



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-130

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 19, 2021

### 951 SW 12 AVENUE SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000021  
**Owner:** P.C. Realty of Florida LLC  
**Project Location:** 951 SW 12 Avenue  
**Folio Number:** 4942020000751  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5  
**Agent:** James Kahn (954-788-3400)  
**Project Planner:** Matt Edge (954-786-5554 / matthew.edge@copbfl.com)

### Summary:

Applicant is requesting approval of a Minor Site Plan in order to establish outdoor storage as a principal use to store vehicles on the property. These vehicles will then be containerized and shipped off-site. Site improvements include marked drive aisles, parking areas, required buffers, and site drainage.

**Staff Conditions:**

**PLANNING**

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

Status: Review Complete Pending Development Order

-Land use for this parcel is Industrial (I). Outdoor storage, as a principal use, is permitted within this land use category. The use is permitted by special exception in this zoning district. A similar request was approved in 2017 (P&Z: 17-17000005), but the approvals are expired. A new application has been filed (P&Z: 21-17000006).

-The property is unplatted, but based on the scope of work it does not appear that platting would be required for the site improvements. Provide a platting determination letter from Broward County Planning Council to confirm if platting is required for this proposed redevelopment of this property.

-The property is abuts SW 12 Avenue (AKA: S Andrews Ave). The survey indicates that there is an existing 103 feet for South Andrews, but it does not give the dimension to the center line of the road. Provide on all site plans a dimension measuring from the property line to the centerline of the right-of-way. The required right-of-way width at this location is 106 feet. The site plan indicates that there are 53 feet to the centerline, provide confirmation on the survey.

-The city has sufficient capacity to accommodate the proposal.

**ENGINEERING DEPARTMENT**

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

Status: Review Complete Pending Development Order

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

1. The proposed paving and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
2. The proposed fire hydrant connection to service this project must be approved by the City of Pompano Beach Utilities Division.
3. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that 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. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. 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. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1
4. 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.

5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

6. 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.

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

## **FIRE DEPARTMENT**

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

Status: Review Complete Resubmittal Required

1 - fire department access must include with building permits the installed electric fence. means for deactivating the fence for fire dept entry and operations must be provided.

## **BUILDING DIVISION**

Plan Reviewer: Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com)

Status: Review Complete No Comments

## **BSO**

Plan Reviewer: Scott Longo | [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.

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

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

## **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.
3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm structures.

## **LANDSCAPE REVIEW**

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

Status: Review Complete Pending Development Order

1. It appears trees have been removed from prior submission, correct and clarify.
2. Update the Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees
3. As per 155.5102.C.9; Provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
4. Show St. Augustine sod in the plant list also and note on the plans and show in plant list. Bahia can be used in the bottom of retentions only.
5. Clarify parking on east side paved area. Aerials show this area as heavily parked.
6. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
7. 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.
8. For Example; 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.
9. Please provide a note specifying that all existing trees to remain will be pruned by a Registered Consulting Arborist at time of final approval.
10. No exterior lighting fixtures shall be located in any landscaped planting areas required and found

vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping. Correct plan and trees in NE corner Tabs

11. Bubblers will be provided for all new and relocated trees and palms. Provide symbols and note on the irrigation plans
12. All tree work will require permitting by a registered Broward County Tree Trimmer.
13. Additional comments may be rendered a time of resubmittal.
14. Provide a notes and details sheet.

## **ZONING**

Plan Reviewer: Matt Edge | Matthew.Edge@copbfl.com

Status: Review Complete Pending Development Order

1. Because the proposed improvements include over 10,000 sq ft of landscaping, this project requires a development order for Major Building Design from the Architectural Appearance Committee. (§155.2408.B.1)
2. Proposed development is located on two separate BCPA tax parcels. File a Unity of Title Agreement from the City's Planning & Zoning Division. This Agreement must be recorded in the Public Records of Broward County prior to permitting. (§155.2401.C)
3. Outdoor Storage (as a Principal Use) is only permitted in the I-1 zoning district as a Special Exception use and requires such approval by the Zoning Board of Appeals in accordance with code section 155.4228(A)(1). Previous Outdoor Storage Special Exception approval (Appeal#17-17000005) has expired.
  - a. Fully enclose outdoor storage area with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls.  
The fences along the sides and rear are only 6 feet tall. This must be revised to show an 8-foot fence or wall.
4. There are 2 pink trumpet trees within 15' of a light (in front of the existing building). Revise so that there are no trees within 15' of any light fixture in accordance with 155.5203.B.2.i.(C).
5. Dimension all landscaped areas including perimeter landscaping strips and buffers, landscaped islands at the end of each row of parking spaces, and landscaping between VUA and building. Outdoor storage as a principal use shall comply with the standards of Code Section §155.4228.A.3. Revise Site Plan to indicate the width of each segment of perimeter landscaping and clearly identify all ground cover, e.g., asphalt, concrete walkway, sod, etc.
6. The type D curb detail shows a 6" curb, but curbs may only be a maximum of 5.5" in height. Revise the detail to show a curb no higher than 5.5 inches.
7. Provide details of all fences, walls, screening, etc. to show compliance with code requirements.

8. Provide evidence storage shed was approved with permits. If not permitted, all accessory structures must be permitted and meet the setbacks, height requirements, and use-specific standards for the structure.

9. 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. The wall packs on the buildings are labeled "existing." If they have not been permitted, they must be removed and other lighting types provided.

### **SOLID WASTE AND RECYCLING**

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

Status: Review Complete Pending Development Order

1. Although it was noted on the site plan to see the civil drawings, there were no dumpster details uploaded for this application. There are no objections to this site plan as long as the dumpster enclosure is a minimum of 10' x 10' in size.

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 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).