



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

---

**File #:** LN-115

---

DEVELOPMNT REVIEW COMMITTEE

Meeting Date: MAY 5, 2021

### ANNIE GILLIS URBAN PARK SITE PLAN

**Request:** Minor Site Plan  
**P&Z#** 21-12000012  
**Owner:** City of Pompano Beach  
**Project Location:** 601 Hammondville Rd.  
**Folio Number:** 484235590010  
**Land Use Designation:** DPTOC  
**Zoning District:** DPOD (Downtown Pompano Overlay District)  
**Commission District:** 4  
**Agent:** Teen Woon (954-771-2724)  
**Project Planner:** Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

### Summary:

The applicant is requesting MINOR SITE PLAN approval in order to renovate and beautify an existing city park.

### Staff Conditions:

#### PLANNING

Daniel Keester | daniel.keester@copbfl.com

Review Complete Pending Development Order

-Land use for this parcel is currently DPTOC. Based on the use-regulating plan the property is within the TO-Edge sub-area, Recreation Open Space, maximum height 35 feet, designed in accordance with the specific standards for public open spaces (155.3708. I. 1.).

-The city has sufficient capacity to accommodate the proposal.

## **ENGINEERING DEPARTMENT**

David McGirr | david.mcgirr@copbfl.com

Review Complete Pending Development Order

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

1. 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
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
3. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.
4. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.
5. Eng. plan shows a proposed 2 " "Y" water service is in a hatched area that states NO WORK TO BE DONE IN THIS BOUNDARY please clarify? (move Y to property line or use a manifold.

**FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Review Complete Pending Development Order

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.

**BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Review Complete No Comments

**BSO**

Scott Longo | scott\_longo@sheriff.org

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.

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.
- b. Install motion activated security cameras on the perimeter boundaries and activity areas.
- c. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.

Miscellaneous: CPTED & Security Strengthening

- a. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.
- b. Place bike storage racks close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

**CRA**

Kimberly Vazquez | [kimberly.vazquez@copbfl.com](mailto:kimberly.vazquez@copbfl.com)

Review Complete No Comments

## **UTILITIES**

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. No new off-site City owned utility connection proposed. Connection to existing water service.

## **LANDSCAPE REVIEW**

Wade Collum | wade.collum@copbfl.com

Review Complete Pending Development Order

1. Provide symbols to accompany plant list.
2. Provide light pole locations.
3. Provide Street Trees 155.3501i. The required number of street trees is calculated based on one per 30 feet of street frontage along MLK (Oaks) and NW 6th As per 155.3501.J.3;
4. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below.
5. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
6. iii. When a landscape strip is not provided, street trees shall be placed in tree pits covered with ADA compliant grates. Tree grates shall be sized appropriately for each tree species at maturity.
7. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
8. Coordinate with City for the relocation of the large amount of Sabal palms currently slated for removals.
9. All tree work will require permitting by a registered Broward County Tree Trimmer.
10. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

11. Provide a comment response sheet at time of resubmittals
12. Additional comments may be rendered a time of resubmittal.

## **ZONING**

Lauren Gratzer | Lauren.Gratzer@copbfl.com

Review Complete Resubmittal Required

1. This application is being reviewed as a Minor Site Plan review.
2. Provide the location of all proposed benches on the site plan.
3. It is encouraged to provide pedestrian level lighting in the open grass area. Leaving this area dark is a CPTED concern.
4. Additionally, wherever possible, illumination of outdoor seating areas, building entrances, and walkways shall be accomplished by use of ground mounted fixtures not more than four feet in height (155.5401.D.2).
5. Provide a berm (or something similar) behind the sign wall for CPTED purposes. This is an easy area for people to hide behind if the ground is at grade behind this wall.
6. 008 CP-101 Engineering Plan calls out a pop-up stage in the northwest corner of the property and says to see landscape plan for details. This pop-up stage does not appear on any other plan. Clarify what this will be and if it will be elevated or simply an empty concrete area.
7. Trees shall be planted at least 15 feet from any light fixture mounted on a pole per Code section 155.5203.B.2.g.i.c. Several trees are closer than 15'.

## **SOLID WASTE AND RECYCLING**

Beth Dubow | beth.dubow@copbfl.com

Review Complete Pending Development Order

### **REVIEW COMPLETED; RESUBMITTAL REQUIRED**

1. It is encouraged to include a pairing of garbage and recycling containers for this site.

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.