally combined via a unity of title

- b. The applicant shall provide evidence of compliance with the proposed options used for the Sustainable Development Options and Points, per Table 155.5802.

Response: Details have been added to the Architectural plans and Civil plans to show evidence of Design intent to achieve the minimum requirement of 12 sustainability points. Please refer to Sustainability Checklist with points tracked on Architectural Sheet CS and Sustainability Narrative.

- c. The standard easement agreement forms shall be submitted for the construction of the parking spaces/drive aisle/sidewalk proposed within the utility easements.

Response: Acknowledged, these will be provided

LANDSCAPE REVIEW - Wade Collum | wade.collum@copbfl.com

1. Who is the author of the comment response sheet?

Response: Matt W: Planner and Matt T: PLA

2. Comment response sheet is vague and inaccurate.

Response: We will provide more detailed responses.

3. Provide trees at 1:40' along the north and west property lines.

Response: The West and North Buffers now have the required trees. Mitigation trees have been added to these areas as well.

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

Response: Please see Sheet LP-1. The dollar value for specimen trees is now shown in the tree summary. A note has been added below the tree summary for the mitigation deficit of non-specimen trees to be removed.

5. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings, Proposed mitigation does not compute.

Response: The mitigation required has been revised on Sheet LP-1.

6. Bahia can only be at the bottom of the retention area top of bank and bank must be St. Augustine.

PZ22-12000051 Response: Sheet LP-2 has been revised as requested for the Bahia Sod.

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

Response: All trees adjacent to the southern building façade are 16' Ht. (see QV and IE in plant schedule). All palms are 22-24' OA. Ht. (see VM2 in plant schedule).

8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 24' of landscape areas between a vehicular use area and an abutting building. Please include the truck court area.

Response: Please See sheet LP-3 for VUA landscape exhibit plan with calculations now shown.

9. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: palm and tree arrangement to discuss.

Response: The West portion now meets the required landscape area. The south building portion will need Development services director to grant a modification. Sheet LP-2 shows a planting area between 16.2 and 13.5 foot planting area. Sheet LP-2 now shows double trunk Montgomery palms at 22-24' Height, 16' Height trees and multiple species tiered shrubs.

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

Response: Exhibit and data table are shown on sheet LP-3.

11. Show how requirements as per 155.5203.E., Building Base Plantings are being met, NE Corner.

Response: The requested information is now shown at the bottom of the landscape requirements chart on Sheet LP-2.

12. Remove all new light poles, stormwater catch basins, grease traps, FDC's etc. from required planting areas. Remove note referencing CPTED.

Response: Light poles are now removed as requested. The poles are no located in the landscape buffers, with spacing from trees provided as required.

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

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Response: Light poles are now moved out of landscape parking islands.

14. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. South side parking rows.

Response: Acknowledged and provided.

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 / eccentric footings as it relates to these areas.

Response: See Sheet A301 for proposed building footers and slab dimensions. A note has also been added to sheet LP-2.

16. Propose an alternate tree species large canopy species top the Ilex and Coccolobas perhaps Yellow Tabs is an option, discussion is an option.

Response: Coccolobas are now removed as requested. East Palatka Holly is used close to the building for upright canopy growth.

17. Show sod in the plant list.

Response: Sod quantities are now shown on Sheet LP-2.

18. Change high-rise Live Oak to regular seedling Live Oak Quercus virginiana - no cultivars.

Response: Revised as requested. Live Oaks have been removed.

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

Response: Irrigation plan is now provided. See sheet 042 and 043 as part of this submittal for the irrigation plan and details.

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

Response: Bubblers are now shown on the Irrigation plan.

21. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.

Response: Palm and Tree planting details on Sheet LP-4 have been revised as requested.

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

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Response: All details have been revised as requested on Sheet LP-4.

23. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: The requested note has been added to the top right corner of Sheet LP-2. Silver Buttonwood Street trees have been revised to 14' Ht. as requested.

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

Response: This is now note #1 on sheet LP-1.

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

Response: This is now note #2 on sheet LP-1.

FIRE DEPARTMENT - Jim Galloway | jim.galloway@copbfl.com

1. Provide location of proposed fire department connection for fire sprinkler system. Must be located within 100ft of a fire hydrant located on same side of access roads.

Response: An additional fire hydrant was added at the west side of the building. Hydrants are spaced less than 500' apart.

2. site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. Additional fire hydrants required for proper coverage for proposed property. () Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

Response: Water main sizes are shown on the plan. Hydrants are spaced less than 500' apart.

3. Fire sprinklers and fire hydrants must have separate water supply taps unless on a looped system.

Response: The fire hydrants and building sprinkler system are on separate mains.

ENGINEERING DEPARTMENT - David McGirr | david.mcgirr@copbfl.com

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface

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

Response: Acknowledged

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

Response: Acknowledged

4. Plan sheet 033 Civil shows a proposed 12" watermain with a 12" DDCV on property. This unit is required to have a fire-meter and be set just inside the property line. Per Eng. standard detail 106-3

Response: The DDCV has been moved to the property line.

5. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard Street tree detail 316-1 and 315-1.

Response: Acknowledged

6. Submit / upload a copy of the Broward County Highway

Response: Construction and Engineering Division permit or exemption for the proposed street roadway improvements.

7. The proposed easement to be abandoned to the north has an active 8" gravity sewer main that picks up the property to the west at 2010 NW 15 Ave. Also note there is a active 8" sewer main to the south of the property that is shown incorrectly on your civil plans. A clip from our GIS showing these utilities has been uploaded into e-plan for your use. For more GIS information please contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com

Response: Existing sanitary sewer system has been revised to match field conditions.

8. Please note on civil plan sheet 033 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. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.

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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: Acknowledged

9. Upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

Response: Details have been added to the plans.