

19 January 2021

File# LN-35

Minor Site Plan / P&Z# 20-12000009

Planning Staff Conditions (provided in italics, with response / requested information provided below):

Comment: *The property is platted (Pompano Manor Plat; ORB 22 Pg 14). Based on the fact that there is no new building area proposed, no platting determination letter is required from the Broward County Planning Council.*

Response: A platting determination letter from the Broward County Planning Council, indicating replatting is not required, was previously provided to the City.

Comment: *Land use for this parcel is Industrial, the zoning is I-1X (Special Industrial). The city has sufficient capacity to accommodate the proposal.*

Response: Comment is noted.

Comment: *The property is accessed from NW 15th Court & NW 16th Street. A portion of NW 15th Court was abandoned by ordinance 86-45; 60 feet of right-of-way is required. NW 16th Street and NW 15th Court are within nonresidential zoning districts, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). The 60 feet provided for portions of NW 15th Court, but NW 16th Street is sufficient.*

Therefore additional right-of-way is required in front of the that is south of folio #: 484228010290.

Response: A revised survey, showing the dedication of the right-of-way located south of Folio # 484228010290 was previously provided through ePlan. The Broward County Property Appraiser is working to correct their files to accurately reflect the limits of the property.

Comment: *The property does not abut any right-of-way identified on the Broward County Trafficways Plan.*

Response: Comment is noted.

Engineering Staff Conditions (provided in italics, with response / requested information provided below):

Comment: *1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.*

Response: Comment is noted. An application for a modification to the existing Environmental Resources Permit has been submitted to Broward EPD. LGL Recycling is currently working with Broward County EPD to complete the application.

Comment: *2. Separate civil plans showing water and sewer on one and paving, grading and drainage on another. Also, show the civil drawings on a survey showing the adjacent streets and property lines.*

Response: The Civil Plans will be revised to include the existing survey, adjacent streets, and property lines. The plans will be provided at the time of permitting.

Comment: *3. Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, on/off-site curb and gutter construction, all off-site water and sewer from the water and sewer main to the recorded property line. (At time of permitting)*

Response: Comment is noted. An application for a City Engineering Division permit will be submitted under separate cover.

Comment: *4. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)*

Response: Comment is noted. A copy of the schedule of values for the project scope will be provided at the time of permitting.

Comment: *5. Place note on 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. Engineering Standard street tree detail 316-1.*

Response: Comment is noted. The landscape plans have been revised to include the requested information.

Comment: 6. Upload the 2019 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: There are no new connections to the City's utilities as part of this project.

Comment: 7. Please submit a sedimentation and erosion control plan for the proposed work.

Response: A sedimentation and erosion control plan for the proposed site development has been submitted through ePlan.

Comment: 8. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

Response: Comment is noted. As noted, there is no new service proposed for this project. An application for a building permit will be provided under separate cover to the City for review and approval.

Comment: 9. Note on civil plan that any existing water and/or sewer connection to the subject lots not utilized must all be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

Response: The civil plans submitted for permitting will include a note regarding the City's requirements for retiring old laterals.

Comment: 10. Please attach the following 2019 City Engineering Standard details as they apply: #106-1 Backflow Preventer, #107-1 Typical 1" Water Service, #315-1 Typical Screen For Utilities,

Response: The civil plans submitted for permitting will include the applicable standard details. However, as previously noted, there are no new planned water or sewer service.

Fire Department Staff Conditions (provided in italics, with response / requested information provided below):

Comment: 1 - provide a plan showing fire apparatus access roads, how will they be maintained.

Response: Fire access roads as provided on revised Sheet C-1.3. As noted, the roads, as well as most of the site, is concrete. The roads will routinely be swept to clear debris.

Comment: 2 - show locations of proposed storage areas.

Response: The location of proposed storage areas is provided on revised Sheet C-1.3.

Comment: 3 - provide a detailed operations plans for handling procedures for hazardous materials. plan should include section for proper handling of pressurized vessels.

Response: The Operations Plan for handling hazardous materials is attached.

Utilities Staff Conditions (provided in italics, with response / requested information provided below):

***Comment:** 1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.*

Response: The comment is noted.

***Comment:** 2. The shown 1" X 3/4" domestic water service is not proposed to City Engineering Standard. Please refer to City Engineering Standard #107-1 Typical 1" Water Service which depicts the service as 1" typical water main connection. Please correct.*

Response: The drawing has been revised to show a 5/8 inch water meter. Please note that the water service is existing. No new water service is proposed.

***Comment:** 3. The City of Pompano Beach Utilities Dept. has no comment with regard to the requested PLAT.*

Response: The comment is noted.

***Comment:** 4. Please submit a sedimentation and erosion control plan for the proposed work.*

Response: The sedimentation and erosion control plan has been uploaded to ePlan.

***Comment:** 5. Please procure a Broward County EPD Surface Water Management approved permit or exemption for the proposed work.*

Response: An application for a Surface Water License is currently under review by Broward County EPD.

***Comment:** 6. Please exercise best management practices with regard to protection of existing and proposed stormwater systems.*

Response: The contractor will exercise best management practices to protect the existing and proposed stormwater systems.

***Comment:** 7. Please attach the following 2019 City Engineering Standard details as they apply: #106-1 Backflow Preventer, #107-1 Typical 1" Water Service, #315-1 Typical Screen For Utilities, #316-1 Required Tree Locations.*

Response: These details do not apply to this project.

Zoning Staff Conditions (provided in italics, with response / requested information provided below):

Comment:1. *All business activities associated with industrial development shall be conducted within a totally and permanently enclosed building, pursuant to Section 155.5603. C, Business Activities to be Conducted in Enclosed Buildings. or Obtain relief. Staff has a phone discussion with the applicant on 11 04 20.*

Response: On 17 December 2020, a variance was approved to allow the metal processing activities to be performed without an enclosed building.

Comment:2. *Provide sidewalks along streets, pursuant to Section 155.5101. F, Developer Responsibility for Street Improvements.*

Response: In accordance with your e-mail dated 18 November 2020, no sidewalk is required along the streets in the Right of Way.

Comment:3. *Obtain approval of Special Exception, pursuant to Section 155.4226. D, Junkyard or Salvage Yard.*

Response: A Special Exception that allowed the Junkyard or Salvage Yard was approved on 17 December 2020.

Comment:4. *Pursuant to Section 155.2401.C, prior to Zoning Compliance Permit approval, a Unity of Title (for properties under a same ownership) or similar legal instrument shall be filed with the City.*

Response: A unity of control has been submitted to the City. The unity of control, although not providing for single ownership, has one title / boundary.

Comment:5. *Provide a Type C buffer along the perimeters of the proposed development areas including between the parking lot and south lot line and illustrate cross sections to demonstrate the Type C Buffer. Any deviations to the Buffer shall be requested and approved accordingly. Please contact zoning staff for further assistance.*

Response: The requested details for the Type C buffer along the perimeters of the development areas are provided. A variance to the Type C Buffer was granted by the City on 17 December 2020.

Comment:6. *Illustrate outdoor storage areas on plans clearly.*

Response: The Proposed Life Safety Plan has been revised to show the outdoor storage areas. As shown on the plans, no materials will be stored on the new development area.

Comment:7. *Materials shall not be stored higher than the height of the screening in the proposed development areas, pursuant to Section 155.4228. A, Outdoor Storage (as a principal use). Add a*

legible note on plans if the development areas under this application will not have an outdoor storage area.

Response: The drawings have been revised to show the outdoor storage areas. As shown on the plans, no materials will be stored on the new site.

Comment:8. *Please contact BCPA GIS Department to correct the parcel line to reflect 5' land dedication along NW 15 Court. Zoning staff emailed this concern to the applicant on 11 03 20.*

Response: As noted, BCPA has been contacted to revise the property line to reflect the 5 ft dedication along NW 15th Court.

Comment:9. *Provide 10' perimeter landscaping strip between the 10 P.S. row and the east property line, pursuant to 155.5203.D, Vehicular Use Area Landscaping. Please be advised that required landscape areas shall be protected by continuous curbing, per Section 155.5203. B. 2. J, Landscaping Protection from Vehicular Damage.*

Response: The drawings have been revised to include a 10 ft wide perimeter landscape strip between the parking spaces and the east property line. Curbing has also been included.

Comment:10. *Are you proposing 15 ft ht steel screenfence to the proposed development areas? Clarify it. Be advised that 15 ft ht steel screen fence shall not be located in any required yard setbacks. Or obtain relief.*

Response: No additional 15 ft high screen wall is proposed for this development.

Comment:11. *No chainlink fence shall be located within 15 feet of a street right-of-way, Section 155.5302.E. Perimeter Fences and Walls Abutting Street Rights-of-Way. Or obtain relief.*

Response: The drawings have been revised to show a wall abutting the street right of way.

Comment:12. *Revise the PARKING REQUIREMENTS on the Architectural Site Plan, sheet C-1, Table 155.5102.D.1. Junkyard or salvage yard requires 1 p.s. per 1,000 sq ft 5 of indoor space plus 1 per 5,000 sq ft of outdoor storage area.*

Response: The drawings have been revised to show the Parking Requirements.

Comment:13. *At least 54 ft of a stacking lane is required between the gate and nearby property lines (Table 155.5101.G.8.A: Minimum Stacking Spaces for Drive-Through and Related Uses), unless it remains open during business hours. If it remains open during business hours, provide a legible note on plans.*

Response: The gate will remain open during business hours. A note has been added to the plans.

Comment:14. *Provide bikeracks closeto the main entrance of the building and provide a bike path at least 7' wide connecting to the bike rack from sidewalk, pursuant to Section 155.5101.H. Please contact zoning staff for further assistance.*

Response: The plans have been revised to indicate that a bike rack will be added near the main entrance.

Comment:15. *Provide at least 5' wide walkway on site, pursuant to Section 155.5101.I. Walkway shall be directly connected to sidewalk from the building. Please contact zoning staff for further assistance.*

Response: No sidewalk is required in the right of way; therefore, no connection is required.

Comment:16. *Revise parking stalls, very north and south parking rows, to be 9 ft.x 16 ft. with 2 ft. vehicular overhang and a continuous curb pursuant to Section 155.5102.C.9. Ensure that no vertical objects are located within the overhangs. Please contact zoning staff for further assistance.*

Response: The plans have been revised to show the revised parking stalls, vehicle overhang, and continuous curb.

Comment:17. *Provide a pedestrian crossing over driveways to connect sidewalks as needed.*

Response: No sidewalk is required in the right of way; therefore, no pedestrian crossing is required.

Comment:18. *Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for the zoning compliance permit approval.*

Response: Comment Noted. LGL Recycling is coordinating with BSO to provide the required CPTED features to allow for plan approval.

Building Division Advisory Comments (provided in italics, with response / requested information provided below):

Comment: *A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.*

Response: Comment Noted.

Comment: *Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.*

Response: Comment Noted.

Comment: *FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.*

Response: Comment Noted.

Comment: *City Ordinance 53.16(A)(1) Construction sites and construction activities, construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.*

Response: Comment Noted.

Comment: *City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).*

Response: Comment Noted.

ATTACHMENT

OPERATIONS PLAN FOR HAZARDOUS MATERIALS

DRC

PZ20-12000009
3/3/2021



Operations Plan

The facility has an impervious concrete tipping area that is used for the receipt of incoming materials. Following receipt, the materials are scanned for unidentifiable or unacceptable materials. Unidentifiable or unacceptable materials can be refused and returned to the hauler during the initial sorting process. When an unidentifiable or potentially hazardous material is encountered, it will be isolated and removed to a container for hazardous waste materials.

The acceptance of tanks, cans, compressed gas cylinders and the like, upon discovery, will be containerized and removed within 48 hours. Care should be utilized in handling these special wastes. In the event of an explosion, personnel should be removed from the vicinity and the Fire Department and Hazardous Materials Unit will be called to respond. They will assess the hazard based upon what is known about the container and utilize appropriate protective gear. Personnel will not attempt to respond to explosions at this site.

If liquid wastes that might be hazardous are spilled on the concrete tipping area, they will be contained using booms or pigs until they can be containerized. The Florida Department of Environmental Protection (FDEP) and Broward County Environmental Protection and Growth Management Department will be notified if a spill takes place. The County or City Public Health Unit shall be notified of any hazardous materials spills or dumping incidents.

DRC

PZ20-12000009

3/3/2021