


# MEMORANDUM

## Development Services

**ADMINISTRATIVE MEMORANDUM NO. 15-428**

**DATE:** August 14, 2015

**TO:** Architectural Appearance Committee

**FROM:** Daniel T. Keester, Planner 

**RE:** Riverside Promenade - Major Building Design  
August 27, 2015 Meeting

P&Z #15- 12000011

The following is a brief summary of information on the subject and surrounding properties. The applicant is requesting Major Building Design approval in order to construct two (2) new two-story restaurants on the intracoastal and a one-story retail building. In addition to the site plan and building design applications, the applicant has submitted a right-of-way abandonment application for a portion of S Riverside Drive. The property is currently vacant. In addition to the three new commercial buildings, the site will include a surface parking lot with 101 spaces, bike parking, on-street parking, and associated landscaping. The total lot coverage proposed is 95,102 square feet on a 435,033 square foot (9.987 acre) site (21.86% lot coverage).

The property is located south of East Atlantic Boulevard between the Intracoastal and Hibiscus Avenue.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

### I. Zoning / Existing Uses

A. Subject property (Zoning / Existing Use): – B-3/ AOD / Vacant Land

B. Surrounding Properties (Zoning District / Existing Use):

- a) North - B-3/ AOD (General Business), Existing Shopping Center, Future Bridgetown (Commercial Building)
- b) South - RM-45/ B-2/ AOD (Multi-Family and Community Business)/ Multi-Family Residences
- c) East - B-3/ PCD/ AOD (General Business with Planned Commercial Development) / Existing Commercial Shopping Center, Future Atlantic 3350 (Hotel/ Condo Mixed Use Building)
- d) West – Intracoastal & B-3/ AOD (General Business) – St. Martin's Church

## DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

May 20, 2015

**P&Z # 15-12000011**

The undersigned has reviewed and evaluated the **MAJOR SITE PLAN APPLICATION RESUBMITTED** to the City of Pompano Beach to determine its conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

**P&Z # 15-12000011**

**Owner:** Tsatas Acquisitions, LLC

**Project name:** Riverside Promenade

**Project location:** 101 S Riverside Drive & 3200 E. Atlantic Boulevard

**Request:** The applicant is requesting MAJOR SITE PLAN AND BUILDING DESIGN approval in order to construct 22,896 square feet of development including two restaurants, retail development, and a parking garage.

**Agent:** Lawrence Kramer (954) 797-2821

**Project Planner:** Daniel Keester (954) 786-5541

**Commission District:** 1

### ENGINEERING DEPARTMENT

Bob Lawson

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. The proposed paving and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
2. Any proposed work shown on the civil engineering plans within the E. Atlantic Blvd right-of-way must be review and approved by the (FDOT) Florida Department of Transportation.
3. The proposed potable water main and sanitary sewer main and service line connections shown on these plans must be reviewed and approved by the City of Pompano Beach Utilities Division.
4. All proposed dock and seawall construction shown on these plans must be reviewed, approved and permitted by the following agencies: US Army Corp. of Engineers, state of Florida DEP, Broward County EPD and the City of Pompano Beach Engineering Division.
5. All proposed off-site roadway traffic signage or markings must approved by FDOT (Atlantic Blvd.) and the Broward Traffic Engineering Division.

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

**AAC**

**AAC**

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## FIRE DEPARTMENT

Jim Galloway

Pending Development Order

- ( ) Installation of Bollard Protection required for all Fire Hydrants and Fire Department Connections (FDC) from Vehicle Damage. Install Bollards in accordance with City of Pompano Engineering Standards Detail – Water 109-1 (2015ed).
- ( ) Fire protection systems with backflow preventers installed must have a means for annual forward flow testing. Backflow must have a minimum 3 foot clear access to and around for maintenance. (NFPA 25 (2011ed) Ch. 13 Sec. 13.6.2)
- ( ) Site development requirements: Before site final, provide a sub-metered GPS location of all backflows, fire hydrants, fire department connections, valves and other utility assets. List can be submitted in an electronic format.
- ( ) Site development requirement: Before site final, provide fire hydrant flow test documentation for all new fire hydrants.

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.

## BSO

Patrick Noble

Resubmittal Required

## 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.

## CONDITIONS:

### 1. Business Security Code 115.26

(1) Video or security camera system. Every Late-Hours Business shall maintain a video or security camera system that is CAPABLE OF MONITORING, RECORDING AND RETRIEVING A CLEAR AND IDENTIFIABLE IMAGE to assist law enforcement personnel in offender identification and apprehension. Said system shall comply with all of the following standards:



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- (a) Be in operation at all times;
  - (b) Be readily viewable and accessible by employees;
  - (c) At least one camera recording the interior of the business;
  - (d) At least one camera recording any parking areas; and
  - (e) All recordings must be retained and available to police for a period of 72 hours from the date of recording;
2. Strategically install CPTED LANDSCAPING AND LIGHTING so that maturing trees/ hedges or other obstructions will not conflict with camera & lighting placement.
3. Utilize territorial re-enforcing CPTED STANDARD and/ or harsh landscaping to deter trespassing into off-limits areas and deny concealment ambush points.
4. Garage: access control.
5. Garage: Low interior & exterior CPTED walls for Natural Surveillance.
6. Garage: Ensure any safety & security screening material denies climbing/ breaching footholds.
7. Garage: Utilize anti-graffiti paint &/ or material especially on concrete accessible perimeter walls.
8. Garage: Utilize anti-skateboarding/ bicycle bumper guards/ clip devices on vulnerable wall top surfaces as necessary.
9. Garage: Utilize anti-skateboarding/ traffic safety calming speed bumps/ rumble strips.
10. Garage: Utilize Safety/ Security blind convex mirrors for any blind corners.
11. Anti-theft devices on valuable outdoor equipment & furniture such as security screws/ bolts.

### CRA

Juan Ayala

Pending Development Order

The project meets the goals and objectives of the East CRA.

### UTILITIES

William Herrmann

Pending Development Order

All 2" tapping saddles must be IP threads. All existing water and wastewater services that are not going to be used, must be retired at the mains. Allow 60-75 days from the time meters are paid for at Customer Service until their anticipated installation date. Tapping sleeves must be fully comply with CIPB standards on our website. Please clarify

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the south most tap. Please note that all connections, including fire lines, must have a meter and backflow prevention assembly. Plans call for multiple 6" fire protection connections off the existing

8" main. Please confirm that flow tests indicate adequate capacity.

Please use appropriate BMPs to protect all stormwater assets and surface waters in the area.

As discussed several times, this area is prone to flooding. Any improvements on this property should be reviewed to ensure they do not add to that problem.

## LANDSCAPE REVIEW

Wade Collum

Pending Development Order

1. Provide Maintenance agreement for the ongoing upkeep of proposed tree grates on site.
2. Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for all proposed planters in sidewalk and reduced planting space areas along Atlantic and Hibiscus North side
3. The City would prefer the use of a cold applied, poured in place tree grate system in lieu of metal tree grates. This is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc. Provide details.
4. Provide details specifying underground self-contained tree guying systems such as the Platypus or Tree Frog System for large species trees proposed on sidewalk and pedestrian access areas.
5. Provide a dollar value of trees removed vs. dollar value of trees replaced.
6. Show how requirements from 155.5203.D.5VUA Landscaping is being met
7. Provide required Type B buffers along the South and West sides and note on the plans.
8. Provide a cross section detail of which Type b Buffer is being used in regards to walls, fences, and hedges.
9. Provide a continuous hedge in the parallel parking landscape area as per 155.5203.D.4.c
10. Correct tree appraisal to reflect the value of existing trees numbered 1 and 3 on site per previous DRC submittal.
11. Provide existing and or relocated tree numbers on landscape plan to match tree appraisal on disposition on L.1.
12. Shift locations of light poles out of required tree and landscape areas. Provide large canopy trees at each end of parking lot South of building along Atlantic.
13. Additional comments may be rendered at time of resubmittal.

## ZONING

Daniel Keester

Pending Development Order

**AAC**

**AAC**

**PZ15-12000011**

**5/4/21**

**PZ15-12000011**

**5/27/2015**

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1. A Unity of Title will be required prior to building permit approval.
2. Abandonment submitted for Riverside must be continue, site plan approval is contingent upon approval of the abandonment, coordinate with Maggie Barszewski. The application may not continue forward with the Architectural Appearance Committee (AAC) or Planning & Zoning Board (P&Z) until the issues related to his abandonment can be resolved.
  - a. Will this driveway into the site be private only or will a public access easement be provided?
  - b. How will north bound traffic from Riverside be resolved and re-directed? Will a public access easement be provided eastward from the cul-du-sac towards Hibiscus Avenue?
  - c. Will Hibiscus be getting any upgrades as a result of the extra traffic? (widen pavement, resurface, add or upgrade speed humps, etc.)
  - d. If the surface parking lot is converted into a parking garage in the future, how (if at all) will that effect on the circulation?
  - e. Will the proposed abandonment be designed to permit the safe passage of an 18-wheeled refrigerated truck to maneuver in & out of the loading area?
  - f. If the current configuration is approved, provide letter of no objection from the Association at 105 S Riverside Drive, as the access will be drastically different.
  - g. Provide a traffic study for the area showing the proposed circulation so all neighboring properties. This must be reviewed by Broward County at the applicants cost.
3. Right-of-way dedication, north of Building "C" is not rendered correctly on the plans. Revise future property line to show the proposed dedications and proposed access easements (if applicable). Surveys & site plans do not indicate the right-of-way for Atlantic Blvd. Right-of-way for Atlantic Blvd must be 120 feet, and Hibiscus & Riverside must be 60 feet. Right-of-way Dedication must be approved by City Commission, prior to building permit approval.
4. All elements on waterways must obtain approvals from the Army Core of Engineers, FDOT and all other appropriate parties.
5. Type B buffers are required along the residential uses. Applicant suggests that an application for a variance will be submitted, and an application for a variance must be submitted prior to P&Z submittal.
6. Properties within the CRA are not required to provide parking up to January 4, 2016. After this date, since the proposal is less than 25,000 square feet of gross square feet there is still no parking required. Provide a note on SP-2 indicating the parking requirement.
7. Building "C" fenestrations will require a variance from the AOD standards 155.3703.F.5, as this elevation currently proposes less than the required 50% transparency requirements. Applicant suggests that an application for a variance will be submitted, and an application for a variance must be submitted prior to P&Z submittal.
8. Clarify the Architectural Style: Old Florida, Tropical Contemporary or Nautical Moderne. Provide narrative how each design element is addressed.
9. A minimum of 50 feet stacking is required on Hibiscus & Riverside, currently insufficient stacking is provided. Revise parking layout to conform to Table 15.2.01-2.3.

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Applicant suggests that an application for a variance will be submitted, and an application for a variance must be submitted prior to P&Z submittal.

10. Provide a legible version of sheet SP-001, indicating the proposed location of the bicycle racks on site, shaded areas make it difficult to read site plan notes.
11. Clarify if access to the waterway will be public, or if there will be restrictions.
12. Submit color samples and materials to the AAC meeting, for AAC review of the Major Building Design.

All applications for site plan approval for nonresidential development shall incorporate a sufficient number of sustainable design options from Table 155.5802, based off the menu provided in the table this development shall provide evidence that the project will achieve at least ten points. Applicant shall provide documentation of techniques that will be used to satisfy the above requirement as necessary at the time of building permit.

Since the development exceeds 5,000 square feet of gross floor area, it will require Major Building Design review and approval by the Architectural Appearance Committee (AAC). For AAC, applicant must submit electronically sealed plans into e-plan 15 business days prior to a regularly scheduled meeting. Coordinate with Zoning Technician Matthew Edge & CC zoning@copbfl.com on all requests. The AAC typically meets on the fourth Thursday of each month (check with the Zoning Office or on the city's website, [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov), for next appropriate meeting date and submittal dates). Include an explanation how each DRC condition has been met.

Since the development exceeds 5,000 square feet of gross floor area, it will require Major Site Plan approval by the Planning & Zoning Board (P&Z). Subsequent to the approval of the Architectural Appearance Committee, applicant must resubmit corrected electronic sealed plans fifteen business days, prior to a Planning and Zoning Board meeting. Coordinate with Zoning Technician, Kerrie MacNeil & CC zoning@copbfl.com on all requests. Planning and Zoning Board typically meets on the 4th Wednesday of each month at 7:00 PM. Attach a detailed letter to each set of plans explaining how each DRC & AAC condition have been met.

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).

## PLANNING

Chris Clemens

Pending Development Order

Applicant proposes to construct 2 restaurants (2,850 sf and 7,725 sf) and a commercial bldg. (5,690 sf). Applicant must dedicate right-of-way along S Riverside Drive (to 30" centerline), Hibiscus Ave (to 30" centerline) and Atlantic Blvd (to 55" centerline). ROW cannot be abandoned south of Parcel 3, Block F because the applicant does not own both sides of Riverside Drive at that point. Sidewalks must be (re)constructed along a

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adjacent ROW. Traffic circle should be channelized to prevent people from driving the opposite direction.

## BUILDING DIVISION

Plan Reviewer

Status: Assigned

Pending Comments

## WASTE MANAGEMENT

Plan Reviewer

Status: Assigned

Pending Comments

**AAC**

**AAC**



ARCHITECTURAL APPEARANCE COMMITTEE  
REVIEW COMMENTS FOR  
8/27/2015

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Riverside Promenade  
P&Z # 15-12000011

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Reviewer: Daniel Keester (954-786-5541)

If approved by the Architectural Appearance Committee, staff recommends approval of the site plan with the following conditions:

CONDITIONS:

1. A Unity of Title will be required prior to building permit approval.
2. Abandonment submitted for Riverside must be continue, site plan approval is contingent upon approval of the abandonment, coordinate with Maggie Barszewski. The application may not continue forward to the Planning & Zoning Board (P&Z) until the issues related to his abandonment can be resolved.
3. Right-of-way dedication, north of Building "C" is not rendered correctly on the plans. Right-of-way dedication, north of Building "A" is not noted on plans. Surveys & site plans do not correctly indicate the right-of-way for Atlantic Blvd. Right-of-way for Atlantic Blvd must be 120 feet, and Hibiscus & Riverside must be 60 feet. Right-of-way Dedication must be approved by City Commission, prior to building permit approval.
4. All elements on waterways must obtain approvals from the Army Core of Engineers, FDOT and all other appropriate parties.
5. Type B buffers are required along the residential uses. Applicant will submit an application for a variance. An application for a variance must be submitted prior to P&Z submittal.
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7. Building "C" fenestrations will require a variance from the AOD standards 155.3703.F.5, as this elevation currently proposes less than the required 50% transparency requirements. Applicant will submit an application for a variance. An application for a variance must be submitted prior to P&Z submittal.
8. Clarify the Architectural Style: Old Florida, Tropical Contemporary or Nautical Moderne. Provide narrative how each design element is addressed.
9. A minimum of 50 feet stacking is required rom Hibiscus & Riverside, currently insufficient stacking is provided. Revise parking lot layout to conform to Table 155.5101.G.8.B. Applicant suggests that an application for a variance will be submitted, and an application for a variance must be submitted prior to P&Z submittal.
10. Clarify if access to the waterway will be public, or if there will be restrictions.
11. Submit color samples and materials to the AAC meeting, for AAC review of the Major Building Design.
12. Provide a letter responding to each AAC & DRC comment upon resubmittal, from each discipline and how they were addressed.

**AAC**

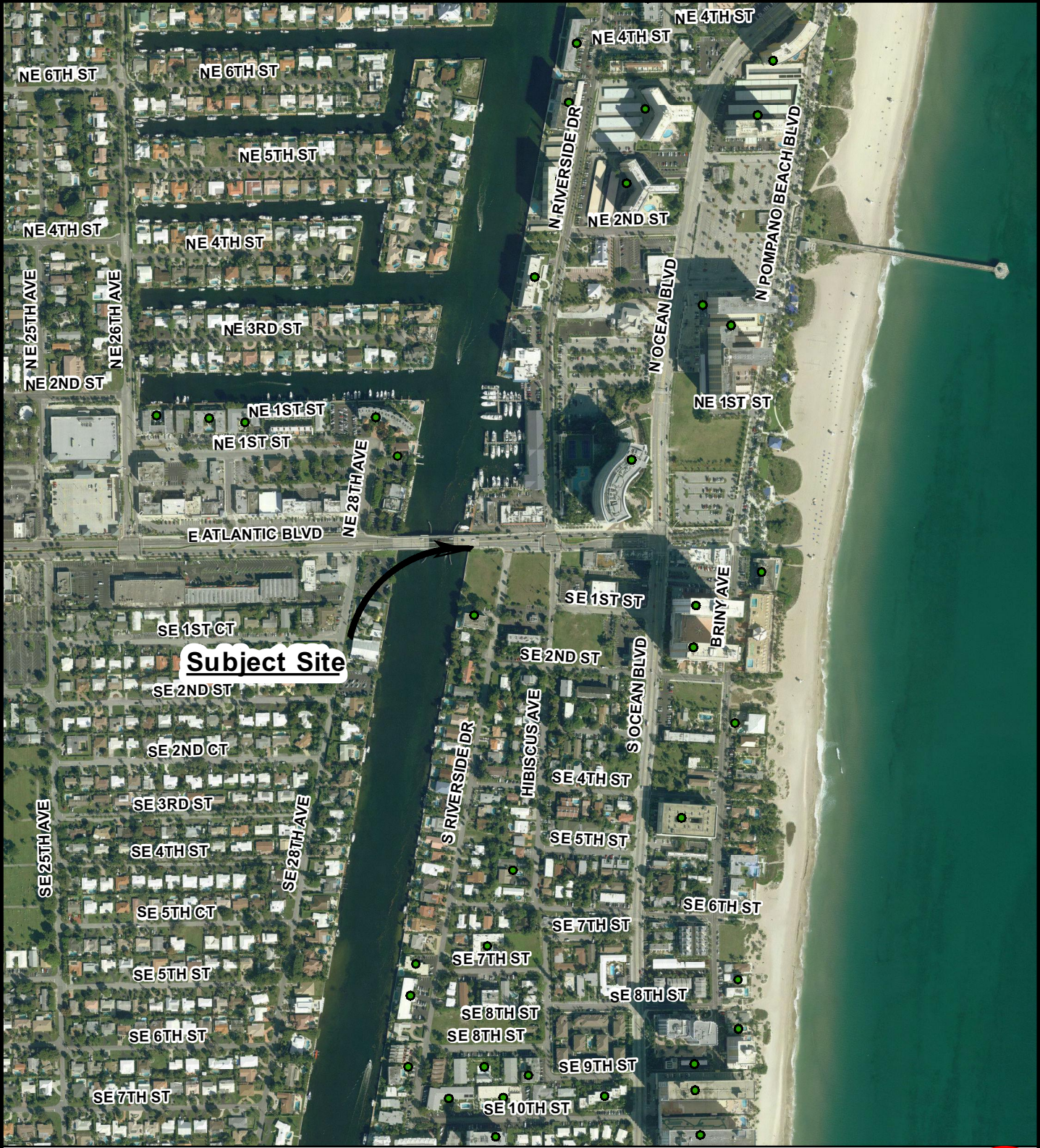
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**AAC**

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# CITY OF POMPANO BEACH AERIAL MAP



1 in = 600 ft

**AAC**

**AAC**

8/14/2015

KeeDan

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REPAIRED BY  
DEPARTMENT OF  
DEVELOPMENT SERVICES

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