



City of Pompano Beach

DRC 100 West Atlantic Blvd.
Pompano Beach, FL 33060

PZ22-12000012

03/19/2025

Staff Report

File #: LN-309

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 18, 2024

NORTH OCEAN PARK

Request: Minor Site Plan
P&Z# 22-12000012
Owner: City of Pompano Beach
Project Location: 3424 NE 16 Street
Folio Number: 484329010060
Land Use Designation: OR (Recreation Open Space)
Zoning District: RM-45
Commission District: 1 (Audrey Fesik)
Agent: Jonathan Cady (954-788-3400)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting a Minor Site Plan approval for the planning and construction of the improvement of the North Ocean Park, including new pavilions, restroom facilities, exterior showers, pedestrian lighting, in addition to bike racks, seating benches, picnic tables, fitness/exercise equipment, barbecue grills, drinking fountain with bottle refill feature, trash receptacles, sidewalks, irrigation, and walking trail. The park is a 0.73-acre parcel located on the south side at the east end of NE16th Street.

Staff Conditions:

PLANNING

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

Status: Authorized with Conditions.

-Land use for this parcel is Recreation Open Space (OR), the zoning for this property is RM-45. The size of this property is approximately .73 acres net acres (31,848 square feet). A park is a permitted use in this land use category & zoning district.

-A development agreement between the City & Mount Vernon Property Holdings, LLC was approved by the City Commission (Resolution 2019-247). The development agreement was recorded in the Broward County Records (Instrument # 115991100). The agreement indicates that the developer should make a presentation to the Park & Recreation Advisory Board, and following the Board review the comments would be forwarded to the City Manager & advise the developer to make certain improvements. Contact the Recreation Programs Administrator (Mark Beaudreau) at 954-786-4191 for placement on the next available agenda.

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

Status: Pending Resubmit

1. Revise the narrative provided to reflect the proposed site plan design. Correct also the type of site plan requested to match the application (this is a Minor Site Plan). The narrative must describe the proposed design, features, design concept, intentions, program, etc. The document uploaded (150-N Ocean Par Project Narrative. Pdf V3) need to be revised. No need to list the review standards, goals and policies.
Describe the program and function of the center area.
2. According to the floor plan of the bathroom included on the first submittal, the proposed bathroom reduces the foot print as well as the service capacity of the facility from six sinks, all inside the premises, to two sinks, located outside at the entrance of the facility. (Three sinks - 3 Toilets for women and three sinks, two urinal one toilet for men as per plans previously submitted). The proposed bathroom includes two hand-washing fixtures reducing the existing capacity in 4 units.
3. The submitted drawing showing the bathroom has multiple bathroom fixtures overlapping (active drawing layers) making it hard to understand. Revise.
4. Provide a detail of the service cluster. The proposed trash receptacles seem to be very small. Include dimensions and diameter of the receptacles.
5. Provide a larger number of bicycles racks. The Code (Sec. 1555102.L Bicycle Parking Facilities) requires a minimum of 4 bicycle parking per ten parking spaces or major fraction thereof, above ten spaces - provided that no more than 20 bicycle parking spaces shall be required in any one parking area. [17 parking spaces (4x17)0.1= 6.8= 7 bike racks required].
6. The additional bicycle racks could be located at the west access area of the park (between the sidewalk and bathroom). It may serve the commercial area and the park visitors as well.
7. Provide a drinking water fountain with water bottle refill fountain feature as described in the narrative provided at the first submittal to DRC.
8. The existing parking area has 13 parking spaces, arranged along NE 16 Street and 4 more at the end of the street perpendicular to the beach. The proposed modification includes the provision of the same number of parking spaces (17, including two ADA), and two landscaping islands, all along the south side of NE 16 Street. Show the proposed layout on all the plans.
9. The proposed design has multiple grading changes. Provide a plan showing the heights on every change. Including the area of the Duet building.
10. Show the property line in all drawings. The abutting building (Duet towers) design shall not encroach into the park property.
11. According to the Building drawings, the south area of the building, where the resident entry is located is few feet above the ground floor of the park. Coordinate the junction area between the Duet building design and the southwest corner of the park. The proposed building (Duet Towers) has a public area above the park grade, which need to be articulated within the park grade.
The access to the coffee tables area between the hand rail/steps to wood deck, and the ramp is too tight. Also, the south end of the subject table area will require the provision of hand railing to avoid accidents. The area where the ramp meets the curb of the building could be also a tripping hazard.
12. Revise and coordinate the junction area at the north-west end corner of the park and the building. As mentioned previously, the approved building drawings show a different design in regards the access from the sidewalk and footprint of the building.
13. Provide two separate roofed seating areas, do not cover the planting area between the two areas, which should be enhanced to provide additional separation between the two pavilions. The two new pavilions shall have a long-lasting material that protect the visitors from the sunlight (100% protection from the sun) and the rain, and over a short period of time the polycarbonate will need to be replaced. The proposed pergola with polycarbonate roofing does not provide enough protection from the sunlight, it does not resist impact and over the time it breaks. A snap lock metal roofing will be a better suit for the park because of the protection from the sun, rain, longevity and maintenance cost. The Parks Department expressed they requirement to have two separate roofed structures.

14. This is a community park, that has been used by local residents. Incorporate the grills to the proposed design. The grills are the main and most popular feature of the park. This is a requirement to move forward. ^{P722-12000012} ~~01/19/2025~~ The comment will remain until addressed. Show the existing and proposed grills on all drawings.
15. Remove from all drawings any proposed beach access. The dune area of the park shall not be intervened. No work, planting or modifications to the dune area will be allowed.
16. The proposed design compartmentalized the park. It has a center lawn (Park Podium) that should be open to allow the circulation of people from the pavilion area, and the colonnade area to the podium.
17. The proposed runnel will have water running permanently? Is it just a design feature to lead the rain water to a drainage at the end of the runnel?
18. Are the proposed park podium and esplanade areas cover with natural sod?
19. Provide an estimate value of the proposed work.
20. Provide a directional sign to the commercial area of the building.
21. Coordinate the font style and colors of the City Park sign with the Parks Department.
22. Provide two separate locations to install the City's sign.
23. Update the plans as needed. All plans must be consistent.

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan Review by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

LANDSCAPE

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

Status: Pending Resubmit

1. There are numerous duplicative sheets from earlier submittal that need to be cleaned up and removed from what is now being proposed. Old sheets and new sheets are duplicative and redundant and all do not match.
2. Please clean up all sheets to accurately reflect the West property line as shown on the survey. On many plans there appears to be a jog around midway that is causing confusion in the review cycle, clean up and correct.
3. Provide a note that there will be an automatic temporary irrigation system for the Green Buttonwood (Tree#2), on the SW corner staff labored at finding the note.
4. Please provide an irrigation proposal for providing irrigation to the root ball on the Green Buttonwood (Tree#2), beneath the deck as well as a natural mulch layer to be installed prior to the decking. This needs to be coordinated with Urban Forestry staff.
5. It appears that the existing / new grills are still not being shown on any of the plans as previously discussed. Correct and resubmit.
6. The City does not recommend the use of large canopy, self cleaning or fruit dropping palms in and around high target areas such as pedestrian access and vehicular use areas, propose an alternate large canopy palm such as Phoenix species.
7. It appears that a newly proposed and existing Coconut palms are being shown to be relocated outside of the scope of work on the East side. Relocate these to the site. Nothing is to be noted east of the currently proposed scope of work as per previous comments and Zoom meeting discussions.
8. Remove all language and any reference to existing or proposed pathways East of the scope of work. SP.101.
9. Revise to not show the path or anything East of the scope of worksheet 101-L-101 Illustrative.
10. Show the existing / new Bar B Q grills on all sheets; site plan, landscape plan, illustrative site plan, etc.
11. There are approximately 9 sheets referencing and /or calling out the beach path as existing, but that path is not in the correct location. Please remove any reference to any path, or work) and simply note that the area(s) in question are Not in the Scope of Work.
12. There appears to be two (2) landscape sheets that do not match 110-L-110 & 750-L-500. Remove reference to little words that say Existing Beach Walk. Do not show anything in this area East of the scope of work. Show grills on these sheets.
13. The proposed landscaping between the tables does not appear to be a big enough of a barrier for separation between

B22-1200012

03/19/2025

the two rentable pavilions, increase and propose larger plant material or create two different roofs to delineate that there are two separate pavilions for the public's use.

14. Staff would be more comfortable with two pavilions instead of one pergola per the above comment. Additionally, staff also has concerns with the proposed polycarbonate roof covering and its long term viability and shade creating ability. It would be staff's preference to have something more sustainable and shade creating throughout.
15. Pavilion area and adjoining park open space area is proposed to be separated by a physical and plant barrier. The open space and pavilion area shall be contiguous and readily accessible and may be an opportunity for the required grill placement area.
16. The use of armed plant material (*Serenoa repens* - aka Saw Palmetto) within the park scope would not be allowed in this scenario. Remove and any new plant proposal we recommend not be armed or barbed.
17. Please remove symbol for tree #3 Silver Buttonwood adjacent to the restroom as it was damaged in a storm and subsequently removed. Feel free to propose a specimen / character tree of your choosing to help complete the design intent.
18. Clarify the Lawn 1 & Lawn 2 callouts on the plan as there is no reference in the plant list as to which sod is proposed. I.e. Seashore Paspalum, Bermuda, St. Augustine, etc.
19. Please verify the availability of proposed *Buchloe dactyloides*.
20. Please clarify how the roots and canopy of tree #d 37, will be managed with the proposed ramp and planter in that area.
21. Provide a description of the medium in the rain garden square. Staff has some gentle concerns about it being rock and propensity of children to throw such things in a park environment.
22. Please remove the shading for the southern walkway on the illustrative site plan at time of resubmittal.
23. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
24. Revise tree protection barricade detail on Sheet 702-L-202 to show tree protection out to the dripline.
25. Provide a note that there will be No Grade Change in the area of Tree #2 Green Buttonwood.
26. Provide staff with a cantilevered piling / footer system to support the proposed decking in the area of the large existing Green Buttonwood with the understanding that these will need to be field adjusted based on a root investigation on how that can be laid out and managed.
27. Please provide specifications and directives by a BCMA / ASCA Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all existing trees to be affected and relocation proposed if any.
28. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).
29. As per 155.5204.F.3.d; Underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.
30. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite.
31. All tree work will require permitting by a registered Broward County Tree Trimmer.
32. Please provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
33. All comments discussed with staff prior to comments being uploaded
34. Additional comments may be rendered a time of resubmittal.

FIRE DEPARTMENT

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

Status: Authorized with Conditions - Reviewed, NO Comments

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 Department for formal plan review and permitting:

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption.
2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed site construction activities or exemption.
3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed site construction activities or exemption.
4. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.
5. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**** 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. ****

UTILITIES

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

Status:

No comments were provided. Contact Nathaniel Watson directly for any question.

BSO

Patrick Noble | patrick.noble@copbfl.com <<mailto:patrick.noble@copbfl.com>>

Status:

Disclaimer:

The services of an experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended. 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. DRC submissions require a CPTED/ Security Strengthening Narrative Folder and a separate Drawing Folder for review.

All mandatory compliance condition requirements MUST BE SPECIFICALLY ADDRESSED on Narrative and Drawing plans. Additional comments and/ or conditions may apply when completed plans and/or specifications have been submitted for final reviews: 1. Activity Support • Ensure any publicly accessible benches are designed for with single seating separators to deter unintended use such as loitering to sleep/ camp/ etc. This is of paramount importance in this area that chronically attracts vagrants, etc.

BUILDING DIVISION:

Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions.

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 shown 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. RZ2212000012
not used

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.

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 2020 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_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.

5. 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. PZ22-12000012
03/19/2025

6. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.