



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

March 16, 2022

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: hellena.lahens@copbfl.com

RE: PZ# 20-12000040 Minor Site Plan for IOV Truck Terminal (484227530010)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the January 19, 2022 DRC meeting. Seeing as the only disciplines that issued comments are Engineering, Urban Forestry, and Zoning, we would like to take the opportunity to respond to those comments at this time. If you believe the comments have been satisfied, please indicate so. Our client is eager to move forward with the issuance of a Development Order for the property. If you do not believe the comments have been satisfied and another meeting is required prior to reviewing the revised plans for issuance of a Development Order, please also indicate so.

Thank you and I look forward to your response.

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. Place note on the landscape plans 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. 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.

Landscape plans have been revised and updated.

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

Outside agency approvals will be submitted for approval of City permits.

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

Understood, thank you.

4. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Outside agency approvals will be submitted for approval of City permits.

5. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities

Outside agency approvals will be submitted for approval of City permits. See FDEP NOI Permit, located in the Documents folder.

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

Understood, thank you.

7. Please note on civil plans 007 C1, 008 C2 and 009 C3 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots shown or not shown on these plans not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

See revised civil plans.

8. ADD THIS NOTE:

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)

Note added on C sheets.

9. At time of permitting submit a copy of a signed agreed upon contract or a schedule of values for the proposed onsite and offsite paving. Please include sub-base, lime-rock, prime and asphalt or concrete. Also include the off-site water and sewer connections from the service connection at the main to the recorded property line. Per page two of the Engineering Application: In order to determine permit fees, please provide an

executed contract between the registered property owner and the contractor performing the proposed work.

Schedule of values will be submitted for approval of City permits.

10. Plan sheet 004 SP-1.0 and civil plans are different. Civil plan shows a building.

Civil plans updated to match SP-1.

LANDSCAPE REVIEW (Wade Collum | wade.collum@copbfl.com)

1. Provide comments to the last round of previous DRC Comments and the DO's.

These comments are the only round of comments issued for this project's revision. Comment response to these comments and Development Order comments are provided herein as well as following comment 11 below.

2. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

The light poles around the perimeter of the property are not located on the required landscaped buffers.

The proposed development is for a truck parking terminal. The previous design indicated the light fixtures at the tips of the very long and extra wide peninsulas separating parking stalls. During discussions with landscape staff, it was suggested that the peninsulas be additionally extended into the drive isle as much as possible without interrupting the space necessary for maneuvering large trucks into position and install shade trees at the tips of such peninsulas instead of the light fixtures to shade the interior of the lot and drive aisle and the light fixtures recessed away at least 15 feet away from trees, as revised.

It is additionally noted that although the code requires that peninsulas be 8 feet in width, the peninsulas are much wider to provide more protection to the trees and larger growing planting areas. The peninsulas are over 70 feet long with space for multiple trees rather than single trees.

3. 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).

See response above at comment number 2.

4. 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.

The revised site plan indicates two additional peninsulas, the number of stalls is 10 or less between landscape peninsulas, and end peninsulas are included.

5. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4. and such planting areas shall be distributed within the vehicular use area so as to avoid the appearance of an unbroken expanse of paved area.

The oversized peninsulas and the landscaped areas around the perimeter of the VUA, not including the areas required as buffers, are provided to meet the minimum 15% of the interior VUA. See site data table.

6. Propose alternate medium to large canopy trees to the Dahoon's on the south side at the 20' and 30' marks.

Landscape plan and canopy tree species revised.

7. 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.

Irrigation is and was provided for the initial DRC.

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

Bubblers provided at new trees.

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

All tree work will be done by a registered Broward County Tree Trimmer.

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

Comment response provided herein.

11. Additional comments may be rendered a time of resubmittal. Provide a comment response sheet to the last round of comments.

Understood, thank you. See below.

1-20-2021 (PARAMOUNT PARK) DRC COMMENTS:

1. Provide a comment response sheet to the last round of comments.

See Development Order comments below.

1. What was the status of the ZBA meeting?

Curbing variance was not approved. The layout was revised to meet code.

2. Please provide the outcome of the meeting and how you are going to proceed as it is unclear what is now currently going to be proposed as it relates to the head-to-head landscape area and the continuous curbing.

This was discussed with staff and revised to meet code. A development order was issued for the revised layout.

DEVELOPMENT ORDER CONDITIONS (PARAMOUNT PARK):

1. Provide a "Type B" buffer along all property lines.

Buffer has been provided.

2. Provide a uniform fence/wall type along each property line.

Uniform fence/wall was provided.

3. Prior to building permit approval, provide a Photometric Plan that demonstrates a minimum of 1.0-foot candle is provided throughout the vehicular use areas, including the drive aisles.

Photometric plan is now provided.

4. A copy of the CPTED plan, approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CPTED Plan will be submitted for Zoning Compliance Permit approval.

5. Zoning Compliance permit plan subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.

Understood, thank you.

6. Substantial compliance with the plans, as submitted with this application.

A revision has been submitted (IOV) and is currently under DRC review for re-approval.

ZONING (Hellena Lahens | Hellena.lahens@copbfl.com)

1. This request is an amendment to the previous approved MSP (20-12000040) for a truck terminal on February 4, 2021.

Understood, thank you.

2. The original narrative stated that the proposed project will include an accessory one-story bathroom building. The revised project narrative states that the site will primarily be used for parking of trucks. Please update the narrative to include the following: reason for removal of accessory building, operational plan and intended use of the site (e.g hours of operation, staff, storage of buses, trucks, and cargo, loading, unloading, and maintenance repair).

The use is not changing from what was approved for Paramount Park, which is a Truck Terminal. The accessory building structure was removed from the site plan as it was not required by our end user. The contractor will be stubbing utilities to this location for possible "future" use which would be handled separately outside of this submittal, if at all. Our tenant is a logistics operator and will be housing trucks on site. Hours of operation will follow suit of that of normal trucking carriers. There will be no maintenance and repair done on site, only parking. The project narrative was updated to reflect this.

3. Please elaborate how the new proposed layout to the site will accommodate better truck maneuvering.

The wider drive aisle with 90-degree stalls is typical for the proposed use of a truck terminal. The original design utilizing a one-way looped drive and angled parking has proven to create blind spots and accidents on one side where the drivers do not have good visibility.

4. Sec. 155.3402 Provide a Site Data Table with the required and provided dimensional standards. Please also include the existing approved and proposed parking spaces.

The proposed development does not require a specific number of parking spaces. Spaces provided are for truck parking and this facility is not open to the public. The previous approved site plan contained a building and staff in the building no longer necessary for this operator.

5. Sec. 155.3402 The site is subject to the 20 percent pervious area, please include the area calculations in the site data table.

Provided and exceeded, see the site data table.

6. SP-1 155.5101.G.8.A: Three stacking spaces are required for a gated driveway. This measurement must be taken from the gate. Stacking spaces are 9' x 18', which means the gate may be no closer than 54' from the right-of-way. The measurement must be taken from the current property line.

Stacking length indicated as required as measured from the property line.

7. SP-1 Label the garbage/ container location on the site plan.

All garbage is to be placed into the dumpster. The "dumpster" label added to clarify the use.

8. Sec. 155.5301. C. The height of the screening walls and gate shall be at least six inches higher than the height of the container. SP-3 Include the height of the container.

The dumpster container height is indicated on the floor plan of the dumpster detail, and the wall height is indicated on the elevation drawing of the dumpster enclosure.

9. Sec. 155.5102.L. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four

bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area.

Ten bicycle spaces added at entrance.

10. Sec. 155.5102.C.4.a: each required off-street parking area and space shall be identified by double striping as well as other surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Revise to show double striping on all spaces on the site. Provide a detail that shows compliance as well.

Double striping as per the city's standard detail indicated.

11. Sec. 155.5102.C.5 All off-street parking shall be constructed on a lateral incline of not more than three percent and a longitudinal incline of not more than ten percent beyond the adjacent roadway or sidewalk level. Show compliance with standard on drawing sheet.

Comment acknowledged. Complies as designed. See civil engineering plans.

12. Sec. 155.5102.C.9.b: The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas. Revise plans accordingly to include overhang.

The standard truck stall detail revised to indicate double striping.

13. Sec. 155.5203.D.4: Except as otherwise provided in subsection ii below, landscaped planting areas making up at least 15 percent of the total area of a vehicular use area shall be provided and maintained within the interior of a vehicular use area in accordance with the following standards. Revise the landscape plan to comply.

Information indicated on the site data table and exhibit.

14. Sec. 155.5203.D.4.c.: One 8' wide landscaped island per 10 parking spaces along parking row. The site plans shows a landscape island after every 11 to 12 parking spaces. See Figure 155.5203.D.4 for illustration and revise accordingly.

Complies as revised.

15. Sec.155.4228.B.3.a: type B perimeter buffer shall be provided along all perimeters of the site. Refer to the Sec. 155.5203.F.3 for the Required Buffer Types and Standards. Please be sure include note on drawing sheet of the selected buffer option as shown on the table. Also clearly identify on the plans the proposed type of fence including height.

Type B buffer provided with a 6-foot solid vinyl fence.

16. SP-1.0 As stated on the Site plan, please provide the new vinyl fence panel details.

Details of the vinyl fence provided.

17. Sec. 155.5302.E: Fences or walls located within 15 feet of a street right-of-way shall not be constructed of chain link or similar material. The proposed fence is located within 15 ft of the ROW, revise accordingly for compliance with code.

The proposed fence and gate are a six-foot-high solid vinyl fence. There exists a city owned sewer lift station that will be replaced from the existing chain link fence to a metal picket fence.

18. Sec. 155.5302.F.3: All fences and walls exceeding four feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in a and b below, to soften the visual impact of the fence. (See Figure 155.5302.F.3: Fence and wall landscaping.) Show the fences on the landscape plan.

Fencing and landscaping indicated on the landscape plan.

19. Sec. 155.5401.C: No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5203.D, 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). Nearly all of the lights are within the required buffer/VUA landscape areas. Revise to comply.

The light poles around the perimeter of the property are not located on the required landscaped buffers.

The proposed development is for a truck parking terminal. The previous design indicated the light fixtures at the tips of the very long and extra wide peninsulas separating parking stalls. During discussions with landscape staff, it was suggested that the peninsulas be additionally extended into the drive isle as much as possible without interrupting the space necessary for maneuvering large trucks into position and install shade trees at the tips of such peninsulas instead of the light fixtures to shade the interior of the lot and drive aisle and the light fixtures recessed away at least 15 feet away from trees, as revised.

It is additionally noted that although the code requires that peninsulas be 8 feet in width, the peninsulas are much wider to provide more protection to the trees and larger growing planting areas. The peninsulas are over 70 feet long with space for multiple trees rather than single trees.

20. Sec. 155.5401.D The maximum height of exterior lighting fixtures, whether mounted on poles or walls or by other means, shall be: 30 feet in all other parts of nonresidential districts. Confirm the maximum height of the light fixtures on the poles.

The light poles are 30 feet high. The height is indicated on the poles on the Photometric Site Plan.

21. Sec. 155.5401.E the minimum illumination in the vehicle use area is 1.0 foot-candle. Refer to the change marks on the Photometric plan to see the corrections required for the illumination at the entrance of the property. Revise to comply with standard.

See revised Photometric Plan.

22. Provide a maneuverability diagram to demonstrate how the trucks will enter and exit the property as well as the circulation.

Turning radiuses indicated on the site plan entering and exiting the site.

Thank you for your consideration. Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Senior Land Planner