



October 14, 2020

City of Pompano Beach
Planning and Zoning Board
100 West Atlantic Boulevard
Pompano Beach, FL 33060

RE: Application #: PZ20-12000034
Keith & Associates, Inc. Project No. 11486.00

Dear City of Pompano Beach Reviewers:

Based on your Pre-App Review comments dated September 28th, 2020 KEITH and the project team offer the following responses to your comments/questions:

ENGINEERING DEPARTMENT COMMENTS: David McGirr

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
RESPONSE: Permit will be obtained at time of CDs.
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: Please see sheet CP-502 for detail 316-1.
3. FDEP permit or exemption for the proposed water main construction.
RESPONSE: Permit will be obtained at time of CDs.
4. Proposed sewer lateral needs to come off the sewer main to the south.
RESPONSE: Please see revised Water and Sewer plan on sheet CU-101. We are connecting directly into the manhole per comment #7 from the Utilities Department.

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301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
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Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio C
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

DRC

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

RESPONSE: Please see sheet CG-101.

6. 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.

7. 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: Please see detail sheets CU-501, CU-502, and CU-503.

PLANNING DEPARTMENT COMMENTS: DANIEL KEESTER

1. The proposed entrance driveway is encroaching into the NVAL on the north property line, a plat note amendment will be required to proceed with the plan as submitted.

RESPONSE: Acknowledged, an NVAL Application will be processed through Broward County and recorded prior to Building Permit Issuance.

2. Land use for this parcel is Commercial (C).

RESPONSE: Acknowledged. Please see Site Plan Data Table on Sheet SP-101.

3. NE 8th Street appears to have the minimum 60 feet of right-of-way required for this street & thus no additional dedications are required.

RESPONSE: 31' of ROW has been dedicated by Plat. Refer to Uploaded Plat per PB. 183, Page 386.

4. The city has sufficient capacity to accommodate the proposal.

RESPONSE: Acknowledged.

UTILITIES DEPARTMENT COMMENTS: NATHANIEL WATSON

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

RESPONSE: Acknowledged.

2. Please show on civil plan 320 CU 101 Water and Sewer Plan an 8" in-line resilient seated

gate valve midway of the proposed water main.

RESPONSE: We are proposing an 8" x 8' tapping sleeve and Valve at the connection point and extended west to our property for 182LF of proposed 8" water main extension.

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: Acknowledged.

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

RESPONSE: Acknowledged.

5. Please submit a sedimentation and erosion control plan.

RESPONSE: Please see sheet CG-101.

6. Please show the proposed 1" water services as perpendicular independent connections to the main with the meter located just behind the recorded property line of the subject lot.

RESPONSE: Please see revised Water and Sewer plan on sheet CU-101.

7. Please show the proposed sewer lateral exiting the property w/ two 45° bends followed by a City accessible sewer cleanout boxed to grade. The lateral shall be shown as cored into the terminal wastewater manhole as opposed to rerouted around the structure into the sewer gravity line. The manhole shall be sewer coated and the bench shall be reworked if needed.

RESPONSE: Please see revised Water and Sewer plan on sheet CU-101. We are providing a single lateral from the existing manhole with two(2) - 45 deg bends by using a clean out in the right of way as requested. From there we will extend to serve the proposed buildings.

8. 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, #109-1 Typical Fire Hydrant Installation, #111-1 Restrained Valve at Tee, #115-1 Underground Valve Identification Marker, #118-1 Restrained Joint Information, #118-2 Restrained Joint Information, #118-3 Restrained Joint Information, #119-1 Water Pipe Identification, #120-1 Pipe and Marker Balls Location, #121-1 Min. Horizontal Separation for Potable water, #122-1 Utility Crossing, #122-2 Potable Water Supply Notes, #122-3 Potable Water Supply Notes, #122-1 Utility Crossing, #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: Please see standard details on sheets CU-501 thru CU-504.

9. Please procure an approved FDEP permit for the proposed water public water main extension. During official Bldg. permit submittal.

RESPONSE: Acknowledged.

FIRE DEPARTMENT COMMENTS: JIM GALLOWAY

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 (ie. 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: Fire flow test will be requested.

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. (Average spacing between fire hydrants is 500ft with a maximum distance from any point to a fire hydrant 250ft.) Depending on the hydrant flow test results additional fire protection systems or change in construction type may be required for project. (NFPA 1 2015ed chapter 18)

RESPONSE: Fire flow calculations will be provided.

3. 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. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

RESPONSE: Please see revised Water and Sewer plan indication location of existing fire hydrants within 400ft from the property in reference.

4. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

RESPONSE: Please see Sheet SP-103.

5. Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2015ed Chapter 18)

RESPONSE: The current site plan design does not propose a dead-end. Vehicle circulation extends through the site and connects to the adjacent site to the south (Family Dollar) via a cross access agreement. See Attached ORB Documentation and



note on site plan.

ZONING DEPARTMENT COMMENTS: LAUREN GRATZER

1. The proposed entrance driveway is encroaching into the NVAL on the north property line. A Plat Note Amendment must be applied for in order to permit the desired 24' wide entrance.

RESPONSE: Acknowledged, an NVAL Application will be processed through Broward County and recorded prior to Building Permit Issuance.

2. The folio provided on the application and in the project, narrative is not the correct folio. Make sure to change this for the DRC submittal. The same folio provided on the narrative was provided on the site plan. Clarify what the correct folio is.

RESPONSE: The Site Plan, Narrative, and Application have all been updated to reflect the current folio number. Correct Folio Number: 48423.5920010

3. The site plan says there is an existing cross access easement connecting the property to the south. Provide this recorded documentation and note the Official Record Book (ORB) information on the site plan.

RESPONSE: The cross-access easement has been shown on the site plan and references the Official Record Book and Page (ORB 50839, PG 1328). A copy of the easement document has been uploaded to the eplan documents folder.

4. The "provided" building height was not given on site data table on the site plan. Make sure all relevant information is in this table.

RESPONSE: Over-all height of the building is now reflected in the Site Data table and the corresponding Metal Building Cut sheets

5. The site plan shows work being done outside of the property line to the south in the form of a driveway. However, this proposed driveway does not connect to the existing driveway shown on the abutting property. Revise to show a seamless connection. Additionally, all work outside of the subject property must be completed on a different permit and by the correct property owner. Make a note on the site plan that the driveway connection beyond the subject property's boundaries is to be done on a separate permit.

RESPONSE: The current site plan design proposes vehicle circulation that extends through the site and connects to the adjacent site to the south (Family Dollar) via a cross access agreement. See Attached ORB Documentation and note on site plan. It is acknowledged that a separate permit will be required for offsite work (See note on site plan sheet SP-101).

6. Note on the site plan the parking will be double striped and have continuous curbing.

RESPONSE: All parking stripes are shown as double striping line and the curb is continuous. See Sheet SP-101 and detail on Sheet SP-501.

7. 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: A Photometric plan had been submitted with the DRC plan set and had

8. A Type C Perimeter Buffer is required in the northeast corner of the property where it abuts a single-family home (155.5203.F.3).

RESPONSE: We have shifted the Northern Building to the West allowing for a Modified Type C Buffer where it abuts the single-family residences. See Sheet SP-101 and LP-101.

9. There is currently no mechanical equipment rendered on the site plan. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure.

RESPONSE: Comment Acknowledged

10. Provide the width of the driveway leading to the dumpster enclosure.

RESPONSE: The Site Plan sheet SP-101 provides dimension of the driveway leading up to the dumpster enclosure.

11. Provide a detail of the dumpster enclosure. Dumpster enclosures or Commercial containers shall be screened on three sides by a durable, sight-obscuring wall constructed of brick, masonry, stone, or similar material, and on the fourth side by a wood or metal gate. The height of the screening walls and gate shall be at least six inches higher than the height of the container. The external sides of walls screening a commercial container shall have a "finished" surface (e.g., textured or painted) and shall be landscaped to soften their visual impact in accordance with Section 155.5302.F.3., Fence and Wall Landscaping.

RESPONSE: Please see Sheet SP-103 for dumpster enclosure detail.



12. A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views (155.5603.D.2).

RESPONSE: *Per email from City Zoning Staff dated 10/01/2020, "It has been determined given the relatively narrow property and the fact that the eastern portion of the property abuts two single-family homes, the proposed layout is the most compatible with the loading areas on the west side of the building. We (City) will accept a combination of dense landscaping and a solid wall along the western property line, to allow the overhead doors to remain on the western portion without the need to apply for a variance. Please note that this is an interpretation made specifically for this property and that other properties abutting the railroad and other streets may not have the same interpretation regarding overhead doors facing a street".*

13. Provide architectural exterior elevations labeled north, south, east, and west. Elevations must show the specific details of your proposal including but not limited to fenestration and door locations.

RESPONSE: *The elevations reflect the building openings, door location and general notes on material used for the application on the metal structure.*

14. Provide floor plans that also show these doorways and any interior walls if applicable.

RESPONSE: *Floor plan has been provided to show doorways and interior walls.*

15. In order to receive the 2 points for overhangs on the sustainability points, the overhangs must be present on all south windows for energy efficiency purposes. Provide elevations that show this. Additionally, the sustainability narrative says that the roof will be all white. Show this on the plans.

RESPONSE: *The Buildings now provide an overhang on all south facing building openings contributing the reduction in heat gain within the building.*

16. The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are not visible from an arterial or collector street or an adjacent residential use (155.5603.G).

Provide the material of the building on the elevations.

RESPONSE: *The building will not use vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material. The architect proposes the use of a stucco finish on all ROW facing building facades*

17. Each principal building shall have clearly defined, highly visible primary entrances for occupants and patrons that incorporate at least one of the

following design features to emphasize the importance of the entrance (155.5603.F.1):

- a. Canopy or portico;
- b. Roof overhang;
- c. Horizontal recess or projection;
- d. Arcade or arch;
- e. Peaked roof form;
- f. Outside patio;
- g. Display window;
- h. Architectural tile work or moldings integrated into the design of the building facade;
- i. Integrated planters or wing walls that incorporate landscaped area or seating areas; or
- j. Similar architectural features not found on the remainder of the building facade.

RESPONSE: The building has visibly enhanced the primary entrances through the use of building overhangs and difference in materiality.

18. Facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors (155.5603.F.2). This applies to the overhead doors facing Dixie Highway.

RESPONSE: We have provided an alternative 8' wall and a landscape buffer visually blocking the Overhead doors from Dixie highway ROW

19. The site plan shows that there will only be one handicap parking space with a path of entrance into one of the two buildings. Is there handicap access for the southern building?

RESPONSE: The Site Plan has been revised to allow for a crosswalk from the proposed Handicap stall allowing for access to the Southern building.

20. General questions: What is the use of these warehouses? What type of material or goods will be stored and distributed here? Is it the plan of this development to have cars/trucks pull straight into the building? Why are no loading zones provided?

RESPONSE: Loading and unloading will occur within the building. The operations of the buildings are anticipated to be storage warehouses for up to two separate tenants. All items being stored will be restricted to those that are permitted within the B-4 zoning district. It is not anticipated to store any hazardous materials.

WASTE MANAGEMENT DEPARTMENT COMMENTS: BETH DUBOW

1. When submitting plans for DRC, provide turning radii information for the garbage truck access and maneuverability to and from the dumpster enclosure.

RESPONSE: Information regarding maneuverability for the Refuse truck has been indicated on the Vehicle Circulation Plan, See Sheet SP-103, - (Show 30' / 50' Radii)

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

RESPONSE: Comment Acknowledged.

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

RESPONSE: Comment Acknowledged.

4. 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: Comment Acknowledged.

5. Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

RESPONSE: Comment Acknowledged.