

August 24, 2021

**Re: St Philip Church of Living God, Inc
2505 NW 3rd St
Pompano Beach, FL
P&Z No: 21-12000028**

Mr. Matt Edge,

Please accept the following DRC comment responses for the above referenced project for comments issued 7/12/2021:

Planning

1. Land use for this parcel is split between Commercial (C) and Low-Residential (L), the land use designation is split between the northern half (Residential) and southern half (Commercial). "Community Facilities," such as a place of worship & ancillary uses, are permitted within both of these land use categories.

Response: Acknowledged.

2. The property is unplatted. Based on the scope of work (a parking lot), the property owner may be exempt from requiring to plat at this time; however, provide a letter from the Broward County Planning Council indicating whether it must be platting for the proposed development.

Response: Coordination with Broward county is in progress and a letter will be provided when available.

3. The property is abuts NW 4 Street, NW 3 Street and N Powerline Road. NW 4th & NW 3rd Street are not specifically listed in Chapter 100.01. All property within a non-residential zoning district requires a minimum of 60 feet for this roadway; however, these roads lead into single-family neighborhoods. The survey indicates that there is an existing 25 feet measured to the center line of the road. Unless waived by the City Engineer, an additional 5 feet would be required.

Response: Per 7/21/2021 email from John Sfiropoulos, the existing 50' of ROW on NW 3rd and NW 4th street is sufficient. A 5' dedication is not required. A 12' ROW dedication has been provided. See site plan on sheet SP-1.

4. The property is abuts N Powerline Road. Both the Trafficways Plan & Chapter 100.01 requires a minimum of 144 feet for this roadway. The survey illustrates that 60 feet have been dedicated to the centerline of the road, and thus additional 12 foot dedication is required.

Response: A 12' ROW dedication has been provided. See site plan on sheet SP-1.

5. The city has sufficient infrastructure capacity to accommodate the proposal.

Response: Acknowledged.

Fire Department

1. Turn Radius for fire apparatus access: Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside

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and 50ft outside. Provide both arcs and center point that arc are measured from.

Response: A 20' roadway has been provided through out parking area. Minimum turn radii have been provided and labeled on site plan. See sheet SP-1.

BSO

1. 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. Enroll in BSO Trespass Program and private tow program. Make sure you post enough signage.

Response: Acknowledged

CRA

1. CRA supports improvements to the existing parking area provided they follow all landscaping codes as part of the improvements to the property.

Response: Acknowledged.

Landscape

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

Response: Overhead utilities are not being undergrounded as past of this project. Existing condition is nonconforming. Proposed trees are located at a distance compliant with FPL's *Right Tree Right Place* guidelines.

2. Site appears to be missing a good amount of required trees.

Response: All required trees have been provided.

3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

Response: A landscape code compliance data table has been provided on sheet LP-1.

4. Provide VUA requirements as per 155.5203.D. Large canopy trees where there are no OHW's at 1:30' on N, S and E sides and 1:40 on the west, and a continuous row of shrubs.

Response: VUA required plantings have been provided.

5. Provide required Type C Perimeter Buffers as per 155.5203.F.3. and provide a cross section detail. Perimeter buffer requirements can be met by the Type C Buffer.

Response: Type C Buffer has been provided with the exception of an 8' HT opaque masonry wall. We'd like to seek relief from this requirement as there is an existing opaque fence on the neighboring property adjacent to the proposed VUA. A proposed 6' HT continuation of the fence is being provided to the property line. Cross section has been provided.

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6. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Response: A 10' perimeter landscape strip is provided in all areas possible, except for those which are currently non-conforming. There are two areas adjacent to the existing building which measure 6.8' (north) and 7.8' (west).

7. 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.

Response: At least 8' of landscape area is being provided between vehicular use area and existing building. Narrowest planting area between parking and building is 14.2'.

8. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

Response: A section has been added to the code compliance chart showing how Building Base Planting requirements are being met.

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.

Response: Light poles have been removed from required VUA planting areas.

10. 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.

Response: Landscape islands have been provided.

11. Provide additional tree in NE parking island.

Response: Parking layout has been reconfigured. Trees are provided as required.

12. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

Response: Parking layout has been reconfigured and abutting parking rows removed.

13. 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. It appears that what is shown is not an inside dimension.

Response: All planting area dimensions are at least 8' and taken from the inside of curb.

14. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

Response: Required street trees have been provided.

15. Provide alternate species for the Slash pines around the perimeter. They may be used inside the body of the parcel and should be clustered and have their own irrigation zone.

Response: Slash Pines have been removed from plan and substituted with alternate species.

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16. Provide 1 sod symbol that will match the plant list for St. Augustine. If sod is existing and in good condition it may remain at time of final inspection.

Response: St Augustine sod symbol matches plant list.

17. Show overhead and underground utilities on landscape plan.

Response: Utilities have been shown on landscape plan.

18. Provide soil specifications.

Response: Soil specifications have been added to note 8 on sheet LP-2.

19. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C

Response: A dumpster and enclosure is not proposed as part of this project. Smaller waste receptacles have been provided. See site plan for location.

20. 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: A schematic irrigation plan has been provided with this submittal. A full irrigation plan will be provided at building permit submittal.

21. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.

Response: One bubbler has been provided for each proposed tree.

22. Change OC spacing to reflect 24" on center for shrubs 24" tall.

Response: OC spacing and height for shrubs has been changed to 24" with the exception of the 4'HT and 5'HT hedge, which requires greater spacing.

23. Correct note #31 FDC setback is per detail on website, # 27 should reflect 15' and #25 must note rust free or per comment #20 above.

Response: Notes have been corrected.

24. There were no CPTED notes on the landscape plan. Change title of landscape sheet and remove the note referencing CPTED.

Response: CPTED notes are provided on landscape plan.

25. 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 staff's recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

Response: Note has been added to landscape plan. See sheet LP-1.

26. Provide a note on plan that a Pre-Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.

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Response: Note has been added to landscape plan. See sheet LP-1.

27. Provide a note that all road rock, concrete, asphalt and other non-natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

Response: Note has been added to landscape plan. See sheet LP-1.

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

Response: Acknowledged, however no tree work is proposed as part of this project.

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

Response: Comment response letter has been provided.

30. Additional comments may be rendered at time of resubmittal.

Response: Acknowledged.

Zoning

1. All sheets must be uploaded as single sheet PDFs. The civil plans were uploaded as a multi-page PDF.

Response: The plan set has been uploaded as a single PDF.

2. The site plan states that there are 15 parking spaces proposed, but the plan shows 16 spaces. Revise the table.

Response: Table has been corrected.

3. Table 100.01(B): Arterial Thoroughfares with Required ROW Width: The width for the ultimate right-of-way for Powerline Road is 144'. This means 72' must be provided between the center line of the road and the property line. Only 60' is provided.

Response: A 12' ROW dedication has been provided.

4. 155.5101.G.3.a: Direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) shall be located at least 100 lineal feet from an intersection with McNab Road, Blount Road, a principal arterial street, minor arterial street, or collector designated on the Broward County Trafficways Plan. The entrance is less than 100 feet from the intersection. Relief is required.

Response: Entrance on NW 3rd St has been shifted as far west as possible and has been designated as a one-way in. However, driveway cannot meet the 100' setback requirement and function as a practical entrance due to location of the existing building. A one way out driveway has been provided on NW 4th St to alleviate trips exiting the site onto NW 3rd.

5. There are several points on the driveway that are less than 24 feet in width.

Response: One way 20' driveway and drive aisles have been provided in compliance with fire department requirements.

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6. Provide a bike path on the property between the road and near the main entrance of the building.

Response: A 7' bike path has been provided.

7. Provide a bike path on the property between the road and near the main entrance of the building.

Response: A 7' bike path has been provided.

8. The pedestrian paths provided do not meet the minimum width.

Response: Pathway has been widened to 7' in order to accommodate pedestrian and bicycle traffic.

9. A double-striping detail has been provided on the site plan, but the plan shows single striping. Revise the plan to show double striping.

Response: The revised plan does not propose any two-way circulation, therefore double striping is not required.

10. The area between the two rows of parking does not meet the minimum width. This may be because the design counts the overhang as part of the required landscaping area. This cannot be done.

Response: The median area between abutting parking has been removed.

11. Provide bike racks or lockers for 8 bikes near the entrance of the building.

Response: Bicycle rack for eight bikes has been provided.

12. While 10 feet is currently provided, the additional right-of-way that must be dedicated means that the layout will need to be shifted to provide the 10' perimeter VUA landscape strip.

Response: The revised layout accommodates the 12' ROW dedication and the 10' perimeter VUA landscape strip as required.

13. While this is called out as 8' in width, the measurement includes vehicular overhang, which must be excluded from the 8' measurement.

Response: The median area between abutting parking has been removed.

14. Show the requirements of a type B buffer between the building and the properties to the west and north.

Response: A type B buffer has been provided between the building and the properties to the west and north.

15. Provide a photometric plan that shows compliance with code section 155.5401.

Response: A photometric plan has been provided.

16. Provide a type C buffer between the parking lot and the single family home to the west.

Response: Type C Buffer has been provided with the exception of an 8' HT opaque masonry wall. We'd like to seek relief from this requirement as there is an existing opaque fence on

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the neighboring property adjacent to the proposed VUA. Cross section has been provided.

Solid Waste and Recycling

1. Demonstrate adequate garbage collection service has been planned for this site.
 - a) Specify what type and size containers will be used to accommodate the garbage generated by this business.
 - b) On the floor plan, show the trash storage area for the above-mentioned containers.
 - c) Demonstrate how trucks will collect the garbage from this site by noting the service area on the site plan.

Response:

- a) **Dumpsters are not proposed as part of this development given the small amount of waste generated by the operation of the building. Two 96-gal containers are proposed, which are enclosed in a fenced in area adjacent to the building with a lockable gate.**
- b) **Garbage containers have been shown on site plan.**
- c) **Owner will bring containers to street side on collection days.**

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