

August 17, 2021

City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Re: RaceTrac Petroleum – 20-12000037

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

Planning – Daniel Keester – Daniel.keester@copbfl.com

Review Complete Pending Development Order

1. The property is platted (Engstrom Plat; ORB 152 Pg. 45). The plat restricts the development to 10,000 square feet of commercial use. The site plan table indicates the proposed development will not exceed 4,000 square feet. Based on the Agreement for Amendment of notation on the plat recorded in the Broward County Records (Instrument number 111149117; OR Bk 49278 Page 204), a building permit for a principal building was required prior to August 21, 2017. Submit proof than an updated "Finding of Adequacy" has been obtained or extended, prior to building permit approval.

Response: Acknowledged.

2. Land use for this parcel is Commercial (C), and the proposed use is permitted in the land use category.

Response: Acknowledged.

3. Broward County Trafficways Plan requires a minimum of 120 feet on West Atlantic Blvd; the survey indicates that there is 120 feet & thus no additional right-of-way is required. NW 30th is a commercial road, not specifically listed in the Trafficways Plan or Code of Ordinances & thus the 60 feet provided is sufficient.

Response:

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

Response: Acknowledged.

Engineering Department – David McGirr – David.mcgirr@copbfl.com

Review Complete Pending Development Order

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: A BCSWM license will be obtained for this project.

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 plan. Upload 2019 COPB Engineering Standard Street tree detail 316-1.

CIVIL ENGINEERS - PROJECT MANAGER - LAND PLANNING - LANDSCAPE ARCHITECTS

WWW.THOMASENGINEERINGGROUP.COM

DRC

PZ20-12000037

9/15/2021

Response: Acknowledged. The existing and proposed utilities are shown on the landscape plans. The detail 316-1 is now provided on landscape plan sheet L2.2.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

Response: These permits will be obtained.

4. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

Response: Acknowledged. BMPs will be implemented during construction.

5. Where is the relocated fire hydr. going?

Response: The hydrant will be located further east.

6. Submit / upload a copy of the (FDOT) Florida Department of Transportation Utility construction permit for the proposed off-site potable water and sewer main or lines to be constructed within the road right-of-way of S.R. Atl. Blvd.

Response: Permit to be submitted upon approval.

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Atl. Blvd.

Response: Permit to be submitted upon approval.

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway drainage connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Atl. Blvd.

Response: Permit to be submitted upon approval.

9. 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: Noted. Approvals will be obtained for the connections.

10. 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: Standard 2019 details provided on sheets C-2.4, C-3.2, and C-3.3.

11. 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.

How to retire old laterals:

DRC

- 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)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- 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)
- 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: This note is provided on sheet C-3.1.

Fire Department – Jim Galloway – jim.galloway@copbfl.com

Review Complete Pending Development Order

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

Response: The flow test resulted in a flow of 776 GPM at static 81 psi and residual reading of 77 psi. This results in a flow of 3,379 gpm at 20 psi. Please see provided fire flow test results.

1. 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 maybe required for project. (NFPA 1 2018ed chapter 18) See attached documents.

Response: Please refer to the provided hydrant calculations.

Building Division – Todd Stricker – todd.stricker@copbfl.com

Review Complete Pending Development Order

BLDG 6-22-21

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage, and miscellaneous site structures.

Response: Acknowledged.

2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler system in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12, if applicable.

Response: Acknowledged.

3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

Response: Acknowledged.

DRC

4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

Response: Acknowledged.

5. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

Response: Acknowledged.

6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

Response: Acknowledged.

7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

Response: Acknowledged.

8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e., components attached to building structure, joists, window walls, awnings, etc.), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

Response: Acknowledged.

9. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC_BCA 107.3.4.0.1).

Response: Acknowledged.

10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated, and sealed.

Response: Acknowledged.

11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept will require special inspector form be completed and submitted for approval.

Response: Acknowledged.

12. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed, and executed by a licensed contractor. FBC 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

Response: Acknowledged.

13. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

Response: Acknowledged.

14. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent when located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

Response: Acknowledged.

15. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

Response: Acknowledged.

BSO – Scott Longo – scott_longo@sheriff.org

Review Complete Pending Development Order

CPTED Landscaping Standards

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

Response: Lighting and landscaping have been designed to avoid conflicts or obstructions.

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

Response: The site is well lit and ambush points have been deterred.

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

Response: Hedges to be maintained under 2.5'.

- 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.

Response: Trees are sufficient distance from lighting to prevent obstruction.

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

Response: Noted.

2. Territorial Reinforcement

- 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.

Response: Noted.

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

- 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 the following on both the swing and pedestrian gates: A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.

Response: To be provided

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

Response: Bottom clearance at 8" minimum

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

Response: Lockable gate to be provided.

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

Response: The area is well lit. Please refer to the site photometry plan.

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

Response: Gate and video surveillance provided.

4. Parking Lot, and Adjacent Access Perimeters:

DRC

- a. Parking lots and all gas aisles have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed: (all gas isles must have surveillances cameras).

Response: Canopy to have surveillance cameras with views of all pumps.

- 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.

Response: N/A Not a mixed use development.

- 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).

Response: Gaps will not exist.

- 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.

Response: Gaps will not exist.

- e. Ensure comprehensive parking lot area surveillance camera coverage/ capture.

Response: Site is visible from surveillance cameras.

- f. Show overlapping sight “cones”.

Response: Provided on CPTED.

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

- 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 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.

Response: Front of store has glass doors.

- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing ‘see-through’ to maintain critical Natural Surveillance.

Response: No fencing provided.

- c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

Response: No fencing proposed.

- d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Response: No fencing provided.

6. Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.

Response: Cones are provided on CPTED plan.

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

Response: Camera placement

- c. 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.

Response: Lighting placement does not interfere with camera placement.

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

Response: These areas are under full surveillance.

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

Response: Surveillance provided in the rear of the building.

- f. Ensure video surveillance for 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 FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

Response: Non-residential use.

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

Response: Motion sensors around building.

- h. 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.

Response: Surveillance from building and canopy area will have view of these areas.

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

Response: Outdoor seating to have surveillance.

7. Miscellaneous: CPTED & Security Strengthening

- 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.

Response: Note provided on CPTED.

- 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.

Response: Water outlets to have secure lock.

- c. Any blind areas not covered by security cameras including interior hallways of the resident housing for example must install corner security mirrors to assist in visibility around blind spot corners to deter/prevent concealment/ambush opportunities.

Response: Non-residential.

CRA – Kimberly Vazquez – Kimberly.vazquez@copbfl.com

Review Complete Pending Development Order

1. The use is allowed by B-3 Zoning and is on the main commercial corridor of Atlantic Boulevard and compatible with the other commercial uses on Atlantic Blvd.

Response: Acknowledged.

2. A buffer wall is proposed between the commercial use and residential to the north of the property. Follow CPTED principles for security of this location.

Response: CPTED measures provided on CPTED plan C-4.1.

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

Review Complete Pending Development Order

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

Response: Acknowledged.

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

Response: Permit to be obtained.

DRC

3. Please exercise best management practices regarding protection of existing and proposed storm water systems.

Response: BMPs to be implemented during the construction process.

Landscape Review – Wade Collum – wade.collum@copbfl.com

Review Complete Resubmittal Required

1. Shift Air/Vac out of require landscape end island square footage.

Response: Air-Vac has been relocated allowing for 8' interior green space/

2. Clarify edge of pavement and sod areas on north side of property along 1st.

Response: Edge of pavement has been clarified at NW 1st Street and NW 30th Avenue/

3. Clarify edge of sidewalk on the south side on irrigation plan as it difficult to discern.

Response: Sidewalk edges have been clarified on irrigation plans.

4. There appears to be a water utility tie in on the NW corner of the property going right through required landscaping, please adjust and correct.

Response: Landscaping proposed around these utilities are shrubs and ground covers only.

5. Adjust hedge heights in rear buffer to be 48" tall outside of wall.

Response: Hedge height adjusted to 48".

6. Correct data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping as it remains incorrect as it relates to linear footage and tree counts, correct.

Response: Table on Sheet L-2.1 has been corrected.

7. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced, note in data table is incorrect and mitigation is to go back on site. Show percentage of Sabals to be relocated to site and correct tree disposition. The value of the palms plus the Gumbo equals \$9,134.00. The site is shy meeting the minimum requirements. Mitigation will be required.

Response: Existing tree to be removed has been mitigated by upsizing new proposed trees. Cabbage palms removed are mitigated through monetary contribution to the city's tree fund. Mitigation chart on Sheet L-1.0 has been clarified.

8. Provide VUA requirements as per 155.5203.D along the West, and South sides evenly distributed along the length of the run, both sides are incorrect as to location, count, and separation. Ten (10) trees along south, Nine (9) understory trees along the west, Tabs in the islands.

Response: Additional trees have been added to the west perimeter and the landscape islands. Six trees are being provided along the south side due to sight lines to pricing signage.

DRC

9. 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 on the south and west sides.

Response: Unable to provide these areas at this time. Additional landscaping has been added to the swale area to the east, parking islands to the south and landscape areas to the west in close proximity to the building.

10. 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: There is no proposed landscaping directly adjacent to the building which would require deep planting holes.

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

Response: Unable to provide these areas at this time. Additional landscaping has been added to the swale area to the east, parking islands to the south and landscape areas to the west in close proximity to the building.

12. 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 along NW 30th Ave. and scoot to the corner angle area.

Response: Provided. See Sheets L-2.0 and L-2.1.

13. Change island trees on west side to be medium canopy trees. Islands only. VUA perimeter trees are to be understory due to OHW's.

Response: Landscape Island trees have been changed to Pink Trumpet Trees.

14. 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: Provided interior green space has been increased from 14.11% to 14.38%.

15. 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. Dimension on plan shows an outside measurement of 8'. Curbs are shown to be encroaching into required landscape areas. Remove curbs accordingly.

Response: All landscape areas are a minimum of 8' interior dimension.

16. Provide large canopy Street Trees at 1:40' as per 155.5203.G.2.c. along Atlantic Blvd and remove comment in data table. They can be scooted onto the site per the code based limited soil space.

Response: Unable to comply at this time due to allowable sight lines to pricing sign (FS Title XXXIII, CH 553, Sec 553.79(20)(a)2, and insufficient space.

17. Provide a note stating irrigation will be rust free. Note was not found.

Response: Additional verbiage has been added to existing note on Sheet L-2.0.

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

Response: Acknowledged.

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

Response: Provided.

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

Response: Acknowledged.

Zoning – Lauren Gratzer – lauren.gratzer@copbfl.com

Review Complete Resubmittal Required

1. Comment not addressed: Staff believes that the proposed layout is underutilizing this site. We recommend reconfiguring the layout and general design of the proposed development to (A) be consistent with the approved Transportation Corridor Study, (B) comply with the Design Standards to achieve the City's design goals and expectations for commercial development quality. Furthermore, it is highly encouraged that the applicant to explore design solutions to limit impacts of automobile-oriented development and consider human-scale design and site features. One suggestion is to rotate the building, so it is placed closer to the southeast property line. Placing the building closer to Atlantic Blvd will be consistent with the Transportation Corridor Study. Furthermore, the canopy can also be rotated and placed west of the building. This configuration will also provide more room for site circulation. Note that the building will still be required to meet the Commercial Building Design Standards of code section 155.5602. Provide a proposal to address the frontage of this lot on Atlantic Blvd.

Response: The applicant has looked into reconfiguring the site, but has ultimately decided the previously approved layout with the building on the north side of the site and canopy along the roadway is being maintained. The placement of the building along the north side of the site provides a buffer between the canopy and the residential area to the north.

2. Based on the Agreement for Amendment of notation on the plat recorded in the Broward County Records (Instrument number 111149117; OR Bk 49278 Page 204), a building permit for a principal building was required prior to August 21, 2017. Submit proof than an updated "Finding of Adequacy" has been obtained or extended, prior to building permit approval.

Response: A Finding of Adequacy will be obtained prior to permit approval.

3. 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 has 176.61 feet of frontage. Relief must be obtained via a Variance. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted. A minor administrative adjustment for lot width is another option for relief from this code section.*

Response: Acknowledged. Variance application to be submitted.

4. Access points shall be located at least 15' from other lot lines and shall be no more than 40 feet wide (155.4219.I). The access point to the south is closer than 15' from the side property line. Relief must be obtained via a Variance. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*

Response: Acknowledged. Variance application to be submitted.

5. Comment not addressed: Stacking spaces located at the pumps shall not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces (155.5101.G.8.a). The most northern stacking space only provides a drive aisle width of 16.92' for the nine parking spaces directly south of the building. This is insufficient space. There shall be a minimum of 23' width for the drive aisle beyond the stacking on either side. Only a portion of the parking spaces were moved to meet this 23' drive aisle requirement.

Response: The stacking spaces have been re-oriented to demonstrate compliance with the 23' requirement.

6. Provide the stacking space outline at each pump station. Provide the stacking in the same location at each pump, where a car would logically park to demonstrate the correct stacking and drive isle beyond it.

Response: Stacking spaces are now provided at each pump.

7. Show that the parking south of the building 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). Bollards are permitted in addition to curbing; however, you are required to have this continuous curbing at a minimum. *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*

Response: Acknowledged. Variance application to be submitted.

8. 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 for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be 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). *The applicant stated a variance will be applied for as relief. This application has not yet been submitted.*

Response: Acknowledged. Variance application to be submitted.

9. Provide the direction (north, east, south, west) for each elevation on the canopy elevations page.

Response: The direction of each elevation has been indicated on the attached Canopy Elevations on Sheet A200. (BRR)

10. Clarify what the boxes are that are shown on the east side of the building on both the floor plan and roof plan.

Response: These boxes have been removed from the attached Floor Plan and Roof Plan on Sheets A120 and A130. (BRR)

11. Comment not addressed: Provide the height of the building from the average elevation of the existing finished grade at the front of the structure to the top of the roof line.

Response: This has been indicated on the Building Elevations on the attached A100 Sheet. (BRR)

12. Comment not addressed: Provide the 0' average grade dimension on the elevation plan.

Response: This has been indicated on the Building Elevations on the attached A100 Sheet. (BRR)

DRC

13. Comment not addressed: Provide the distance from the roof line to the top of the parapet on the elevations. The parapet must be a minimum of 3 feet above the roof line.

Response: This has been indicated on the Building Elevations on the attached A100 Sheet. (BRR)

14. Comment not addressed: The height of the canopy structure shall also be measured from the average elevation of the existing finished grade (155.5602.C.8.b). Provide the 0' average grade dimension on the canopy elevations.

Response: This has been indicated on the Canopy Elevations on the attached A200 Sheet. (BRR)

15. All ground-level windows on street-facing facades (front, street side, and rear) shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades (155.5602.C.7.b). *It is understood that a Vernacular or Superior Design Alternative will be applied for as relief from the AAC.*

Response: As noted, a Vernacular or Superior Design Alternative will be applied for as a relief from the AAC.

16. Street-facing facades of the ground level floor for all commercial, institutional, and mixed-use developments shall not include roll up doors (155.5602.C.7.d). This applies to the roll-up door on the north elevation. A Variance or Vernacular or Superior Design Alternative must be obtained for relief of this code section.

Response: The roll-up door has been replaced with swinging doors as shown on the attached Building Elevations and Floor Plans.

17. Comment not addressed: Provide the mounting height of the proposed light poles. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the north property line) is 20'. For all other fixtures outside of this 200' distance, the maximum height is 30' (155.5401.D). The mounting heights were not added to the plan.

Response: Mounting height of site lighting poles does not exceed 20-feet above finish grade. Reference general note #2 on sheet SP-1. (HEI)

18. Comment not addressed: The photometric plan indicates that wall packs are being used on the building. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I). Revise the lighting surrounding the building and provide the lighting fixture details.

Response: Building mounted wall packs have been revised to be less than 900 lumen output. Reference the Luminaire Schedule on sheet SP-1 and fixture cutsheet on sheet SP-3. (HEI)

19. The minimum illumination level in vehicular use areas is 1.0 foot-candle for nonresidential properties (155.5401.E). This is not being met in all areas. Revise the photometric plan to meet this requirement, specifically in the southeast corner of the property, the eastern parking spaces, and the corner of the northwest entrance.

Response: Photometric layout has been revised to comply. Reference detail 1 on sheet SP-1. (HEI)

20. The DRC response letter states the lighting fixtures are shown on SP-2 and SP-3. These sheets were not provided with the latest DRC submittal.

Response: Sheets SP-2 and SP-3 are included for your reference. (HEI)

21. Provide the wattage of the various lighting fixtures on the photometric plan.

Response: Fixture wattage has been added to the Luminaire Schedule on sheet SP-1. (HEI)

22. Revise the sustainable development narrative to include the points for each item you are using to meet the minimum of 12 points. Provide the total number of points in your narrative (155.5802).

Response: The attached Sustainable Development Narrative has been updated with this information. (BRR)

23. Make a note on the roof plan that the entire roof will be painted white, per your sustainable development narrative.

Response: A note has been added to the Roof Plan on Sheet A130 indicating that the Roof Membrane color is to be white. (BRR)

24. Staff suggests revising the bicycle pathway to go north towards the dumpster enclosure and connect to the corner of the proposed sidewalk in front of the parking spaces, opposed to guiding the bicycles to ride behind the parking spaces where they can potentially be hit by a car. Clarify if this bike pathway will have markings on the pavement.

Response: The bicycle pathway has been updated accordingly.

25. 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 parts of the property (unless vacated). If these easements are vacated provide evidence of this.

Response: Easement agreement form to be submitted.

26. Pursuant to Section 155.5101.G.3.d.ii, easements allowing cross-access to and from properties served by a shared driveway, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access. The proposed entrance connecting to the eastern parcel requires a shared access agreement.

Response: Acknowledged. This form will be submitted at the time of building permit.

27. A narrative requesting Vernacular or Superior Design Alternative approval from the Architectural Appearance Committee was uploaded for this review. The narrative is requesting deviation from two code sections, 155.5602.c.7.b and 155.5604.C.3. The Zoning Code specifically prohibits the AAC from granting a deviation from section 155.5604: Residential Compatibility Standards (155.2408.E). The request for relief from section 155.5604.C.3 shall be removed from this narrative. The only other option for relief from this code section is a Variance approval from the Zoning Board of Appeals. After this narrative is revised, if any other code sections will be proposed for AAC relief state in the narrative which Vernacular or Superior Design Alternative option corresponds with each code section for relief.

Response: The sustainable points narrative is now provided.

Solid Waste and Recycling – Beth Dubow – beth.dubow@copbfl.com
Review Complete Pending Development Order

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

Response: Acknowledged.

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

Response: Acknowledged. The developer will consider recycling.

3. 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.

Response: Acknowledged.

4. NOTE: 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: Acknowledged.

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,

Maxwell Kaplan, P.E.
Thomas Engineering Group

DRC