

November 6, 2020

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PLANNING & ZONING
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

RE: DEVELOPMENT REVIEW COMMITTEE #:PZ20- 12000019

Owner: IDI Logistics, LLC
Project name: Amazon Delivery Station
Project location: 3300 NW 31 Ave.

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

1. Land use for this parcel is Industrial (I), the zoning is I-1 (General Industrial). A warehouse is a permitted use in this zoning district. A project was approved in 2016 for the construction of 4 warehouse buildings, now the applicant is proposing to eliminate two buildings & utilize the site for parking. Two of the buildings are approved, in accordance with the approved site plan, the plans illustrate changes to the site & circulation.

Response: The improvements involve the re-configuration of the existing site and warehouse buildings for the development of an Amazon Delivery Station. The existing “Building D” will be converted into the Delivery Station, with “Building B” used for interior parking.

The existing parking area on the east side of the Delivery Station will be reconfigured for loading of vehicles; a canopy is proposed for this area as well. Note that this area does not face a public right-of-way and is not visible from the adjacent Turnpike. The Delivery Station will have additional roll-up doors on the east side of the building to serve the proposed loading area. New opening/entrances are proposed on the north side of the building. The existing “Building B” will be used for interior parking and vehicle queuing as shown. A new access point to allow vehicle access is proposed for the north side of this building. No changes are proposed to the existing parking and landscaping area on the west side of that faces the Turnpike.

Originally, “Building A” and “Building C” were proposed to be constructed on the north half of the property. These existing buildings are no longer proposed to be constructed as part of this project. Parking areas with associated drive aisles and interior landscaping are proposed in this area instead as shown on the plan included with this submittal.

2. This project is proposing amendments to the site plan proposal is in conformance with the plat note, which limits the property to 737,351 square foot of Industrial use.

Response: Understood.

The city has sufficient capacity to accommodate the proposal.

Response: Understood.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

1. Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

Response: Understood. The tenant will coordinate this service with the Landlord.

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

Response: Understood.

3. 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 (Waste Management 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.

Response: Understood.

LANDSCAPE DIVISION

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

1. Update CPTED Plan CP-1.0 to reflect changed plans around Building D.

Response: Existing plant material that was shown grey and to be removed was removed from the plan so only the proposed plant material is shown. To provide better visibility in the area between the two new building entrances an existing Green Buttonwood was relocated to the south side of the building. Three Sabal Palms with a CT of 12' were added as a replacement.

2. Please change out understory and ornamental tree species in parking lot CS, SS, IC, & CES in parking area and replace with large canopy tree species, ie Oak, Gumbo, Tamarind, Green Buttonwood, Shady Lady's etc.

Response: The understory and ornamental trees in the parking lot were replaced with Oak, Gumbo Limbo and Green Buttonwood trees.

3. 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 showing up in the new parking areas.

Response: Light pole and trees locations were revised to provide a more even tree canopy coverage of the parking area and maintain the 15' separation.

4. Provide a percentage soil specifications, 70/30 is common based on the infill and sandy environment of this area.

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Response: Note 14 added to the City of Pompano Beach notes. Landscape note 13 references soil testing of the plant beds.

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

Response: Note 13 added to the City of Pompano Beach notes.

6. Provide a comment response sheet as to specifically how comments have been addressed at time of building permit submittal.

Response: Comment responses provided.

ZONING DIVISION

Plan Reviewer: Pamela Stanton, pamela.stanton@copbfl.com

1. No comments. Next step in the Major Site Plan process: Planning and Zoning Board hearing. Next submittal deadline: November 9, 2020, for the December 16, 2020 meeting.

Response: Understood

16, 2020 meeting.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

Response: It is understood the provision of an approved Broward County EPD Surface Water Management Permit or exemption will be required prior to permit issuance. The Applicant will be filing with Broward EPD Surface Water Management Division.

2. Submit an engineering permit application for the proposed asphalt paving and curbing.

Response: Understood, this will be provided during the Construction Plan Submittal process.

3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)

Response: Understood, this will be provided during the Construction Plan Submittal process.

4. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections.

Response: Understood – any modifications to the existing county-maintained water and sewer system will require separate approval from Broward County. It is understood that any county approvals will be required prior to permit issuance.

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

Response: Understood.

P&Z

FIRE DIVISION

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

1. This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response: Acknowledged. All proper fire department access and water supply requirements as per chapter 18 of NFPA 1 will be maintained

UTILITIES DIVISION

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Understood.

2. Broward County Water & Wastewater service area.

Response: Understood – any modifications to the existing county-maintained water and sewer system will require separate approval from Broward County. It is understood that any county approvals will be required prior to permit issuance.

3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.

Response: It is understood the provision of an approved Broward County EPD Surface Water Management Permit or exemption will be required prior to permit issuance.

4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.

Response: Understood – best management practices will be employed sitewide to maintain the existing stormwater systems function, quality, and operation.

BSO DIVISION

Plan Reviewer: Scott Longo | scott_longo@sheriff.org

Attention:

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.

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:

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Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved with minimal cost and effort.

Site development planning and preparation for meaningful safety and security defensive posture initiated and completed well in advance is paramount to effective deterrent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site and/ or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methodologies and strategies. Many site/ building developers, designers and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature.

Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding. A safe and secure development is a priceless and essential benefit to all members and guests of the community.

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials _____

a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Initials _____

b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.

Initials _____

c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Initials _____

d. Property rules signage language

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CPTED Landscaping Standards

2A: Natural Surveillance

Initials _____

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

Initials _____

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

Initials _____

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

Initials _____

d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

Initials _____

e. Note that young immature trees with 6" or less diameter trunks are excluded from this condition per code.

Initials _____

2B: Territorial Reinforcement

Initials _____

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.

Initials _____

Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

Initials _____

a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.

Initials _____

Burglar Alarms/ Security Alarms/ Safes ☐ ☐ Mechanical Security Strengthening

Initials _____

a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

P&Z

Initials _____

Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

Initials _____

a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:

Initials _____

b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.

Initials _____

c. Bottom gate clearances must be 8" above the ground for viewing underneath.

Initials _____

d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.

Initials _____

e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.

Initials _____

f. Dumpster areas must be secured with Access Control and video surveillance.

Initials _____

—
Parking Garage & Lot, and Adjacent Access Perimeters:

Initials _____

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

Initials _____

b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.

Initials _____

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

Initials _____

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

Initials _____

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight "cones"

Initials _____

Electronic Surveillance-Security Strengthening

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Initials _____

a. Required to meet 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: “....use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes.”

Initials _____

b. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

Initials _____

c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Initials _____

d. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Initials _____

e. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.

Initials _____

f. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Initials _____

g. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOBs/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

Initials _____

h. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

Initials _____

i. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Initials _____

j. Install video surveillance of all commercial and retail businesses including all outdoor restaurants, outdoor seating, etc.

Initials _____

k. Install video surveillance of any rooftop areas, etc.

Initials _____

Miscellaneous: CPTED & Security Strengthening

Initials _____

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

Initials _____

P&Z

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

Initials _____