



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-14

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 5, 2021

THE BACKYARD SITE PLAN

Request: Major Site Plan & Major Building Design
P&Z# 19-12000006
Owner: Old Towne Flagler LLC
Project Location: 114-128 N. Flager Ave 135 & 165 NE 1 Ave
Folio Number: 484235080090, 484235080120, 484235080170, 484235080140, 484235080100, 484235080110, 484235080160, 484235080150
Land Use Designation: I (Industrial)
Zoning District: TO-DPOD (Transit Oriented Downtown Pompano Overlay District)
Commission District: 2
Agent: Michael Vonder Meulen, AICP (954-788-3400)
Project Planner: Max Wemyss (954-786-4671) / max.wemyss@copbfl.com

Summary:

The applicant is requesting MINOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to develop a public open space, renovate the façade on an existing building, and add an outdoor bar made from a repurposed shipping container.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

Status: Review Complete Pending Development Order

-Land use for this parcel is DPTOC (Downtown Pompano Beach Transit Oriented Corridor) (0.87 acres). In 2012 (Ordinance 2013-15), the City and County adopted the DPTOC, which consisted of 269 acres of mixed land use area & consolidated all of the permitted uses (residential, commercial, office, hotel, etc.) into one "basket of rights," to be reallocated through the district in accordance with a regulating plan. At the time, the City did not request any additional residential units, and thus only 1,368 dwelling units were permitted within the area. An application requesting an additional 2,000 dwelling units was adopted by the City Commission on October 27, 2020 via Ordinance 2021-03.

-The city has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

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

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.
2. Any proposed water and sewer services connection to service this project needs approval by the City of Pompano Beach Utilities Division.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project.****

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

1 - Fire Dept Connections for each of the fire sprinkler systems would be located along N Flagler Ave.

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

Status: Review Complete Pending Development Order

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.
2. 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.
3. 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 where 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.
4. 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.
5. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.

Additional comments may follow if applicable after resubmission.

PLEASE DIRECT ANY QUESTIONS REGARDING THESE PLAN REVIEW COMMENTS TO TODD J. STRICKER (954)

786-4570 OR TODD.STRICKER@COPBFL.COM

BSO

Plan Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach | Patrick_Noble@sheriff.org

Status: Review Complete Pending Development Order

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.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Review Complete No Comments

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
3. Please note that meters 3" and above are not stock items and have an order lead time of 60 to 75 days after the meter is paid. Please order the devices in a timely manner so as to ensure that the meters are available for installation according to your construction schedule.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Review Complete Resubmittal Required

1. Remove note on landscape plan referencing removing Street Trees on the north side. Removing landscape for trash collection, revise plans to show that landscaping to remain.
2. No paving over street trees
3. Remove the tree removal note from the demo plan.
4. Provide current tree location of proposed specimen tree proposed for the south side with a timeline on root pruning and installation so that preparation and permitting may precede work on site
5. There is no dimension on the concrete pier footing for the decking proposed around the existing tree. Provide a note that pier footing locations will need to be field adjusted to avoid conflicts with main structural roots within the critical root zone.
6. Site plan, demo plan, landscape plan, and tree dispo plan are not matching. One shows all existing street trees recently planted as part of the Old Pompano project as being removed. This was not discussed as part of all previous meetings. Correct and revise to retain city assets.
7. Appears that proposed outside bar may be in conflict with existing tree canopy.
8. Note on grading plan that No Work is to be performed within the dripline of existing tree on site.

ZONING

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. This application is for Minor Site Plan and Major Building Design. The Site Plan will receive Development Order from the Development Services Director. The Building Design will receive Development Order from the Architectural Appearance Committee. All new Institutional: Open Space uses are applicable for Major Building Design.
2. Properties unified through Unity of Use agreement. Unity of Use Agreement must include all affected properties.
3. A public purpose adjustment is necessary to comply with the requirement for 10% of the unified site to be pervious area (by City definition of living material). Approval Pending.
4. The commercial container storage areas shall be considered additions to the principal buildings rather than as commercial container enclosures.
5. A revocable license agreement may be necessary for the overhang from the bar or eave extending beyond the building line along NE 1st Street.
6. Seating in the public right-of-way or public access area will require a sidewalk café permit.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Pending Development Order

1. A garbage collection area on the property or in the adjacent alley should be clearly delineated on the plans.
2. The bollards as drawn on the site plan will prevent the dumpster from being rolled out for service. The bollards should be behind the dumpster to protect the walls.

NOTE: As of this date, use of underground containers for garbage is still awaiting discussion and approval by the City Commission. Approval of this site as it pertains to garbage collection must be re-evaluated if such approval is given.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental communities are considered commercial properties.

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.

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.