

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

July 15, 2020

P&Z # 20-05000004



The undersigned has reviewed and evaluated the **COMMERCIAL FLEXIBILITY REQUEST APPLICATION** submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

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Owner: Newtown Hall LLC; Whitney LLC; Clermont Realty LLC

Project name: Pompano Fire Station 103 Flex

Project location: 3500 NE 16TH Terrace

Request: The applicant is requesting a FLEX REQUEST approval in order to receive an assignment of a 0.45-acre commercial flexibility allocation to allow for utilization of existing 2,148 square-foot structure as an office for the adjacent commercial shopping center.

Agent: Anne Sophie Kiepe (561) 405-3323

Project Planner: Jean Dolan (954) 786-4045 / Jean.Dolan@copbfl.com

Commission District: 2

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review complete pending Development Order

Comments:

(1) Prior to being placed on a public hearing agenda, please contact the Cresthaven Civic Association Cristine Balderes, President, Eaton4pompano@aol.com to determine if they are having regular meetings at the new Charlotte Burrie Center (or elsewhere) so you can present your project. It is recommended that you get on the agenda of a regular Civic Association meeting rather than attempt to hold a meeting specific to the project. Please ensure you invite the property owners within 500 feet of the subject property in addition to getting on their regular agenda. If the association is not meeting due to Covid, discuss with the Civic Association contacts what the best approach is to engaging the owners adjacent to the site.

Response: Acknowledged.

(2) The conceptual site plan for the flex will fix the entitlements for the subject property. Please add details to the conceptual site plan (do not just provide the survey) regarding the "residential compatibility" buffer required along NE 16th Terrace and configuring the property to secure access from the east side of the site.

Response: Acknowledged. Please see revised conceptual site plan.

(3) The commercial flex (which allows "community scale" (preferably B-1) commercial uses in a residential land use category) will be issued through the same ordinance as the rezoning and the conceptual site plan will be attached to that ordinance. All construction on and use of the site must be in substantial compliance with the conceptual site plan. Any future changes to the site that are not shown on the conceptual site plan will require the reissuance of the commercial flexibility (DRC, P&Z, and City Commission).

Response: Acknowledged.

(4) On the conceptual site plan, give some consideration to trash pickup as it appears the dumpster is currently located in what will become the site of the building where people will access.

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Response: Acknowledged. Please see revised conceptual plan.

ENGINEERING DEPARTMENT

Plan Reviewer David McGirr, david.mcgirr@copbfl.com

Status: Review complete, no objections

Comments: No comments 6-24-20

FIRE DEPARTMENT

Plan Reviewer: James Galloway, james.galloway@copbfl.com

Status: Review complete, pending Development Order

Comments

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.

Response: Acknowledged.

BUILDING DIVISION

Plan Reviewer Carpel Jeobaom, carpelo.jeobaom@copbfl.com

Status: Review complete, pending Development Order

Comments

07.07.2020

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.

Response: Acknowledged.

BSO

Plan Reviewer Scott Longo, scott_longo@copbfl.com

P:\Christina\SEB Files\Partridge Equity Group\Fire Department\Comments - First Review (all 3 applications) 20-05000004_CommentSheet - Flex.docx 9/16/2020

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Comments

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.

Response: Acknowledged.

CRA

Plan Reviewer

Status

Comments: The project location is not within a CRA.

Response: Acknowledged.

UTILITIES

Plan Reviewer Nathaniel Watson, Nathaniel.watson@copbfl.com

Status: Review complete, no objections.

Comments 7-7-2020

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and DRC development review process.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested FLEX REQUEST approval.

Response: Acknowledged.

LANDSCAPE REVIEW

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

Status: Review complete, pending Development Order

Comments

Please provide a conceptual site plan as to what is being proposed.

It appears that rear access gate may conflict with adjacent properties perimeter landscape buffer.

Response: Please refer to revised conceptual site plan and landscape plans submitted.

ZONING

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

Status: Review Complete Pending Development Order

Flex application for Commercial SF on Residential Land Use accompanied by application to rezone from CF to B-3 (Staff is recommending B-1) to accommodate a professional office associated with the adjacent commercial development.

Be advised of the following:

P:\Chris\SEB Files\Partridge Equity Group\Fire Station 10\City Comments - First Review (all 3 applications) 20-05000004_CommentSheet - Flex.docx 9/16/2020

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Site Development will be limited to Conceptual Plan per Flex Ordinance.

For commercial developments, the number of vehicular access points along a street shall be minimized as necessary to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks.(Section 155.5101.G.3.b)

- Staff requests limiting access to the greatest extent possible. If the site cannot be unified with the adjacent site, a shared access agreement will be required. This will allow the access to NE 1st Terrace to be permanently closed, if feasible.

Commercial development abutting residential uses must comply with Residential Compatibility Standards (Section 155.5604), intended to:

1. Provide effective transitions between singlefamily residential uses and more intense uses;
2. Protect the character of existing single-family residential development from negative impacts resulting from more intense adjacent forms of development;
3. Limit the excessive consumption of available land though the utilization of large vegetated buffers in favor of development form and design treatments;
4. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
5. Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.

Commercial development abutting residential uses must provide a Type B Buffer (Section 155.5203.F.3) that is a minimum 10' wide containing a wall or fence, trees and hedges.

Response: Acknowledged. A landscape plan has been provided to demonstrate compliance with the buffer requirements. The small scale neighborhood office use will provide for a transition between the existing multifamily development and commercial uses located along Sample Road. Particular attention has been paid to landscaping adjacent to the residential community to the south. Petitioner is also proposing to access the property though the commercial shopping center, with only secondary access onto the residential street, which will be limited by the gate, but allow for safe egress for vehicles and emergency responders on an as-needed basis only.

Prior to Planning and Zoning Board consideration, provide/amend the conceptual plan for the site to show compliance with the above requirements.

Response: Acknowledged. Please refer to revised conceptual site plan.

The scope of work proposed to modify the site may not require Site Plan approval prior to building permit issuance for changes in site features/circulation/landscaping. The improvements associated with the Flex Conceptual Plan will be required prior to the approval of any commercial use (Zoning Use Certificate/Business Tax Receipt) within the structure.

Response: Acknowledged.

SOLID WASTE AND RECYCLING

Plan Reviewer Beth Dubow, beth.dubow@copbfl.com

Status: Review complete, pending Development Order

Comments

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

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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.

Response: Acknowledged.

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).

DRC