



Staff Report

**File #:** LN-50

Development Review Committee  
Meeting Date: December 16, 2020

**JGLR OF FORT LAUDERDALE SERVICE SHOP N**

**Request:** Minor Site Plan  
**P&Z#** 20-12000046  
**Owner:** Pedowitz Machinery Movers, LLC  
**Project Location:** 1951 N Powerline Rd  
**Folio Number:** 484228300011  
**Land Use Designation:** I  
**Zoning District:** I-1  
**Commission District:** 4  
**Agent:** Michael Gai (954-777-3123)  
**Project Planner:** Pamela Stanton (954-786-5561) / Pamela.Stanton@copbfl.com

**Summary:**

The project proposes improvements to the site and existing building for automotive services associated with the Jaguar/Land Rover dealership located at 400 W Copans Road. Employees will bring the vehicles from the dealership location to the project location for routine maintenance, repairs and delivery preparation. Customers will not visit the site. Interior building renovations, new parking and landscaping are included in the project.

**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

- The City provided a letter of no objection for the amendment to a Plat Note on November 3, 2016. The Plat Note was amended as follows: "This plat is restricted to 572,930 square feet of Industrial use (22,930 square feet existing and 550,000 square feet proposed), and 20,000 square feet of Commercial use." Provide a copy of the approved Plat Note Amendment, or the Instrument number that shows the approved Plat Note Amendment in the Broward County Records.
- Based on the amended plat note, the existing, approved and proposed development does not exceed the allowance of the industrial square footage.
- 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>>

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

1. Landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
3. The proposed wastewater collection system shown on the civil engineering plans must be approved by Broward County EPD.
4. The proposed fire line connections are coming off a private watermain. Verification of ownership and approval from owners needs to be clarified prior to any plan approval.
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
6. Submit a City Engineering Division permit application for the proposed on-site/off-site paving and curbing. (At time of permitting)
7. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)

\*\*\*\* 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](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

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- ( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.
- ( ) 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 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"
- ( ) Please include on all landscaping pages: Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations require a minimum 36-inch clearance path to and on all sides. Fire hydrants require 36-inch clear space each side and rear with a 60-inch wide clear access from the fire apparatus access to fire hydrant. (NFPA 1-2015 Ch. 18 Sec. 18.5.7)
- ( ) Out door storage of vehicles provide minimum 10ft access/fire spacing every 10 parking spaces.

**BUILDING DIVISION**

Plan Reviewer: Carpel Jeoboam [Carpelo.Jeoboam@copbfl.com](mailto:Carpelo.Jeoboam@copbfl.com) <<mailto:Carpelo.Jeoboam@copbfl.com>>

Status: Review Complete Pending Development Order

Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

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\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. 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).
4. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each

parking facility.

5. 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.

6. 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.

7. 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.

8. 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.

## **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 Pending Development Order

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.

### CPTED Landscaping Standards

#### Natural Surveillance

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

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

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

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.

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

#### Parking Lot, and Adjacent Access Perimeters:

a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

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.

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).

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.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture. Show overlapping sight “cones”.

f. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

## **CRA**

Plan Reviewer:

Status:

Comments not available as of 12/2/2020.

## **UTILITIES**

Plan Reviewer: Nathaniel Watson; [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto: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. The proposed site work is private. No new or off-site utility work proposed upon City utility infrastructure.
3. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.
4. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.

## **LANDSCAPE REVIEW**

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

Status: Review Complete Resubmittal Required

1. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping, based on the overall site square footage.
2. 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.
3. Provide additional tree in NE parking island.
4. 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.
5. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
6. 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.
7. Separate the existing trees from the new proposed trees and provide a different symbol for existing and relocates with the tree numbers on the landscape plan and in the plant list.

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8. Provide a key for the symbols on the Tree Disposition Plan as to remove, relocate, and preserve.
9. Please note the Type C Perimeter Buffers as per 155.5203.F.3. on the plans and provide a cross section detail. Also, note the wall on the landscape and site plans.
10. Show utilities and proposed light poles on the landscape plan.
11. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.
12. Show irrigation in the ROW along Powerline.
13. Please show sod in the plant list.
14. Where is the existing irrigation clock and rain sensor? Staff could not locate it on the plans.
15. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
16. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
17. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
18. 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.
19. 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.
20. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.
21. 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.
22. All tree work will require permitting by a registered Broward County Tree Trimmer.
23. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
24. Additional comments may be rendered at time of resubmittal.

## ZONING

Plan Reviewer: Pamela Stanton, [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com) <<mailto:pamela.stanton@copbfl.com>>

Status: Review Complete Resubmittal Required

1. A determination has been made that the proposed surface parking lot at the west side of the existing building is

not outdoor storage. Thus, as a parking lot, it must comply with the requirements of Section 155.5101 Access and Circulation, Section 155.5102 Off-Street Parking and Loading, Section 155.5203 Landscaping. Revise plans to comply with all applicable requirements, including but not limited to:

- The minimum stacking lane distance for parking lot entrance driveways is 25 feet for up to 49 parking spaces, and 50 feet for between 50 to 249 parking spaces. Provide the required stacking lane distance between the entrance and the first parking space. Table 155.5101.G.8.b.
  - The parking spaces must be a minimum of 9 feet in width by 18 feet in length with a drive aisle width of 23 feet for 90 degree parking. Provide dimensions on the site plan indicating the width and length of the parking spaces. Table 155.5102.I.1.
  - Except as otherwise provided in Subsection ii below, landscaped planting areas making up at least 15 percent of the total area of a vehicular use area must be provided and maintained within the interior of a vehicular use area. Provide calculations on the plans indicating the percentage of vehicular use area as landscape area. Section 155.5203.D.4.a.i.
  - Where a vehicular use area is used for the storage of motor vehicles, boats, trailers, recreational vehicles, or heavy equipment, landscaped planting areas must be provided and maintained within at least 15 percent of the interior of the vehicle storage area, and such planting areas must be distributed within the vehicle storage area so as to avoid the appearance of an unbroken expanse of paved area. Section 155.5203.D.4.a.ii.
  - A landscaped island must be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands must be provided at a spacing no greater than one every ten parking spaces. Each landscaped island must be at least eight feet wide and at least as long as the adjacent parking spaces, with the long axis of the landscaped island running approximately parallel to that of the adjacent parking spaces. Each landscaped island must contain at least one canopy tree Provide the required landscape island with dimensions on the plans. Section 155.5203.D.4.b.
  - A landscaped area at least eight feet wide must be provided between abutting parking bays. The landscaped area must contain canopy trees spaced no more than 40 feet apart, a continuous hedge, and grass or groundcover throughout the remaining area. Provide the required landscape area with dimensions on the plans. Section 155.5203.D.4.c.
2. The photometric plan appears to include wall packs on the building. Pursuant to Section 155.5401.I, 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.

## **SOLID WASTE**

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

Status: Review Complete Pending Development Order

REVIEW COMPLETE; NO OBJECTIONS

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

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](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).