



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-138

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 16<sup>TH</sup>, 2021

### POMpano BEACH LIVE ROADWAYS SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000022  
**Owner:** Pompano Park JV NW Corner LLC  
**Project Location:** Isle of Capri Circle  
**Folio Number:** 494203350040  
**Land Use Designation:** RAC (Regional Activity Center)  
**Zoning District:** PCD (Planned Commercial/Industrial)  
**Commission District:** 5  
**Agent:** Michael Amodio (954-788-3400)  
**Project Planner:** Max Wemyss (954-786-4671 / Max.Wemyss@copbfl.com)

### Summary:

The applicant is requesting MINOR SITE PLAN approval in order to reconstruct internal roadways identified as Lucky Lane and Palm Aire Drive, identified as phase 1 roadway improvements on the Live! District PCD Master Plan. The improved roadways contain 7-foot wide sidewalks and 5-foot wide bike lanes on both sides of the street, as well as lighting, street furniture, landscaping, and street trees.

**DRC**

**PZ21-12000022**

**8/06/2022**

**DRC**

**PZ21-12000022**

**6/16/2021**

**Staff Conditions:**

**PLANNING**

Plan Reviewer: Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com) <<mailto:daniel.keester@copbfl.com>>

Status: Review Complete Pending Development Order

- Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Arvida Pompano Park Plat," which was amended to restrict the property to 300,000 square feet of commercial use, 600,000 square feet of commercial recreation use, 450,000 square feet of office use, 500 mid-rise units and 350 room hotel. Based on the amended RAC, the Plat may need to be updated; however, it is not required for this proposal.
- The city has sufficient capacity to accommodate the proposal.

**ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>

Status: Review Complete Resubmittal Required

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

Conceptual civil plan design lacked detail and specifics.

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.
2. Submit/ upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.
3. Submit/ upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.
4. Submit/ upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.
5. Submit/ upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.
6. Submit/ upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing
7. 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. Powerline Rd.

8. 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. Powerline Rd.
9. 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. Powerline Rd.
10. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer, drainage, sidewalks, and roadway construction. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.
11. The 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.
12. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.
13. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.
14. Submit/ Upload Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan.
15. Submit/ Upload Broward County Highway Construction and Engineering Division for the proposed street roadway improvements (County roads). Submit copy of the approved permit or exemption. For the work to be constructed within the road right-of-way SW 3 St.

## FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

Status: Review Complete Resubmittal Required

1 - Plans submitted do not have any proposed underground utilities? location of water mains existing or proposed? location of fire hydrants? fire hydrants are usually located at intersections of major roadways for access to multiple sides of proposed structures.

## BUILDING DIVISION

Plan Reviewer: James DeMars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com) <<mailto:james.demars@copbfl.com>>

Status: Review Complete No Comments

## BSO

Plan Reviewer: Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org) <[mailto:scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)>

Status: Review Complete No Comments

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This 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, or liabilities that might occur without any review.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

## **CRA**

Plan Reviewer: Nguyen Tran | [Nguyen.tran@copbfl.com](mailto:Nguyen.tran@copbfl.com) <<mailto:Nguyen.tran@copbfl.com>>

Status: Review Complete No Comments

## **UTILITIES**

Plan Reviewer: Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

Status: Review Complete Resubmittal Required

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 and off-site work. Required during official e-plan submittal.
3. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal.
4. Please procure an approved FDEP permit for the proposed water main infrastructure. Required during official e-plan submittal.
5. Please submit a site sedimentation and erosion control plan.
6. Please note that the City shall only accept ownership of utility assets newly installed as discussed and verified prior. Older existing utility assets within a dedicated right-of-way shall remain private until upgraded to City standard.
7. Please note that utilities intended to be converted to City public assets via a dedicated public right-of-way shall be designed as point of service connections to adjacent private lots with water metered services, boxed City accessible sewer lateral cleanouts and/or manholes or stormwater system appurtenances shown just at or behind the recorded property line as determined by the City. Utility assets on private property shall be private after the point of service. Utility connections shall be shown out of driveway approaches for maintenance and access purposes.
8. The PGD plan nor submittal does not show utility crossings or in-line or connecting service line valves. Please submit civil drawings that detail the public water and sewer services that also have City Engineering Standard details for the subject work.
9. Please note that meters 3" and larger are not stock items and are subject to an order lead time of 60 to 75 days after the items are paid. Please order accordingly.

10. Please attach all pertinent 2019 City Engineering Standard Details as they apply.

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

Status: Review Complete Pending Development Order

1. Love the color landscape renderings!
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.
3. Provide dimensions on the landscape plan to match the dimensions shown on the renderings.
4. Clarify the Phasing of the roadway plans.
5. Street tree plan appears to terminate at the parking garage but Exhibit F shows that road as major and continuing eastward. Please complete the plan or specify which Phase or Date that will be instigated via a plan.
6. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
7. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.
8. Provide soil specifications for the planting areas and specifically for the proposed Medjool palms.
9. Please provide the adjoining permit #'s we have in the system currently on the plan so that all the plans speak to one another.
10. The width of the proposed planting areas may not be adequate to support the trees/palms proposed verify and discuss with staff.
11. Provide root barriers and note type on the plans.
12. Provide the Ptychosperma's triples at staggered heights. Provide the OA height of the palms in addition to the CT measurement. Provide specific variety for the proposed Lagerstroemias.
13. The City does not recommend the use of large canopy, self cleaning palms in and around high target areas such as pedestrian access and vehicular use areas.
14. No sod or groundcover callouts were noticed on the plans.
15. All tree work will require permitting by a registered Broward County Tree Trimmer.

## ZONING

Plan Reviewer: Max Wemyss | [Max.Wemyss@copbfl.com](mailto:Max.Wemyss@copbfl.com) <<mailto:Max.Wemyss@copbfl.com>>

Status: Review Complete Resubmittal Required

1. Submittal Requirement - provide a tree survey to be reviewed by the Landscape Division prior to Development Order Issuance.
2. PD Narrative - the PD District regulations state that the roadway, along with utilities (as shown in Exhibit G) are intended to be made public. Are improvements to the utilities required to be consistent with Exhibit G and with City Standards prior to dedication to the public? What is the plan for abutting overhead wires?
3. PD Narrative - Roadways are to be designed to "accommodate internal shuttle along with potentially autonomous vehicles" and to "allow city's circulator serving palm air e." How has this consideration

influence the design?

4. PD Regulations - Exhibit F - Palm Aire Drive and Lucky Lane are identified as Phase 1 Major Roads.
5. PD Regulations - Exhibit F1 - Palm Aire Drive and Lucky Lane are to be designed consistent with Street Section T6. This is a 100-foot wide section where "10-20 foot wide area along roadways will accommodate landscape and pedestrian walkways and will be developed concurrent with the roadway." Demonstrate that all sections of the roadway are compliant with this Street Section and Exhibit Requirement.
6. PD Regulation - Exhibit M3 - "bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to Powerline road and SW 3rd Street and do not result in dead-end conditions." Lucky Lane appears to terminate at a proposed entrance roadway into the garage and service area. This is not consistent with the roadway exhibit of the PD or the approved site plan for the parking garage. Clarify what the vision is for this driveway/roadway segment, what revisions are necessary (PD Plan/Site Plan/Roadway Plan), and how this connects to existing or proposed roadways to ensure no roadway results in a dead-end condition.

## SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) <<mailto:beth.dubow@copbfl.com>>

Status: Review Complete Pending Development Order

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

NOTE: Recycling collection is not required, but it is suggested. 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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).