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June 1, 2022

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

RE: Color Factory Plat (1621 N Dixie HY, folios 484226060010, 484226000350, 484226000370, 484226000360, 484226000340)

Dear members of the Development Review Committee (DRC),

PlanW3st is representing applicant Color Factory Inc. in pursuit of Plat approval for the above-referenced properties. The plat was last reviewed by the DRC on December 15, 2021. No comments were issued by the Building Division, Utilities Division, Urban Forestry, Engineering Department, BSO, CRA, Fire Department, or Waste Management. Please see below our responses to the comments issued by Zoning and Planning:

ZONING (Lauren Gratzner, Lauren.Gratzer@copbfl.com)

1. The proposed plat shows a non-vehicular access line (NVAL) on the east property line. The proposed site plan may not have the access lane on this side, through the NVAL. Revise the proposed plat if you desire to have the east entrance as shown on the site plan.

Response: *Plat has been revised to allow access.*

2. Provide the 5-foot dedication along NW 16th Street prior to building permit submittal.

Response: *The dedication is being given by plat.*

3. All subject properties must be unified with Broward County before building permit approval.

Response: *All properties will be unified by plat.*

4. Parking requirements are based on the proposed use of the building, not the zoning district. Revise the site plan data table to indicate the use within the parking table, prior to site plan submittal.

Response: *Site plan will be revised.*

5. The parking data does not appear to be accurate as the site plan shows at least 13,010 SF of office space (if all buildings are one story). Revise the parking calculations to include

P&Z

all office space, prior to site plan submittal.

Response: Site plan will be revised.

6. Clarify what the industrial use will be. If the use will be "Warehouse, Distribution, or Storage" it requires 1 parking space per 750 SF for the first 3,000 SF of floor area, then 1 per 2,500 SF for additional floor area. This is not shown on the site data table.

Response: The proposed use will be light manufacturing at 1 per 1,000 sq. ft.

7. Developments within the I-1 zoning district require a 25' setback. On a corner lot, the front lot line shall be the shorter of the lot lines abutting a street (Article 9, Part 5). Revise the site plan to show a 25' setback from NW 16th Street prior to site plan submittal.

Response: Site plan will be revised.

8. Likewise, revise the north setback to meet the required rear yard setbacks of 30'.

Response: Site plan will be revised.

9. A minimum of 25 feet is required for "stacking" at the parking lot entrances (155.5101.G.8.B). Revise the northeast entrance.

Response: Site plan will be revised.

10. A "bicycle facility" (bike rack) is required near the primary entrance for site plan approval (155.5102.L).

Response: Site plan will be revised.

11. All parking shall be double striped (155.5102C.9). Provide this note on the site plan.

Response: Site plan will be revised to include this note.

12. The site plan shall be developed in accordance with the City of Pompano Beach's Transportation Corridor Study (Transformation Plan) along Dixie Highway per 155.5101.C.

Response: Site plan will comply with the City of Pompano Beach's Transportation Corridor Study (Transformation Plan) for Dixie Highway.

13. A public sidewalk shall be provided along NW 16th Street per 155.5101.F.

Response: Site plan will be revised to include a sidewalk.

14. Provide screening of off-street loading and service areas, per Section 155.5301.B, Screening of Off-Street Loading and Service Areas. All off-street loading areas and services areas shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable,

sight obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. Screen the proposed loading area facing the street, west of the warehouse.

Response: *Site plan will be revised.*

15. Review and apply the landscape requirements of code section 155.5201. Notably, the building is missing building base planting areas.

Response: *Site plan will be revised.*

16. The portion of the property located in the I-1 zoning district shall have a Vehicular Use Area (VUA) perimeter landscape buffer of at least 20' wide surrounding the roadway and parking. The portion of the property located in the B-3 zoning district shall have a VUA buffer of at least 10 feet (155.5203.D.3).

Response: *Site plan will be revised.*

17. A Type C landscape buffer is required along the western property line on the northern property, abutting single-family homes (155.5604.C.4.b).

Response: *Site plan will be revised to include this buffer.*

18. The building design of the warehouse shall meet the industrial design standard requirements of code section 155.5603 and the building design of the office building shall meet the commercial design standard requirements of 155.5602.

Response: *Building will meet all required building design standards.*

19. Review the sustainable development options & be sure to try to include some of these in your design or budget early on (155.5802).

Response: *Site plan will be revised to include sustainable design options.*

PLANNING (Maggie Barszewski, maggie.barszewski@copbfl.com)

- 1) All utility letters must be submitted prior to being placed on the City Commission agenda (a Teco Gas letter is still needed).

Response: *All service provider responses are included with this submittal.*

- 2) Must submit a Title Opinion less than 6 months old and must be addressed to the City.

Response: *Opinion of Title is included with this submittal.*

- 3) Must submit County's Development Review Report before going to P&Z.

Response: *Revised DRR has been included with this submittal.*

- 4) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.

Response: Plat will be signed prior to requesting for placement on a City Commission agenda.

- 5) The proposed use is consistent with the Land Use Designation and the Zoning.

Response: The county determined that the plat as submitted to DRC (showing only Parcel A) was not consistent with the Land Use Designation and required the plat to be revised. The revised plat now shows Parcels A and B, which were accepted by the county via a Project Update, and are now consistent with the Land Use Designation.

- 6) Add the following note language to page 2 of 2: "All facilities for the distribution of electricity, telephone and cable shall be installed underground."

Response: The note has been added to the plat.

- 7) A Unity of Title will be required for Site Plan Review.

Response: All properties will be unified by plat.

- 8) Abandon all easements that proposed buildings will be encroaching.

Response: There are no easements that conflict with the proposed building locations.

- 9) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

Response: Comment responses are provided herein.

Thank you, and please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA
Senior Land Planner