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June 15, 2021

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

Via Electronic Mail: [lauren.gratzer@copbfl.com](mailto:lauren.gratzer@copbfl.com)

RE: PZ# 21-12000014 Collier City BSO Substation Site Plan (2417 NW 4th CT)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the May 19, 2021 DRC meeting. The site plan has changed slightly to address the stacking requirements for the public parking lot side as well as to address some of the DRC comments that were issued. Seeing as the only disciplines requiring resubmittal comments are BSO, Landscape, 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. The City is eager to move forward with the plat and site plan 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 placement on a Planning & Zoning Board agenda, please also indicate so.

Thank you and I look forward to your response.

**BSO**

Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)  
Review Complete Resubmittal Required

Disclaimer: The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This 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, or liabilities that might occur without any review.

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan.

*Refer to Sheet 026 CPTED Narrative.*

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually

demonstrate the location & specific details of CPTED/ Security Strengthening features including:

- a. Landscaping type, placement & dimensions
- b. Lighting types such as pole, motion-sensor, etc.
- c. Fencing type, placements & dimensions
- d. Signage type & placement
- e. Camera type, location & scope of cameras
- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems
- g. Pedestrian & vehicle circulation patterns
- h. Dumpster/ enclosure type & design
- i. Alarm types, locations, etc.
- j. Parking garage & lot types - include all security features & measures
- k. Any other special considerations relevant to the specific type of development, etc.

*Refer to revised Sheet 025 CPTED Plan.*

3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans.

*Sheet 026 CPTED Narrative has been revised to include detail requested.*

4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging this.

*Kurt Benner, Architect, has prepared both the CPTED Narrative and CPTED Plan. All project representatives and owner agree to listed conditions and acknowledge them.*

## LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com

Review Complete Resubmittal Required

1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509, on the south side.

*Refer to note on revised sheet AS-100. All overhead utilities will be buried.*

2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Include street trees on the East side and adjust to show on plan or replace as part of this project.

*Survey sheet shows locations of trees on the site. Refer to Sheet L-1, Tree Disposition Plan, for tree disposition and tree appraisals.*

3. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size, and DBH for caliper for all non-specimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition

of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.

*Refer to revised sheet L-1, Tree Disposition Plan. Existing Tree List has been revised to include tree assessment (Tom, let me know if you have any questions on this as I have done it for permits in Pompano.)*

4. Provide methodology for tree appraisal as condition values appear to be low.

*Refer to revised sheet L-1, Tree Disposition Plan. Existing Tree List has been revised to include tree appraisal based on the FLORIDA CHAPTER ISA DETERMINING THE MITIGATION VALUE OF ROADSIDE VEGETATION (FLORIDA RULE CH 14-40. (Tom, let me know if you have any questions on this as I have done it for permits in Pompano.)*

5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.

*Refer to revised sheet L-1, Tree Disposition Plan showing all values and DBH measurements.*

6. Provide a graphic scale on landscape plan.

*Sheet L-2 is provided at 1 graphic inch = 10 graphic feet.*

7. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

*Data table on sheet L-2 shows required vs. provided values in accordance with the requirements of 155.5203. C. The proposed landscape plan provides 11 trees where only 5 are required (1 per 3,000 sq. ft. of site area). The proposed plan also provides 268 shrubs where only 25 are required (5 per 3,000 sq. ft. of site area).*

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

*VUA landscaping is being provided to the greatest extent possible. Due to the small size of the site and the nature of the use, this requirement is included under a separate Public Purpose Adjustment. (Tom, can you fit any Thatch/Alexander palms between the parking and the building?)*

9. 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. This area can be shared but cannot supersede tree counts and requirements.

*Due to the small size of the site and the nature of the use, this requirement is included under a separate Public Purpose Adjustment*

10. Provide required the Type Perimeter Buffers on South and West sides as per

155.5203.F.3. and provide a cross section detail. The site is required to have a Type C buffer on the west and the portion of the south property line that abuts a single-family home, per the residential compatibility standards. The remaining 90 feet or so along the south will be required to have minimally a 10' wide VUA buffer in lieu of the Type B buffer. Correct and add the appropriate tree counts and shrub heights and note on the plan.

*Refer to revised sheet L-2 showing a consistent Type "C" Buffer along all interior perimeters.*

11. Provide a cross section detail of the proposed wall footers as it appears that it will encroach into the required landscape buffer soil space. Staff recommends post and panel installation.

*The wall does not have a continuous footer and will therefore not conflict with proposed tree locations. Refer to revised sheet L-2, showing buffer cross section.*

12. The location of the wall at the property line may require relief.

*Wall location relief is requested under a separate Public Purpose Adjustment. Additionally, the wall does not have a continuous footer and will therefore not conflict with proposed tree locations.*

13. 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. All areas of the plan are remiss. Palms do not meet the requirement.

*Refer to revised sheet L-2 showing islands with canopy trees.*

14. Parking layout is confusing, adjust plan and provide back outs as the majority of spaces are not configured correctly. What are large hatched areas in the parking lot?

*Refer to revised sheet A-100 and L-2. Site has been reconfigured.*

15. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Correct north parking island with half being impervious.

*Refer to revised sheet L-2 showing 8' islands with canopy trees.*

16. All trees shall be large canopy trees unless overhead wires are present including street trees.

*Refer to revised sheet L-2 showing canopy trees.*

17. Provide an alternate to Pigeon Plums as this species do not historically perform well in an urban heat island atmosphere.

*Refer to revised sheet L-2 showing XXX as an alternate for Pigeon Plum.*

18. Bubblers will be provided for all new and relocated trees and palms. Show on plan and provide a note. Also note that irrigation will provide 100% coverage with 50% overlap.

*Refer to revised sheet L-3 showing bubblers and note stating that irrigation will provide 100% coverage with 50% overlap.*

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

*Noted, thank you.*

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

*Provided, thank you.*

21. Additional comments may be rendered a time of resubmittal.

*Noted, thank you.*

## **ZONING**

Lauren Gratzer | Lauren.Gratzer@copbfl.com  
Review Complete Resubmittal Required

1. This application is being reviewed as a Minor Site Plan.

*Noted, thank you.*

2. On the site plan, provide the stacking distance to the parking lot entrance to the north. A minimum of 25 feet is required for stacking at the parking lot entrances (155.5101.G.8.B).

*Refer to revised sheet AS-100. 25 feet of stacking is now provided.*

3. A "bicycle facility" (bike rack) is required near the primary entrance and be in a well-lit area for site plan approval (155.5102.L). Show this on the site plan. 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.

*Refer to revised sheet AS-100. Bicycle facility is provided as Keynote #S11.*

4. Provide the length of the parking stalls on the site plan. A parking space is required to be a minimum of 9' X 18'. The vehicular overhang area shall be no more than 2½ feet wide and shall not be credited toward any required sidewalk or landscape areas (155.5102.C.9).

*Refer to revised sheet AS-100. Parking space dimensions/detail now shown for 9' x 18' parking stalls.*

5. Provide the width of the sidewalk to the west of the building.

*Refer to revised sheet AS-100. Sidewalk is shown at X feet wide.*

6. The rolling gate and standard fence is called out on the CPTED plan but not on the site plan.

plan. Label all elements on the site plan including but not limited to awnings, canopies, pedestrian walkways, screen walls, fencing, etc.

*Refer to revised sheet AS-100. All site elements are shown and labeled.*

7. Provide the height of the proposed wall on the site plan. The maximum height is 6 feet in the portion of the property that is zoned residential and 8 feet in the portion zoned commercial.

*Refer to revised sheet AS-100. The wall is proposed at 8 feet in height.*

8. The west property line and the portion of the south property line that abuts a single-family home must have a Type C buffer, not a Type B buffer, in order to meet the Residential Compatibility standards (155.5604.C.4.b). The Type C buffer requires an 8' fence or wall as well as trees and bushes per 155.5203.F.3. A Public Purpose Adjustment or CPTED waiver may be used for the discrepancies of fence requirements. The portions of the property along the south, not abutting the single-family home, must have a VUA buffer of at least 10 feet wide (155.5302.D.3.c).

*Refer to revised sheet L-2 showing a consistent Type "C" Buffer along all interior perimeters.*

9. Parking for a police station is 1 space per 500 square feet (155.5102.D.1). The site plan data table says the building area is 2,749.6 SF, but the parking calculations are based off of 2,718 SF. Correct the data table to show the correct square footage for the parking calculations.

*Refer to revised sheet AS-100. The parking is based on the building area of X,XXX sq. ft. A total of X parking spaces are required for this project.*

10. Include a "Provided" column on the "site code information" table on the site plan, next to the required information that is shown. Label this existing column as "required".

*Refer to revised sheet AS-100, Site Code Information Table.*

11. The site plan has a "project location" plan in the right-hand corner. Outline both subject parcels on this location plan rather than just one.

*Refer to revised sheet AS-100, Project Location Plan.*

12. Building base plantings shall be provided between the north east corner of the building and the property line per 155.5203.E.

*Refer to revised sheet L-2, Landscape Permit Plan.*

13. Clarify if the use of a dumpster enclosure will be included or not. If so, it must meet the requirements of code section 155.5301.C.

*Refer to sheet AS-100, Keynote S12. This location will house trash and recycling receptacles. No dumpster will be proposed or is required and trash handling has been*

*approved by Solid Waste.*

14. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. 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. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

*No mechanical equipment is proposed to be installed on grade. Mechanical equipment will be installed on the roof and will be screened by the building parapet.*

15. The light poles located on the west side of the property in the RS-3 zoning district are permitted to be a max height of 17.5 feet. Revise the two light poles in this district. The remaining light pole (on the east side) is permitted to be a max height of 20 feet (155.5401.D).

*Refer to sheet PH-1, Photometrics Plan. All light poles will be 17.5 feet tall.*

16. Provide the width of the building facades on the elevations. Street-facing front building facades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart. (See Figure 155.5602.C.5.a Example of front facade offsets.) (155.5602.C.5.a). See section 155.5602.C.5.b for offset alternatives if applicable.

*Refer to revised sheet A-201, Exterior Elevations showing building width.*

17. At least 30 percent of the street-facing facade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways (155.5602.C.7). Provide the fenestration calculations on the elevations. Additionally, the windows shall be transparent, not heavily tinted or mirrored.

*Street-facing facades provide 30% in windows and doorways. This is verified in revised sheet A-201, Fenestration/ Transparency Calculations 02.*

18. Provide the height of the building from average finished floor grade to the roof line.

*The height of the building is shown on Sheet A-201 from finished floor grade to the top of the low and high parapets. The maximum height is 16 feet and the height to the top of roof deck is 12 feet 6 inches.*

19. The two subject properties must be unified with Broward County before building permit approval.

*Once the plat is finalized, accepted by the County Commission, and recorded, the properties will be automatically unified.*

Thank you for your consideration. We respectfully request approval of the Minor Site Plan as



justified above.

Please do not hesitate to contact me with any questions.



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