



## Staff Report

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**File #:** LN-35

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Development Review Committee  
Meeting Date: March 3, 2021

### SUN RECYCLING #1

**Request:** Minor Site Plan  
**P&Z#** 20-12000009  
**Owner:** LGL Realty, Ltd. & Prime Realty Capital, LLC  
**Project Location:** 2240 NW 16 Street, 2241 NW 15 Court, & 2281 NW 15 CT  
**Folio Number:** 484228010289, 484228010284, & 484228010290  
**Land Use Designation:** I  
**Zoning District:** I-1X  
**Commission District:** 4  
**Agent:** Charles Gusmano (561-762-3602)  
**Project Planner:** Jae Eun Kim (954-545-7778) / JaeEun.Kim@copbfl.com

### Summary:

The applicant is requesting MINOR SITE PLAN approval in order to expand the processing facility of metal material (Junk or Salvage Yard) to the property located adjacent to and west of the subject property where the current operation of ferrous metals is located. The applicant is also proposing a new processing equipment and break area structure with associated parking and landscape buffers.

### PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

-The property is accessed from NW 15th Court & NW 16th Street. A portion of NW 15th Court was abandoned by ordinance 86-45; 60 feet of right-of-way is required. NW 16th Street and NW 15th Court are within non-residential zoning districts, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). The 60 feet provided for portions of NW 15th Court, but NW 16th Street is sufficient. Therefore additional right-of-way is required in front of the that is south of folio #: 484228010290.

### ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete Pending Development Order

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.
2. Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, on/off-site curb and gutter construction, all off-site water and sewer from the water and sewer main to the recorded property line. (At time of permitting)
4. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 3. (At time of permitting)
5. Place note on landscape plans 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. 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. Engineering Standard street tree detail 316-1.
6. 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.
8. 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.
9. Note on civil plan that any existing water and/or sewer connection to the subject lots not utilized must all be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

#### How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project.(It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

10. Please attach the following 2019 City Engineering Standard details as they apply: #106-1 Backflow Preventer, #107-1 Typical 1" Water Service, #315-1 Typical Screen For Utilities,

\*\*\*\* 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.\*\*\*\*

**FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com)

Status: Review Complete Pending Development Order

02/16/2021

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**

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete Pending Development Order

**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.

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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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\_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 2017 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. 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.
4. 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.
5. 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.
6. 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.
7. 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).

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

## **BSO**

Plan Reviewer: Scott Longo (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.

### **CPTED Landscaping Standards**

#### **2A: 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.
- d. Maintain an 8' foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

#### **CPTED Lighting Standard**

- a. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- b. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

#### **Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening**

- a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

#### **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. 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.
- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB’s/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.
- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

## **CRA**

Plan Reviewer: Kimberly Vazquez (kimberly.vazquez@copbfl.com)

Status: Review Complete No Comments

## **UTILITIES**

Plan Reviewer: Nathaniel Watson (nathaniel.watson@copbfl.com)

Status: Review Complete Resubmittal Required

2-17-2021

- 1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
- 2. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.
- 3. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
- 4. Please note that the proposed 1” water service must be shown as per City Engineering Standard #107-1 Typical 1" Water Service w/ 1” corporation stop and not 2” gate valve for a 1” water service. Please correct.
- 5. Please note that the proposed 4” dedicated fire meter is not a stock item and is subject to a 60 to 75 day order lead time once the meter is paid. Please order accordingly to ensure that the meter can be set in a

timely manner.

6. Please show a 4" DDCV for the proposed 4" fire service and not 3".
7. Please show the proposed fire service and back flow just behind the recorded property line.
8. Please attach the following 2019 City Engineering Standard details as they apply: #102-1 Valve Box Settings, #103-1 Gate or Valve Plug Settings, #106-3 Fire Meter and Backflow Device, #106-4 Meter Install Dimensions List, #107-1 Typical 1" Water Service, #107-2 Typical 2" Water Service, #115-1 Underground Valve Identification Marker.

## LANDSCAPE REVIEW

Plan Reviewer: Wade Collum ([wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>)

Status: Review Complete Pending Development Order

1. Please provide the previously approved plan for existing site and incorporate in the plan that addresses the property in its entirety based on the added parcel. The new plan cannot be any less than what was previously approved. Clarify on the new plan previously approved landscape and what is missing and note this on the plant list. Provide an overall, new, and previously approved table.
2. Upload the previously approved landscape plan for this parcel and note the permit number of the previously approved plan on the drawing. Add a note on the landscape plan stating that all previous plantings per the previous permit will be brought into compliance at time of final inspection.
3. Provide methodology for tree appraisal as all values appear to be low. All trees are to be appraised based on the Rule 14-40.030, Florida Administrative Code, provide worksheets for all the trees appraised 18" and greater.
4. Clarify mitigation table to reflect trees to match dollar values and DBH above and beyond code required trees.
5. It appears that the buffer trees are missing in the middle of the south perimeter, correct.
6. The buffer tree count is short along the south side of the west perimeter, correct.
7. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans. Staff could not determine where this has been shifted to
8. Provide a note on the actual landscape plans that outdoor storage will not be higher than the wall.
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. Additional comments may be rendered a time of resubmittal.

## ZONING

Plan Reviewer: Jae Eun Kim ([jaeeun.kim@copbfl.com](mailto:jaeun.kim@copbfl.com))

Status: Review Complete Pending Development Order

Proposed use: Processing of Metal Material (Junk yard or Salvage Facility)

155.4226. D, Junkyard or Salvage Yard

155.4228. A, Outdoor Storage (as a principal use)

I-1X zoning

20-21000003 Unit of Control

20-11000016 Variance



20-17000013 Special Exception

Section 155.4228(D)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code in order to utilize the subject property (Zoning District: I1-X) as a Junkyard or Salvage Yard is granted.

1. SP-01 and C-1 are not matching. Staff highly recommends having one site plan, and all plans shall be consistent.
2. The site shall provide type C buffer as follows:
  - a. Illustrate a Type C buffer along the perimeters of the proposed development areas including new processing equipment areas. Please all plans shall be consistent.
  - b. Revise type C buffer sections on the site plan and landscape plan to include 8 ft ht CMU walls and landscape materials.
  - c. Illustrate 8 ft ht CMU walls on all applicable plans legibly and provide details of the wall as required for a type C buffer.
3. Add notes on plans: this structure shall not be used for any business conduct but only for staff break.
4. Relocate the dumpster not to block a park space on sheet SP-01 and provide dumpster enclosure details, pursuant to §155.4302.C.3 [Screening of Commercial Containers].
5. Illustrate outdoor storage areas on plans clearly. If not proposed, remove outdoor storage notes from plans.
6. Materials shall not be stored higher than the height of the wall in the proposed development areas, pursuant to Section 155.4228. A, Outdoor Storage (as a principal use). Clarify it on plans.
7. Please contact BCPA GIS Department to correct the parcel line to reflect 5 ft land dedication along NW 15 Court. Zoning staff emailed the BCPA GIS Department contact info to the applicant on 11 03 20.
8. Provide 10 ft perimeter landscaping strip between 10 P.S. row and the east property line, pursuant to 155.5203.D, Vehicular Use Area Landscaping and provide dimensions for verification.
9. A new chain-link fence is illustrated along the perimeters of the scope of work areas. Chain-link fence shall not be placed to comply with buffer requirements and shall not be located within 15 feet of a street right-of-way, per Section 155.5302.E. Perimeter Fences and Walls Abutting Street Rights-of-Way.
10. At least 54 ft of a stacking lane is required between the gate and nearby property lines (Table 155.5101.G.8.A: Minimum Stacking Spaces for Drive-Through and Related Uses), unless it remains open during business hours. If it remains open during business hours, provide a legible note on the site plan.
11. Provide bike racks close to the main entrance of the building and provide a bike path at least 7' wide connecting to the bike rack from a street, pursuant to Section 155.5101.H. Please contact zoning staff to address this comment.
12. Provide at least 5' wide walkway on site, pursuant to Section 155.5101.I. Walkway shall be directly connected to the building from a street. Please contact zoning staff to address this comment.
13. Illustrate parking spaces on sheet SP-01 to match with Civil plan, AND revise parking stalls to be 9 ft. x 16 ft. with 2 ft. vehicular overhang and a continuous curb, pursuant to Section 155.5102.C.9. Provide a typical parking detail.
14. Note that the CPTED plan approved by the Broward Sheriff's Office shall be provided for the zoning compliance permit approval.

**SOLID WASTE AND RECYCLING**

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

Status: Review Complete Pending Development Order

REVIEW COMPLETE; NO OBJECTIONS

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

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).

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**File #:** LN-35

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**Staff Conditions:**