

7 November 2023

City of Pompano Beach
Building Department
100 W Atlantic Blvd
Pompano Beach, FL 33060

**Re: Permit PZ23-12000018- Plan Review – Response to Comments
BLP - Pompano Beach Site
Location: 290 SW 14th Ave
Broward County
Langan Project No.: 330119501**

To whom it may concern:

This letter will serve as the response to the information requested for the above-mentioned project.

**ZONING- Hellena Lahens (Hellena.lahens@copbfl.com)
Status: Review Complete Pending Development Order**

Comment 1. Amend the zoning data table to reflect the dimensions shown on the site plan. All dimensions should be provided in square feet.

Response 1. Please see sheet C-300 for revised zoning table matching the dimensions shown on the site plan.

Comment 2. Amend the proposed number of standard parking spaces to reflect four as shown in the truck court.

Response 2. See sheet C-300 for the number of standard parking spaces in the truck court as 4.

Comment 3. Amend pervious area dimensions on the zoning table to be consistent with dimensions provided on Sheet C-402 and C-300.

Response 3. See sheet C-300 showing a revised table for Parcels 2,3, & 4 of the subject site matching the pervious area shown on sheet C-402.

Comment 4. Label and dimension all of the yard setbacks on the site plan. The dimension should be measured from the property line to the structure.

Response 4. See sheet C-300 for all yard setback labels and dimensions accordingly.

Comment 5. The proposed four feet concrete sidewalk does not meet the minimum sidewalk width. The pedestrian walkway should be at least five feet wide in industrial zoning districts, per Section 155.5101.H.3.a.

Response 5. See sheet C-300 for the sidewalk on the north side of the truck court increased to 5'.

Comment 6. A landscaped island shall be provided at each end of every row of parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces (155.5203.D.4.b).

Response 6. See sheet C-300 for the landscape islands at the ends of the proposed standard parking spaces.

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

Comment 1. Review is for the entire site. Parts of the West side shall be brought up to code. Staff can discuss existing parking on that side and how we can help reach compliance in part.

Response 1. Following discussion at the DRC Meeting on June 19th, staff came to agreement to provide street trees and sod along SW 14th Avenue to address this comment. Discussed again on September 9th meeting. See Landscape sheet L-100.

Comment 2. Provide VUA requirements as per 155.5203.D along all 3 sides. Include detail about the west property lines as well.

Response 2. Landscaping staff agreed that only the east side for the proposed improvements will be required to follow the VUA requirements. After discussion with Landscape staff following the DRC meeting, an agreement was made to break up the VUA area abutting the east building face by providing islands per code sections 155.5203.D.5. and 155.5203.E.3 - accounting for a 50% reduction subject to superior landscaping and specific plantings per code 155.5203.D.5.c. See Civil sheet C-300 for the additional landscape island (735 SF in size) south of the existing concrete ramp to remain, with the additional landscaping area provided on the north (180 SF) and south (268 SF) ends of the parking area. The total landscape area required is determined based on the façade length of the building abutting the VUA, excluding sections containing doors or loading bays. The lengths from north to south are as follows: (44.5LF + 2.6 LF + 85 LF = 132.1 LF). The height of the building is 23'. The width of the landscape island is 8' minimum per 15' of building height plus an additional 1' for every 2' over 15' of building height ($8' + (23 - 15/2) = 12'$). The required island width by the façade length abutting VUA = 1,585 SF of landscape area. With a 50% credit per 155.5203.D.5.c, this area is reduced to 793 SF. Landscape sheet L-100 shows the code compliant plantings in the islands to allow for this reduction. The three new islands proposed totaling approximately 1,184 SF, exceeding the required landscape area of 793 SF and breaks up the VUA area abutting the building.

Comment 3. Provide street trees, sod, and irrigation in the ROW along SW 13th and scoot the street trees along SW3 onto the site and shift the VUA trees to along the perimeter of paved area.

Response 3. See Landscape sheet L-100 for the street trees along SW 13th Avenue within the right-of-way, which will be resodded and have irrigation per Irrigation sheet IR-01.

Comment 4. Provide street trees, sod, and irrigation in the ROW along SW 14th at 1:40'

Response 4. See Landscape sheet L-100 and Irrigation sheet IR-01 for the proposed street trees, sod, and irrigation along SW 14th Avenue. An additional tree was added on the north to accomplish the required spacing. Although the proposed minor site plan improvements

are being proposed on the east side (not the west side), this comment was the agreed upon settlement of Comment #1, and other comments referencing the undisturbed sides of the site with acknowledged existing nonconformances.

Comment 5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

Response 5. See sheet L-100 for callouts showing the VUA Island Areas for each island along the building face. Also, see detailed Comment Response #4, incorporating this comment.

Comment 6. 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. West side

Response 6. See Landscape sheet L-100 for the landscape islands on the ends of the passenger car parallel parking spaces. Trees, sod, and irrigation are shown in all islands – see sheet IR-01 as well. West side of property does not apply.

Comment 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. For the entire site.

Response 7. See Irrigation sheet IR-01. See bold note that spray heads are spraying out into the right-of-way. Flex pipe will feed tree bubblers for coverage.

Comment 8. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response 8. Acknowledged – this will be done as soon as possible after DRC.

Comment 9. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response 9. This letter addresses this comment.

ENGINEERING DEPARTMENT- David McGirr (david.mcgirr@copbfl.com)

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

Response 1. The project is currently in the review process with Broward County associated with Surface Water Management License Application Number L2023-151.

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

Response 2. Acknowledged.

Comment 3. 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 3. The notes have been added to Landscape sheet L-100. The City-owned and maintained water, sewer, and drainage are referenced on Landscape sheet L-100.

Comment 4. 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.

Response 4. NOI uploaded upon submission.

ENVIRONMENTAL SERVICES -Beth Dubow (beth.dubow@copbfl.com)

Comment 1. This is an existing site with existing garbage container and enclosure. Ensure a garbage truck has access to and from the trash enclosure without backing out into the right-of-way.

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Coastal Waste and Recycling, Inc., the City's approved garbage franchise.

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

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

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

Response 1. See Civil sheet C-502 shows the garbage truck turning movements, ensuring that the existing dumpster to remain has sufficient access.

BSO-Scott Longo (scott.longo@copbfl.com)-Anthony Russo (Anthony_Russo@sheriff.org)

**** ATTENTION IMPORTANT ****

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

***** DISCLAIMER *****

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

***** ATTENTION IMPORTANT *****

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

*****ATTENTION IMPORTANT*****

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

*****ATTENTION IMPORTANT *****

155.2407.E(9) Site Plan Review Standards

Complies with crime prevention **Security Strengthening and CPTED Standards**, this requires both to be addressed. Security cameras help deter and protect property and persons from theft, burglary, robbery, and other violent crimes."

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

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael Carr, P.E., LEED AP
Associate

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DRC
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Page 6 of 6

PZ23-12000018
12/20/2023



Noah Martin, E.I.T.
Senior Staff Engineer

FBPE Registry No. 6601