

February 9, 2021

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

RE: RaceTrac - Atlantic Blvd

The following is a response to staff comments. Below are the comments along with our responses in bold:

UTILITIES – Nathaniel Watson – Nathaniel.watson@copbfl.com

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

Response: Acknowledged.

2. Civil plan 005 C-3.2 Utility Plan appear to propose an open sewer lateral that serves as a floor drain for an uncovered dumpster. How will this design deter storm water flows occurring during or following any form of natural precipitation and resulting therefrom pollutants such as dredged spoil, solid waste, sewage, garbage, sewage sludge, chemical wastes, medical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, dirt, and industrial, municipal, and agricultural waste discharged into water, and certain characteristics of the wastewater (i.e., pH, temperature, TSS, turbidity, color, biochemical oxygen demand, chemical oxygen demand, toxicity, odor) as pass through into the municipal wastewater collection system?

Response: Dumpster floor drain has been removed from the plans. The dumpster will just sheet flow to the drainage system.

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

Response: A permit will be obtained before building permit approval.

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

Response: Refer to the Erosion Control Plan on sheet ES-1 for best management practices.

5. Please submit a sedimentation and erosion control plan.

Response: See sheet ES-1.

6. Please attach the following 2019 City Engineering Standard Details as they apply: #102-1 Valve Box Settings, #103-1 Gate or Valve Plug Settings, #106-1 Backflow Preventer, #107-1 Typical 1" Water Service, #115-1 Underground Valve Identification Marker, #200-1 Service Laterals with Risers, #200-2 Shallow Service Laterals.

#201-1 Gravity Sewer Laterals, #201-2 WYE Gravity Sewer Saddle, #202-1 Adjustable Repair Coupling Notes, #202-1 Adjustable Repair Coupling Notes, #210-2 Sewer Box and Cover Traffic, #315-1 Typical Screen For Utilities, #316-1 Required Tree Locations.

Response: The above details have been added to the Utility Details on sheet C-3.2 and C-3.3.

ENGINEERING DEPARTMENT – David McGirr – David.mcgirr@copbfl.com

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

Response: A permit will be obtained from Broward County prior to engineering permit approval.

2. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.

Response: Acknowledged. All existing utilities are shown on the plans and detail 316-1 has been added on sheet C-3.3.

3. FDOT Access Driveway/Connection Permit, FDOT Utility Permit, FDOT Drainage Connection Permit or exemptions.

Response: The necessary FDOT permits will be obtained prior to engineering permit approval.

4. Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

Response: See sheet ES-1.

5. Any 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: Acknowledged. Approval will be obtained.

6. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments/engineering.

Response: The details have been updated. Refer to sheets C-3.3 and C-3.2.

7. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

Response: Noted.

8. How to retire old laterals:

- a. If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- b. If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- c. If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- d. If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade).

Response: Noted. Note 19 in the Utility Plan has been revised.

FIRE DEPARTMENT – Jim Galloway – jim.galloway@copbfl.com

1. Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (i.e., water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

Response: A hydrant flow test will be ordered and results will be provided prior to DRC approval.

2. Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type may be required for project. (NFPA 1 2015 ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFLORD.95.09(C)) Complete attached form "Water Supply Fire Flow".

Response: flow results and calculations will be provided prior to DRC approval.

LANDSCAPE REVIEW – Mark Brumet – mark.brumet@copbfl.com

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

Response: Chart has been corrected to reflect that 377 Shrubs are being provided to satisfy 155.5203.C.

2. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced, note in data table is incorrect. Show percentage of Sabals to be relocated to site and correct tree disposition.

Response: Please clarify inaccuracy of note. Dollar value replacement is used only in the event that specimen trees are removed. Otherwise, trees are replaced on an inch-per-inch basis. There are no specimen trees on this site. Only one canopy tree existing and is being removed and mitigated. None of the Sabal Palm are being relocated as they are all in poor condition. They are being mitigated through a monetary contribution to the city's tree fund.

3. Provide VUA requirements as per 155.5203.D along the east and south sides evenly distributed along the length of the run.

Response: This code section states that the trees must adhere to maximum average of 30' on center indicating that clustering is allowable. The proposed trees are spaced less than an average of 30' on center

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(average spacing 9-10') therefor they should be in compliance. In addition, uniform spacing will interfere with the allowable price sign. This may result in a conflict with FS Title XXXIII; Chapter 553; Sect. 553.79(20)(a)2.

4. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.

Response: Thirty-five (35) of the 65 required trees (53.8%) are over 14' height. No palms are being specified.

5. Provide 10' perimeter landscaping strip requirements around the east, south, and west sides of the property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang.

Response: The 10' perimeter strip shall be labeled on the Landscape Plan.

6. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 9' of landscape areas between a vehicular use area and an abutting building.

Response: At this time the site is not able to provide this requirement and relief will be sought for this requirement.

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

Response: At this time the site is not able to provide this requirement and relief will be sought for this requirement.

8. As per 155.5203.D.3.b VUA Perimeter Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines on the east side.

Response: Acknowledged. There are no powerlines, but there is a Platted 10' Utility Easement. Four (4) trees are required along the east property line and 4 trees are provided.

9. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

Response: A variance will be applied for to allow sidewalks to be flush with pavement. The proposed bollards will prohibit vehicle encroachment into sidewalk and landscape areas. There is also continuous curbing for the parking spaces away from the store front.

10. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

Response: Additional information has been added to chart.

11. 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: Acknowledged. Provided.

12. 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.

Response: Acknowledged. Provided.

13. Change island trees on west side to be medium canopy trees.

Response: Per the most recent edition of FP&L's Right Tree Right Place, "Medium" trees must be a minimum of 30' from an overhead power line. The landscape islands along the west side fall within 30' of these lines.

14. Provide large canopy Street Trees at 1:40 as per 155.5203.G.2.c. along Atlantic Blvd and remove comment in data table.

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Response: At this time the site is not able to provide this requirement and relief will be sought for this requirement.

15. Provide a cross section detail of the proposed building footers/ slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

Response: Building does not encroach. At this time the site is not able to provide this requirement and relief will be sought for this requirement.

16. Provide alternate species for Pines proposed along south side and relocate proposed pines to perhaps the back retention area and provide an extra irrigation zone and show pine straw.

Response: Clarification requested. Please provide code section disallowing South Florida Slash Pine as an acceptable tree.

17. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan providing 100% coverage with 50% overlap.

Response: Acknowledged. Shall be provided.

18. 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: Acknowledged.

19. Clarify NW 1st St comment under VUA in data table.

Response: The requirements for NW 1st Ave differ from Atlantic Blvd and NW 30th Ave. The reference to NW 1st Street has been removed from 155.5203.D.

20. Provide plant sizes, heights, and spreads on the plant list on the actual plan.

Response: Comment is unclear. A full plant list with all specifications is provided on Sheet L-2.1. Partial list on Sheet L-2.0 is for reference only.

21. Remove water storage symbols from the landscape plan.

Response: Acknowledged. They have been removed.

22. Change note on plan that a Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site to reflect Mark Brumet @ Mark Brumet Mark.Brumet@copbfl.com.

Response: Note has been changed.

23. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.

Response: Acknowledged. Note has been added.

24. 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 exists on Sheet L-2.0.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

Waste Management – Beth Dubow – beth.dubow@copbfl.com

1. A minimum turning radius of 35 feet (inside) is needed for the garbage trucks to maneuver on this site. While there appears to be ample room around the pumps and height clearance under the service canopy, please amend plans to show the required turning radii on the site plan; specs have been uploaded for your reference.

Response: The turning radii have been revised to show an inner radius of 35 feet.

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

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

NOTE: 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.

Zoning – Lauren Gratzner – lauren.gratzner@copbfl.com

1. This is a Major Site Plan with Major Building Design. Development Orders from the Planning and Zoning Board and the Architectural Appearance Committee are required to be obtained.

Response: Acknowledged.

2. The Transportation Corridor Study calls for this location to be designed with Commercial Mixed Use Frontage as well as a potential location to develop shared surface and structured parking facilities. A proposed gas station does not align with the City's vision for this area.

Response: A mixed use frontage is not possible at this location due to the size and geometry of the property. We will continue to work with the city to find a solution where items of the corridor study that can be applied with this development will be provided.

3. The City of Pompano Beach's Transportation Corridor Study Transformation Plan provides a typical cross section required for west Atlantic Blvd. This cross section requires a 5' bike lane and for the sidewalk to be increased to 10'-12' wide. See page 69 of the Transformation Plan found on the Planning and Zoning Website. Please provide these elements on your plans.

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Response: We believe that items in this corridor study do not accurately reflect the conditions of this site and the corridor in front of the proposed development. We will continue to work with the city to find a solution where items of the corridor study that can be applied with this development will be provided.

4. The numbers on the lot coverage and building footprint portions (3,715 SF / 7,694 SF) of the site data table do not match the numbers provided on the plans for the size of the building. The site plan shows the building is 3,680 and the canopy is 5,790. Additionally, the dimensions of the building on the Landscape Plan equal to a building size of 3,8244 SF. What is the correct size of the building? Make all plans consistent.

Response: The building areas has been revised to be consistent throughout the plans. The building footprint is 3,680 SF.

5. Provide the building dimensions on the site plan.

Response: Building dimensions have been provided.

6. Gas stations are required to have at least 200 feet of frontage on each street side (155.4219.I). The west side of this property is only 134 feet long. Relief must be obtained via either a Major Administrative Adjustment or a Variance.

Response: There is a hardship at this site that will be tough for most developments. Relief will be obtained if necessary to proceed with this application.

7. Access points shall be located at least 15' from other lot lines (155.4219.I). The access point to the south appears to be closer than 15' from the side property line. Provide this setback distance.

Response: The proposed dimension is now shown on the plans. The proposed access drive is provided as necessary for fuel truck circulation. The plan is for the future development to connect into the access with the future connection shown on the east just north of the proposed driveway in lieu of another driveway. Proper separation from the intersection of Atlantic and 30th was required based off of initial discussions with FDOT and FDOT requirements will prohibit another driveway from being constructed too close to the one currently shown on the plans.

8. The required parking for a Gasoline Filling Station is 2 spaces plus 1 per gas pump. Correct the information on the site plan data table.

Response: Parking information has been revised in the Site Data table.

9. The number of off-street parking spaces shall not exceed 125 percent of the minimum number of parking spaces required (155.51012.D.5). The minimum number of parking spaces required is 16. Therefore, a maximum of 20 spaces is permitted. Reduce the number of parking spaces or seek relief for this code section.

Response: 13 spaces are required for the market and 16 spaces for the fuel pumps (2+14 @1 per fuel position). This brings the required total to 29 spaces and a maximum number of spaces to 37 (29*1.25=36.25). This matches the provided parking spaces.

10. Gas stations are required to have at least one stacking space (9'x18') at each end of the outermost gas pump island (155.5101.G.8.a). Stacking spaces shall not impede onsite or offsite vehicular traffic movements or

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movements into or out of off-street parking spaces. Demonstrate this on the site plan. The dashed lines currently on the site plan do not look as if the car is being serviced.

Response: The stacking space size has been revised to be 9' x 18'.

11. The front, rear, and side setbacks are labeled differently when looking at the proposed setbacks and the landscape buffers in the site plan data table. The area with the proposed setbacks has the correct directions. Change the landscape section to match this area.

Response: The directions have been revised on the landscape buffer section.

12. A utility easement agreement form must be submitted at time of building permit for the pavement located within the utility easements on the east, west, and southern (unless vacated) parts of the property.

Response: Acknowledged.

13. Provide a detail showing that the parapet or roof screen will be equal to or above the height of the roof top mechanical equipment.

Response: All mechanical equipment will be screened by the parapet. See Elevations plan for more details of the height of the parapet wall.

14. Show that the parking south of the building will be double striped and will have a continuous curb. 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).

Response: the parking stripes have been modified to include the double striping. Bollards will prevent vehicles from encroaching into the sidewalk areas.

15. 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 (155.5102.L). Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.

Response: Bicycle racks have been added to the site plan.

16. A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces. Each landscaped island shall be at least eight feet wide and at least as long as the adjacent parking spaces. The island shall contain at least one canopy tree (155.5203.D.4.b).

Response: A landscape island has been provided where spaces exceed 10 in a row.

17. A landscaped area shall be provided between a vehicular use area and an abutting building in accordance with the following standards. The minimum width of the landscaped area shall be a minimum of eight feet or one-fifth the height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be

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a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area (155.5203.D.5).

Response: Due to the lot width, the applicant will need to obtain relief for this as it will not be possible to provide with 7' wide sidewalks, vehicle stacking, and other site zoning requirements within the site width.

18. Provide a photometric plan for review at DRC per 155.5401. Site lighting must have a minimum of 1.0 foot-candle in the vehicular use area and a maximum of 3.0 foot-candles at the property line. Lighting affixed to the building will not suffice for site lighting. Additionally, light poles must be at least 15' from any existing or proposed trees.

Response: Photometric plan has been included with this submittal.

19. 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 facade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 40 feet apart (155.5602.C.5). Demonstrate these wall offsets on the site plan, elevations, and building floor plans. The following alternatives can be used alone or in combination as an alternative to the required front facade offsets:
- i. Changes in facade color or material that follow the same dimensional standards as the offset requirements.
 - ii. Columns or pilasters that are at least eight inches deep and at least eight inches wide and have a height equal to at least 80 percent of the facade's height.
 - iii. Roofline changes that vertically align with a corresponding wall offset or change in facade color or material, including changes in roof planes and changes in the height of a parapet wall (such as extending the top of pilasters above the top of the parapet wall); or
 - iv. Awnings or other shading devices over doors and windows that follow the same dimensional standards as the offset requirements.

Response: See architecture plans for compliance with these regulations.

20. The use of aluminum siding, vinyl siding, corrugated metal siding, or other metal cladding other than decorative or ornamental metal siding is prohibited on any facade visible from a street right-of-way (155.5602.C.6). Update the elevations.

Response: Refer to plans by architecture.

21. 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). The front elevation only has 15% glazing.

Response: The maximum glazing has been provided. Transparent windows are provided at the patron areas to promote natural surveillance with the exclusion of the bathrooms and cooler areas.

22. All ground-level windows on street-facing facades (front and left) shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades. Provide the transparency.

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7/07/2021

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9/15/2021

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PZ20-12000037
4/7/21

Response: Transparency requirements will be met for the windows at the patron areas to promote natural surveillance with the exclusion of the bathrooms and cooler areas. See provided building elevations for more details.

23. All signage will be reviewed as a separate permit and is not part of the site plan approval process.

Response: Acknowledged.

24. Vehicular area canopy standards (155.4303.E.3):

- i. The canopy shall have a maximum clearance height of 16 feet, as measured from the finished grade to the underside of the canopy. The current proposal has 18 feet.
- ii. In addition to meeting the standards of Part 4 (Exterior Lighting) of Article 5: Development Standards, a canopy shall not be internally illuminated and any lighting on the canopy shall be fully recessed into the canopy and shall not extend downward beyond the ceiling of the canopy.
- iii. The size, mass, shape, and architecture shall ensure that the proposed canopy is a subordinate structure to the principal building on the site. The canopy will be considered a subordinate structure if it meets one or more of the following designs:
 - A. The canopy is located behind the principal building.
 - B. The canopy is physically connected to the principal building and the connection shall be wide enough to cover a pedestrian walkway.
 - C. The length of the canopy is less than the length of the principal building; or
 - D. The height of the canopy is less than the average height of the principal building.
- iv. Canopy Length. The maximum length of a canopy is 120 feet for gasoline filling stations with fueling areas longer than 120 feet multiple canopies are permitted and encouraged. The current proposal exceeds this limit.

Response: The proposed development should meet these requirements as well as the subordinate structure requirements with the height of the proposed canopy.

Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regards to this matter.

Sincerely,

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