

RESPONSE TO COMMENTS: 07/12/23

MARTIN BOWER INDUSTRIAL

Request: Minor Site Plan
P&Z# 22-12000023
Owner: Lone Oak-Pompano LLC
Project Location: 1661 NW 12 Ave
Folio Number: 484227050060
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Josh Nichols (561-684-6141)
Project Planner: Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

Summary:

The Applicant is requesting Minor Site Plan approval for improvements to the parking lot. This is a resubmittal from the 12/7/2022, 3/1/2023, 7/5/23 DRC meetings.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com

Authorized with Conditions

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

Response: Permit will be provided once final approval has been issued from BCEPMGD at permitting phase of the project.

2. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that 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. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained

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potential water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

Response: City utility lines have been incorporated with landscape plan. Please refer to sheet LP-1. Note has been provided on sheet LP-1 the Landscape Notes #9.

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

Response: Noted.

4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Response: Noted.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Pending Resubmittal

1 - previous comments have not been addressed.

Response: Noted.

2 - does the existing building have a fire pump? If yes, proposed new fire dept connection must connect after all control valves and the fire pump.

Response: As stated, before in our previous response to your comment #3 in our May submittal, there is no fire pump in the building.

3. - plans show a proposed FDC and an existing FDC on building. more information required.

Response: After reviewing the fire sprinkler plans attached and visiting the site, it was determined that there is no existing FDC at the building. Please refer to the attached pictures and other documents. We have revised the plan accordingly

BSO

Patrick Noble | Patrick_Noble@sheriff.org

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Pending Resubmit Until New Updated Plan Addressing the following plans is uploaded to eplan.

Development Review Committee Reviewed: Feb 6th, 2023

Subject: CPTED and Security Strengthening Report: PZ: 22-120000023

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday;
8 AM - 4 PM

*** ATTENTION IMPORTANT ***

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, and to expedite processing.

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.

CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL:

1. Trespass, Wayfinding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

Initials JN

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

Initials JN

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 JN

~~PZ22-1200023~~ 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 JN

- d. Property Rule signage language must be clear and prominently posted in appropriate areas listing clear policies and regulations regarding authorized legitimate activities and/ or unauthorized prohibited activities on the property. This helps to prevent, deter and/ or reduce disturbances and/ or violations that would otherwise occur and lead to avoidable and unnecessary calls for police response.

2. CPTED Lighting Standards

Initials JN

- a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that may attract thieves, burglars, robbers, trespassers, etc., who may use these vulnerable areas for concealment and ambush.

Initials JN

3. Burglar Alarms Security Alarms/ Safes - Physical & Mechanical Security Strengthening

Initials JN

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

Initials JN

LANDSCAPE REVIEW

Wade Collum | Wade.Collum@copbfl.com

1. Comment response sheet is vague and does not appear to address all comments. No comment sheet was provided for resubmittal. Emailed Chase.

Response: Comment acknowledged.

2. It appears that not all comments were addressed.

Response: Comment acknowledged.

3. Proposed landscape plan does not appear to mirror the previously approved.

Response: Proposed landscape plan has been updated to reflect current site condition.

4. Provide a mitigation table. Mitigation is to be above and beyond what is required.

Response: Mitigation table provided, please refer to sheet LP-1.

5. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

Response: Permit will be provided once final approval has been issued from BCEPMGD at permitting phase of the project.

6. Utilities are proposed in required landscape areas. Relocate utilities out of all required areas.

Response: Utilities have been relocated away from the required landscape areas.

7. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Response: Exterior lighting fixtures have been revised to avoid conflicts with required landscaping.

8. Show light poles w radii on the landscape plan and remove from required landscape areas where applicable and conflicts are present.

Response: Exterior light poles have been revised with radii and labels.

9. 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. Make the landscape island the same length as the stall and provide an alternate tree to the Coccoloba. Two Tabebuia heterophylla's will be suitable. Also end island on north side.

Response: Landscape Island has been provided. Tree species has been updated to Yellow Tabebuia.

PZ22-1200028 Provide tree #'s for trees proposed to remain on site to match tree dispo

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Response: Tree numbers have been provided for the preserved trees. Refer to LP-1.

11. 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. Sabals do not qualify and no shrubs are shown.

Response: Sabal palms have been replaced with Yellow Trumpet Trees.

12. Relocate proposed utilities and move middle and south islands trees BS's to be more centered to closer to the end of the island on East end.

Response: Utilities have been relocated.

13. Propose an additional tree species to offset all of the Silver Buttonwoods. Cypress trees around the retention area is a good fix.

Response: Silver Buttonwood has been replaced by Bold Cypress.

14. Relocate proposed SM from beneath the existing canopy of tree #56. Adjust symbol to be reflective of the existing crown spread square footage.

Response: Existing tree symbols have been updated to reflect the canopy size. Proposed SM has been moved to avoid conflicts.

15. 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. East end of south side.

Response: Add dimensions to depict the parking island width.

16. Show the four (4) Live Oaks adjacent to the retention area on the South side as per the original approved landscape plan. #58.

Response: Live Oak #58 has been labeled. Please refer to sheet TD-1.

17. Adjust details and notes to show root flare above or equal to surrounding grade and note that mulch not be placed against trunk.

Response: Note has been adjusted. Please refer to sheet LP-2 Planting Details.

18. Change East end perimeter trees to Lagerstroemias to create some color along the roadway.

Response: Pink Tabebuia trees and Red Maple trees have been provided along the roadway.

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

Response: Note has been added. Please refer to sheet LP-1 the Landscape Notes #16.

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.

PZ22-12000002 Response: Irrigation plan has been provided. The bubblers for all new and relocated trees & palms will be connected to the existing irrigation zone system.
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21. Bubblers will be provided for all new and relocated trees and palms.

Response: Bubblers have been provided. Please refer to sheet IR-1.

22. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree. Remove any reference to hose and wires.

Response: Detail has been adjusted. Please refer to sheet LP-2 the Part 2. 2.05 - D.

23. Adjust planting details to show mulch NOT touching the trunks of trees / palms.

Response: Planting details have been adjusted. Please refer to sheet LP-2 the Planting Details.

24. 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 staffs 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 provided. VUA perimeter trees have been updated to 14' OA to maximize CPTED clear line of sight from ROW. Please refer to LP-1 the Landscape Notes #15.

25. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

Response: Note has been provided. Please refer to sheet LP-2 the Large Tree Planting Details.

26. Provide a note on the plan describing fines and penalties for encroachment into the critical rootzones and within the tree protection zone for existing trees to be protected and preserved.

Response: Note has been provided. Please refer to sheet LP-1 the Landscape Notes #18.

27. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

Response: Note has been provided. Please refer to sheet LP-1 the Landscape Notes #18.

28. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of an ASCA Consulting Arborist.

Response: Note has been provided. Please refer to sheet LP-2 Part 3.09 Pruning - C.

PZ22-1200023 provide a note on the plans that there will be no outdoor storage on the site.

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Response: Note has been provided for existing outdoor storage.

30. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

Response: Tree Relocation Notes have been provided. Please refer to sheet LP-1. The proposed plans have no tree for relocation. Palms scheduled to be relocated may be dug and transplanted on the same day, there is no requirement for a waiting period or root pruning.

31. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.

Response: Note has been provided. Please refer to sheet LP-2 1.02 Quality Assurance - C.

32. 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 provided. Please refer to sheet LP-2 3.02 Preparation of planting soil - F.

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

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: Acknowledged.

ZONING

Lauren Gratzner | lauren.gratzner@copbfl.com

Pending Resubmittal

1. The “response to comments” dated 5/16/23 were not a response to the most recent comments provided to the applicant. They were the comments provided at the 12/7/22 DRC meeting rather than from 3/1/23 DRC meeting. It appears the most recent plans uploaded did not provide any changes from the previous submittal and that none of the previous comments were addressed from the 3/1/23 DRC.
2. Comment not addressed: Will this property have outdoor storage (any finished goods, material, merchandise, boats, or vehicles stored outside)? The aerials of this property show that materials and trailers without cabs are being kept outdoors. If there will be outdoor storage call out the locations on the site plan and provide the total square footage of the outdoor storage areas. The I-1 zoning district may have outdoor storage as an accessory use up to 35% of the building SF and must meet the

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screening standards of section 155.4303.W. Outdoor Storage (as an accessory use). Additionally, the outdoor storage as an accessory use shall be included within the parking calculations per table 155.5102.D.1. If there with be NO outdoor storage, provide a note on the site plan stating there will be no outdoor storage and trucks will not be stored here for more than 24 hrs.

Storage sheds are not permitted within the I-1 zoning district and therefore are considered outdoor storage. Likewise, trailers without a cab are considered outdoor storage and is identified on the site plan. Additionally, a note was not provided on the site plan stating there will be no outdoor storage or trucks here more than 24 hours. Either remove the shed and area for only trailers and add this outdoor storage note on the site plan OR dedicate a specific amount of square footage (less than 35% of the building) on the site plan for purposes of outdoor storage. (Clearly put the square footage in the site data table.) Previous discussions with staff concluded that the outdoor storage space will be added to the site plan for the future benefit of the site but this was not done with this submittal.

Response: The site plan has been revised to indicate two areas of outdoor storage to accommodate the shed and truck/trailer storage area. This area is well below the max 35% outdoor storage area.

3. If outdoor storage is identified on the site plan, a Type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and all property lines (155.4302.W).

Response: A Type B buffer has been provided to screen the areas adjacent to the outdoor storage.

4. Comment not addressed: The legal description (section, township, range) on the site plan is wrong. Correct this information with the platted legal name as shown on the Broward County Property Appraisers (BCPA) website.

Response: The legal description has been provided on the site plan in a notes box. Also the site plan tabular points to this legal description.

5. Comment not addressed for "trailer parking" on the north side: Truck loading spaces are typically 12 feet wide and 55 feet long. Increase the truck parking spaces from 40' long to 55' (155.5102.M.2). Alternatively, is this part of the outdoor storage area? If so, call it out as such and clarify the full size of the trucks that will be parked here.

Response: This area is for trailer shuttling in which the cab of the truck is not connected, therefore, the 40' length within this newly created outdoor storage will suffice.

6. Comment not addressed: Provide a detail of the dumpster enclosure. The 1986 site plan was approved with a 6' wall surrounding the dumpster, confirm this is still there. Alternatively, put a note on the site plan stating there is an existing 6' wall surrounding the dumpster.

Response: The site plan has been updated to indicate the existing 6' wall.

7. Comment not addressed: All parking spaces must have landscape islands at least 8' wide at either end of the parking stall aisle (155.5203.D.4.b). These islands must be the same length as the parking stalls it abuts. Extend the landscape island in the truck parking area. Additionally, provide a landscape island near the 3 handicapped spaces north of the building and in the parking lot in the northwest corner.

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Response: Site plan has been updated to provide the 8' landscape island at the full depth of the space.

8. Comment not addressed: The site data table calls out 20 loading spaces. Clarify where these 20 spaces are. The loading spaces are not delineated on the site plan, rather it is one large box. Illustrate each space with dimensions.

Response: The site plan has been updated to delineate each of the 20 loading spaces.

9. Comment not addressed: The zoning district is I-1, not I. Update the "Development Regulations" chart on the site plan. Because this property abuts a railroad siding, the required rear setback is 8' from the centerline of the siding. The max FAR is N/A. Revise this table.

Response: The development regulations chart has been updated as indicated in the comment, however, the survey indicates that we have a railroad spur not a siding. A spur is a track to service a business for loading and unloading and a siding is used for parking a train to clear the main line. This piece of track is a spur used historically for loading and unloading for the building. Please advise if the setback should be taken from the center of the spur or the property line? The centerline of the spur to the building is 8'.

10. Comment not addressed: the drawing was updated to change the front setback but the "Development Regulations" chart was not updated.

The front setback to the building is not 387' per the drawing. Revise the development regulations table to say 387'.

Response: The front setback has been confirmed at 352' to the nearest portion of the building and updated within the development regulations chart.

11. Comment not addressed: Note on the site plan that all parking spaces will be double striped, including the truck parking (155.5102.C.4).

Response: Note added to the plan.

12. Comment not addressed: All parking spaces shall have a continuous curb (155.5102.C.9). Provide this curb along the truck parking spaces to the north.

Response: Continuous curbing has been added to the truck parking spaces at the north end of the site.

13. Comment not addressed: it is unclear on the photometric plan which poles are proposed and which are existing. Provide a note for each light. Additionally, a light fixture detail was not provided.

Clarify if any light poles are new or if all are existing. If any light poles are proposed, provide a detail of the proposed pole/light fixture.

Response: The photometric plan has been updated per note. A note has been provided within the photometric which indicates which lights are existing and proposed.

14. Comment not addressed: The CPTED Plan does not match the proposed site plan. All plans must be consistent. Revise.

PZ22-12000893 Response: The CPTED plan has been updated to match the site plan base.

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15. Comment not addressed: Sheet 018 Life Safety Plan is missing the landscape island in the truck parking area that needs to be extended. All plans must be consistent. Revise.

Response: Truck parking island has been updated to match the site plan.

16. Comment not addressed: On the site plan, show the required landscape screening around the generator pad and the generator itself in the NW corner, as approved on the 2015 landscape plan. The site plan does not show the same screening as the landscape plan.

Response: The landscape plan has been coordinated with the tree survey and arborist report in terms of existing material.

17. The newly proposed standard parking spaces are proposed within a retention area. Provide approval from Broward County Surface Water Management by time of building permit.

Response: Comment acknowledged.

18. Sheet "008 1 COVER ss.pdf" says the project is in Palm Beach County. We are located in Broward County, revise.

Response: Cover sheet updated to correct this item.

SOLID WASTE AND RECYCLING

Beth Dubow | beth.dubow@copbfl.com

Pending Resubmittal

REVIEW COMPLETE; RESUBMITTAL REQUIRED; PREVIOUS COMMENTS NOT ADDRESSED

Required garbage collection does not appear to have been planned for this site. Ensure adequate height clearance, access, and maneuverability for trash collection vehicles are provided.

1. Show all existing and proposed garbage collection areas.
2. Specify what kind of containers are being used.
3. Show the dumpster enclosure on the site plan.
4. Show all turning radii along the paths a garbage truck would need in order to enter, provide service, and exit this site. Garbage trucks require an inside radius of 35' and an outside radius of 50'.

Applicant stated at previous meeting that: ALL RECYCLING IS BALED AND SENT OFF TO BE RECYCLED; GARBAGE IS COMPACTED AND HANDLED ON SITE. APPLICANT WILL LABEL ON THE SITE PLAN AND PLACE, A NOTE EXPLAINING HOW IT IS HANDLED. No response to Environmental Service Department's comments was submitted. No changes requested were submitted either.

PZ22-12000823 Response: Existing dumpster area has not been modified based on new modification to parking lot. However, turning radii has been verify to be sufficient for garbage truck.
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NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from the current City franchise collector, Coastal Waste and Recycling.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained a licensed 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 (Coastal Waste and Recycling, 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.