



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-455

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 15, 2024

POMPANO TOWNHOUSES

Request: Minor Site Plan
P&Z# 23-12000011
Owner: CDH Planning LLC
Project Location: NW 8th Ave
Folio Number: 484235000470
Land Use Designation: M-Medium 10-16 DU-AC
Zoning District: RM-20 (Multiple-Family Residence 20)
Commission District: 4 (Beverly Perkins)
Architect: Miguel Omar (404-444-6185 / miguel@forarchitectureco.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

PZ23-12000011

07/03/2024

The applicant is requesting a Minor Site Plan and Building Design approval. This is a multifamily residential project consisting of 8 townhouses, within two, two-story buildings with two parking spaces per unit, two visitor parking spaces, on 23,783 sf. (0.54 acres approximately) lot.

Staff Conditions:

PLANNING

Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>>

Status: Authorized with Conditions

1. Land use for this parcel is Residential (M- Medium Residential 10- 16 DU/AC). The size of this property is approximately .54 net acres (23,783 square feet) plus the abutting right-of-way (4,150 square feet) = .64 gross acres (27,933 square feet), resulting in approximately 8 units (permitted by the land use: gross acreage), the zoning district (RM -20) also limits the total number of units to 10 based on the net acreage.
2. The property is unplatted. Provide a platting determination letter from Broward County Planning Council confirming whether or not platting is required for the proposed development.
3. Provide a Preliminary School Capacity Availability Determination (SCAD) Letter from the Broward County School Board prior to the issuance of a development order (Note: a "final" SCAD letter will be required, prior to building permit approval).

4. The property abuts NW 8 Avenue. The survey indicates that there is an existing 25 feet of right-of-way for NW 8 Avenue measured to the centerline. No additional dedications are required for this roadway. Chapter 100.01 requires a minimum of 50 feet for these roads.
5. The property does not front on any road identified on the Broward County Trafficways Plan.
6. The city has sufficient capacity to accommodate the proposal.

ZONING

Diego Guevara | diego.guevara@copbfl.com <<mailto:diego.guevara@copbfl.com>>

Status: Authorized with Conditions

General comments:

When up loading the drawing please add a full name of it. A letter with a number does not help to find the drawings for the review.

Provide a written response addressing all the comments issued.

1. Show the projection of the proposed roof overhang along the drive aisle on the site plan, add label describing it as needed.
2. Provide a plan showing compliance with the minimum area required for each unit.
3. The front elevation has some features including a recessed access, projecting eave, planters, the side and rear elevation has no features, not even a change of color.
Staff recommends to add the same color features and details used on the front facade to the rear and side elevations of the proposed buildings. It will provide a more cohesive building in terms of design and appearance.

LANDSCAPE

Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Status: Authorized with Conditions

Thank you for the corrections.

1. There appears to be second story balcony overhangs proposed encroaching into required foundation planting areas and superior landscape design. Correct, clarify, adjust species palm discussion. Please verify site is meeting the 50% reduction per 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 12' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.
2. All tree work will require permitting by a registered Broward County Tree Trimmer

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Authorized with Conditions

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.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Authorized with Conditions

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

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.
3. 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.
4. Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans.
5. Prior to the approval of the City Engineering Division, the City's Utilities Division must approve these plans.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

**** 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. ****

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UTILITIES
Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status: Pending Resubmit

Comment:

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

Response: Acknowledged.

Comment:

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 Bldg. E-plan submittal.

Response: Acknowledged. A BCSWM permit will be submitted during Building permit review.

Comment:

10. Civil plan 004 C-3 proposes a 1½" water irrigation service noted with a corporation stop. The service must be shown with a 2" resilient seated gate valve and not a corporation stop. Please correct.

Response: Please see attached C-3 with requested revision.

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>> Status:
Authorized with Conditions

The CRA is support of the 8 townhomes project on this parcel. Zoned RM-20 allows for this type of use.

BSO

Anthony Russo | Anthony_Russo@sheriff.org <mailto:Anthony_Russo@sheriff.org>
Status: Authorized with Conditions

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Call, Text & Email; No Voicemail) patrick_noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Tuesday - 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.

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

ATTENTION IMPORTANT

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

ATTENTION IMPORTANT

***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED DRAWING PLAN & NARRATIVE PLAN FOR APPROVAL: ***

1. CPTED Lighting Standards

a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, storage doors, storage sheds (if any), etc.

2. Security Strengthening, Natural Surveillance and Access Control - Doors, Windows, Overhangs, Perimeter Fences and Walls, Etc.

- a. All exterior doors must have non-removable door hinge pins.
- b. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.
- 3.. Parking Garage &/ or Lot, and Adjacent Access Egress and Perimeters:
- a. Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.
4. Miscellaneous: CPTED & Security Strengthening
- a. Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover or (although both preferred) power nearby easily accessible secure internal cutoff switch to deny unauthorized use by vagrants, etc. who may be attracted to the property's amenities and/ or vulnerabilities, and then trespass and loiter to charge their mobile phones, etc., or commit other crimes of opportunity once they're on site.
- b. Ensure all publicly accessible exterior water outlet spigots have a nearby easily accessible secure locking cap to deny unauthorized use by vagrants, etc., who may be attracted to the property's amenities and/ or vulnerabilities, and then who frequently trespass and loiter to wash themselves and their clothes, who frequently leave soiled clothing and lots of litter behind or commit other crimes of opportunity once they're on site.
- c. Incorporate traffic calming devices, including bollards and rumble strips, to protect pedestrians, employees & to prevent excessive vehicle speed, especially in areas where doorways, pedestrian passageways, exits open directly into the vehicle lane of travel. This can include, but is not limited to: inside enclosed garages, dumpster areas, loading zones, etc.
- d. Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers to deter loitering, trespassing, sleeping, vagrancy, etc.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>> Status:
Authorized with Conditions

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.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

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 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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 2020 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, sitework, temporary fences, monumental signage and miscellaneous site structures.
2. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
3. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
4. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013,applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

5. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.
6. FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.
7. FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.
8. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.
9. 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).
10. FBC_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.
11. FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.
12. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.
13. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.
- Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.
14. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
15. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

16. 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.

17. 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.

18. 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.

19. 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.

20. FBC_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.

DRC

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