



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-724

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 4, 2025

980 SW 12TH AVENUE

Request: Minor Site Plan
P&Z# 25-12000010
Owner: Joefran Investments LLC
Project Location: 980 SW 12th Ave
Folio Number: 494202000570
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Sam Epstein
Project Planner: Pamela Stanton (pamela.stanton@copfl.com / 954-786-5561)

Summary:

The Minor Site Plan involves developing a surface parking lot to support the existing industrial building on the adjacent parcel to the north (954 SW 12 Ave), pending the unification of the two parcels. According to the project narrative, the project's purpose is to provide additional parking to accommodate a prospective industrial tenant's fleet of vehicles. The property will not be approved as outdoor storage (as an accessory use), as the total area of outdoor storage areas cannot exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot, pursuant to Section 155.4303.W.3.b.

The table below is a summary of the DRC review of this Minor Site Plan.

Development Review Committee Member	Status - 5/22/2025
Planning	Resubmittal Required
Zoning	Resubmittal Required
Landscape and Urban Forestry	Resubmittal Required
Fire Prevention	Resubmittal Required
Engineering	Pending Development Order
Utilities	Pending Development Order
BSO	Resubmittal Required
Building Division	Pending Development Order

Staff Conditions: See attached DRC Comment Report.

Plan Review - Review Comments Report

Project Name: **PZ25-12000010**

Workflow Started: **4/1/2025 2:29:03 PM**

Report Generated: **05/22/2025 10:13 AM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	FIRE DEPARTMENT Jim Galloway 5/6/25 3:27 PM	Changemark Emergency Access Would this gate/road still be capable of emergency access for fire apparatus? provide on plan showing access. locked gates would require knox lock at a minimum.	010 EX-1 Fire Truck Exhibit.pdf		Condition
2	1	FIRE DEPARTMENT Jim Galloway 5/6/25 3:27 PM	Changemark Emergency Access () Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150ft from fire department access roads as measured by an approved route around the exterior of the building or facility. If the building is protected with an approved automatic fire sprinkler system permitted to be increased to 450 ft. (NFPA 1 20121ed chapter 18 sections 18.2.3.2.2 and 18.2.2.2.1)	010 EX-1 Fire Truck Exhibit.pdf		Condition
3	1	BUILDING DIVISION Todd Stricker 5/7/25 8:09 AM	Comment 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. 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			Info Only



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			<p>expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
4	1	BUILDING DIVISION Todd Stricker 5/7/25 8:10 AM	<p>Comment</p> <p>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</p> <p>2.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).</p> <p>3.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.</p> <p>4.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.</p> <p>5.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</p>			Info Only



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			<p>construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.</p> <p>6.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.</p> <p>7.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 architects or engineers 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.</p>			
5	1	ENGINEERING DEPARTMENT David McGirr 5/9/25 10:55 AM	<p>Comment</p> <p>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</p>			Info Only
6	1	ENGINEERING DEPARTMENT David McGirr 5/9/25 10:59 AM	<p>Comment</p> <p>Submit/upload a sediment and erosion control plan for the subject project. All site development must be performed using Best Management Practices.</p>			Info Only
7	1	BSO Anthony Russo 5/16/25 3:39 PM	<p>Comment</p> <p>Development Review Committee Date Reviewed: 05-16-2025 Subject: CPTED and Security Strengthening Report: PZ#: 25-120000010 Name: 980 SW 12th Avenue Address / Folio: 980 SW 12th Avenue, Pompano Beach, FL Type: Minor Site Plan</p> <p>Reviewer: BSO Deputy T. Russo for the City of Pompano Beach anthony_russo@sheriff.org M-(561) 917-4556 (Send Text & Email; No Voicemail) Tuesday Friday; 8 AM 3 PM</p>			Info Only
8	1	BSO Anthony Russo 5/16/25 3:39 PM	<p>Comment</p> <p>***ATTENTION***</p> <p>Please complete the Affidavit for CPTED Compliance & upload it into the DRC Documents Folder for review.</p>			Condition
9	1	BSO Anthony Russo 5/16/25 4:04 PM	<p>Comment</p> <p>***THE CPTED & SECURITY STRENGTHENING CONDITIONS STATED BELOW MUST BE INCORPORATED INTO YOUR CPTED NARRATIVE PLAN & ONTO YOUR CPTED DRAWING DIAGRAM FOR APPROVAL. THE PURPOSE IS ESTABLISH CONSISTENCY BETWEEN THE NARRATIVE DOCUMENT & DRAWING DIAGRAM THIS WILL ALSO AID IN EXPEDITING THE CPTED INSPECTION</p>			Unresolved



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			<p>PROCESS BY ENSURING THAT THE ON-SITE PROJECT MANAGERS HAVE ALL THE NECESSARY INFORMATION TO MEET EXPECTATIONS. ***</p> <p>A. Natural Surveillance (Landscaping)</p> <p>1.) Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants, and ground cover. Goal: Increase visibility & deter concealment.</p> <p>2.) Maintain an 8'- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8' feet that would in the present or future obstruct Natural &/ or Electronic Surveillance. (Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code.) Goal: Increase visibility, improve line of sight & prevent obstructions to electronic surveillance & pedestrian scale lighting.</p> <p>A1. Natural Surveillance (Lighting)</p> <p>1.) All Structures: Install vandal proof / resistant motion-sensor security alert lights over all exterior unit doors and overhangs (if any), including main, garage, side door garage egress, storage doors, storage sheds (if any), etc. Goal: Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc., who may use these areas for concealment, sleeping, urinating, or ambush in the case of more serious crimes such as burglary, robbery, sexual battery, etc.</p> <p>2.) Lighting (& cameras) must be strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.</p>			
10	1	BSO Anthony Russo 5/16/25 4:17 PM	<p>Comment</p> <p>A2. Natural Surveillance – Security Strengthening</p> <p>1.) Designated ADA access ramps (if any) are to utilize see through fence railing for improved natural surveillance. Purpose: Solid walls and/ or other raised/ elevated obstructive design element features such as walkways, promenades, ramps, whether ADA compliant or not, etc., are discouraged as they hinder visibility, may encourage trespassing & provide concealment for other types of criminal activity i.e.: loitering, vandalism (graffiti), narcotic use, ambush attack, etc., and result in higher maintenance costs.</p> <p>A3. Electronic Surveillance – Security Strengthening *** ATTENTION *** PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF’S OFFICE CPTED REVIEWER *** PRIOR *** TO PERMITTING. PLANNING AND INSTALLATION OF THE SURVEILLANCE MONITORING SYSTEM MUST INCLUDE FIELD INPUT FROM EXPERIENCED CPTED/ SECURITY STRENGTHENING LAW-ENFORCEMENT TO PROVIDE OPTIONS TO CONSIDER TO AID IN ENSURING OPTIMAL RESULTS.</p>			Unresolved



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			<p>1.) Required to meet § 115.26 - City of Pompano Beach BUSINESS SECURITY CODE: "... use security cameras to protect employees and the consumer public from robbery, burglary and other violent crimes."</p> <p>2.) Electronic surveillance cameras must be strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.</p> <p>3.) Surveillance Monitors depicting real time security camera views must be strategically located for maximum overlapping active and passive observation. Goal: Placement of monitors in strategic locations increases valuable surveillance and expedites reporting of suspicious or illegal activity including dangerous often critical incidents such as active killers, etc. Large monitors are recommended for optimal viewing. They should be placed strategically wherever they would receive the most viewing from personnel traffic such as at the front desk, lobbies, the managers' office, etc.</p> <p>4.) Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and up to the building perimeters.</p>			
11	1	BSO Anthony Russo 5/16/25 4:20 PM	<p>Comment B. Access Control – Security Strengthening</p> <p>1.) Wayfinding & Instructional Signage must be prominently displayed & posted where necessary. Examples of signage can include, but are not limited to: Main Entrance, Emergency Exit, Private Property, Restricted Access, Employees Only, No Admittance, No Trespassing, Visitor / Guest Parking, One Way Traffic, No Thru Traffic, Pedestrian Crossing, Hours of Operation, Rules & Regulations, Do Not Enter, Maximum Occupancy, Evacuation Route, etc.</p> <p>2.) For Commercial and Industrial: Install hard-wired burglar security alarms and safes at any commercial property, retail businesses and residential management offices, and/ or wherever valuables of any kind are stored such as cash, jewelry, electronic equipment such as computers, monitors, and any other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are frequently targets of theft, frauds, burglaries and robberies. Alarms must be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.</p> <p>3.) For Commercial including COMMERCIAL / INDUSTRIAL / RESIDENTIAL/ Hotels/ Retail / Multi-Family with Security/ Front Desk Receptionists / Hosts (if any): Areas designated for employee & customer transactions such as a reception desk, counter tops, podium, &/or bar must be designed with a clear boundary delineation &/or enclosure separating public from private areas. Examples would be appropriate signage and a physical barrier such as a door, or at least a stanchion with a chain or rope delineating the private non-public area as off-limits. Purpose: To deter the accidental or intentional trespass into a restricted area, to protect employees & to prevent unauthorized persons from gaining access to property, valuables, sensitive equipment, etc. Also, to signal an early alert to employees if someone unauthorized is attempting to breach the private non-public area so they can buy time to quickly get to safety and alert security/ police for help.</p>			Unresolved



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12	1	BSO Anthony Russo 5/16/25 4:21 PM	<p>Comment</p> <p>B1. Access Control – Security Strengthening for Dumpster Enclosures / Trash Rooms</p> <p>1.) To deter loitering by trespassers, illegal dumping and a concealment / ambush point for criminals, dumpster enclosures with rolling or swing gates, including those that also have a designated pedestrian entry passageway, must include all the following for both the swing and pedestrian gates:</p> <p>2.). A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and non-shielded padlock.</p> <p>3.) Bottom gate clearances must be 8” above the ground.</p> <p>Purpose: For viewing underneath to deter loitering and trespassing inside the enclosures, and to deter/ prevent the enclosure from being used as concealment/ ambush for a more serious crime such as a violent robbery, sexual assault/ battery, etc.</p> <p>4.) If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate which remains closed and locked except when in active use by authorized persons.</p> <p>5.) Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.</p> <p>6.) Dumpster areas must be secured with Access Control and video surveillance.</p> <p>7.) Enclosed trash rooms (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p>			Unresolved
13	1	BSO Anthony Russo 5/16/25 4:38 PM	<p>Comment</p> <p>B2. Access Control – Security Strengthening for Key Control & Management Offices</p> <p>1.) Any keys, key fobs, key card devices &/or similar devices that are stored on site must be secured with access control such as, but not limited to: Mechanical, Electronic Control, Biometric, etc. Electronic key signals can be cloned (copied) so keys must be stored in a signal blocking locked safe.</p> <p>2.) Key security office / room / key storage closet door must have an alarm and robust mechanical locking system.</p> <p>3.) A surveillance camera must monitor the office key storage area.</p> <p>4.) Management / Security Office door must have a security viewer (door scope / peephole) or reinforced security window.</p> <p>C. Territorial Reinforcements – Security Strengthening</p> <p>*** ATTENTION ***</p> <p>BSO NO TRESPASSING SIGNAGE IS TO BE COORDINATED WITH A BROWARD SHERIFF’S OFFICE</p> <p>CPTD REVIEWER *** PRIOR *** TO PERMENANT PLACEMENT OF THE SIGNS. THIS IS TO ENSURE</p>			Unresolved



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			<p>OPTIMAL RESULTS.</p> <p>1.) Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.</p> <p>2.) Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East, and West. Please note additional signage may be necessary depending on the size & layout of your development.</p> <p>C1. Security Strengthening – Parking Lots / Parking Garages / Covered Parking</p> <p>1.) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.</p> <p>2.) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.</p> <p>3.) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.</p> <p>4.) Install convex security mirrors to increase visibility around blind corners, ramps & any points of intersection between vehicle lanes of travel & pedestrian pathways.</p>			
14	1	BSO Anthony Russo 5/16/25 4:57 PM	<p>Comment</p> <p>D. Maintenance & Management – Security Strengthening</p> <p>1.) For Commercial including COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ Hotels/ Multi-Family / Offices, etc. with Security/ Front Desk Receptionists / Hosts (if any): Install a fixed concealed silent panic duress alarm at main entrance AND a provide a portable activator for redundancy in the event the fixed alarm is compromised due to the fixed alarm post being vacant, or for any serious incident such as an active killer or other emergency. Additional portable duress alarm activators must be provided to employees that are assigned to work on the exterior of business such as drive-thru lanes, curbside service, exterior dining, maintenance, etc.</p> <p>2.) Ensure all publicly accessible exterior electrical power outlets have a lockable metal cover AND easily accessible secure internal cutoff switch.</p> <p>Goal: To deter theft of utility services & deny use by potential trespassers, unauthorized users, 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.</p> <p>3.) Costly equipment such as ground floor exterior air conditioning units (if any) must be firmly secured in place to deter theft. Options to consider are Metal Strap Tie Downs, Secured Enclosures &/or Sensor Equipment, etc. Serial numbers & photos of such equipment must be stored & readily available for possible criminal or property damage reports.</p> <p>4.) Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft, or</p>			Unresolved



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			<p>misuse of any kind. Only use fire code approved security systems / mechanisms.</p> <p>5.) The number address signage must be unobstructed by landscaping or external features, provide good color contrast, be visible from the roadway & preferably be reflective for instant recognition by law enforcement & EMS when responding to emergency calls for service.</p> <p>E. Activity Support – Security Strengthening</p> <p>1.) Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.</p> <p>2.) If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. If Wi-Fi is offered as a complimentary service by a business, then it should be disabled when the business is closed to the public. Purpose: An open Wi-Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.</p> <p>3.) Exterior bench seating (if any) for public use should be CPTED orientated to include spacers / dividers / arm rests or preferably use a single seat design. Purpose: To deter unintended excessive loitering, trespassing, lying down, sleeping, etc thereby depriving legitimate users to ability to utilize the designated seating.</p> <p>3.) Public, Visitor &/or Common Use Restrooms, Storage Rooms Locker Rooms, Saunas (if any) must be equipped with either constant lighting &/or a secured motion sensor lighting system that will provide immediate illumination upon entry.</p>			
15	1	BSO Anthony Russo 5/16/25 5:00 PM	<p>Comment ***Note***</p> <p>For DRC Comment Responses Letters, Please Issue Responses in the Affirmative such as Will Comply or Will Be Done. Comment Responses such as Acknowledged, Understood or Noted are ambiguous & do not clarify compliance.</p> <p>Additionally, the author of your CPTED & Security Strengthening Plan should provide their name & contact information on the CPTED Narrative Document. This would help to expedite any necessary communication for the approval process.</p> <p>***Important Please Read***</p> <p>The CPTED Narrative & the CPTED Drawing Diagram should be synonymous. Please incorporate all the above stated CPTED & Security Strengthening measures onto your existing CPTED Drawing Diagram & CPTED Narrative Document when re-submitting into the Pompano ePlan.</p>			Condition
16	1	ZONING Pamela Stanton 5/21/25 1:22 PM	<p>Comment</p> <p>For the next submittal, the duplicate files in the Drawings folder must be compiled so that the subsequent submittals are versioned over the previous submittals to alleviate multiple files of the same drawing with different file names.</p>			Unresolved



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17	1	ZONING Pamela Stanton 5/21/25 1:22 PM	Comment A Unity of Title is required for 956 and 980 SW 12 Ave prior to building permit approval.			Unresolved
18	1	ZONING Pamela Stanton 5/21/25 1:22 PM	Comment Clarify the purpose of the Pedestrian & Vehicular Ingress & Egress Easement shown on the survey and multiple drawings. The easement is located on the property to the south at 1000 SW 12 Ave and appears to serve the property at 1040 SW 10 Ave. If the easement is to remain with the intent to provide cross-access to and from other properties onto and through 980 SW 12 Ave, an additional easement is needed to cover the ingress/egress path on 980 SW 12 Ave.			Unresolved
19	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Clarify whether the proposed paved area is intended for outdoor storage, fleet parking, or other uses. Label the area.			Unresolved
20	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Landscaped islands shall be provided at a spacing no greater than one every ten parking spaces. The site plan depicts a row of 12 parking spaces, which requires an intermediate landscape island, pursuant to Section 155.5203.D.4.b.			Unresolved
21	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment For lots of 100 feet in width, a 5-foot-wide landscape strip is required between the vehicular use area and the east property line, pursuant to Section 155.5203.D.3.			Unresolved
22	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Continuous curbing is required in the vehicular use area. Show the continuous curb on the site plan.			Unresolved
23	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Parking spaces are required to be double-striped in accordance with City Engineering Standard 300-3.			Unresolved
24	1	ZONING Pamela Stanton 5/21/25 1:23 PM	Comment Clarify whether the patterned area at 956 SW 12 Ave labeled "CONCRETE PAVEMENT" will remain or be removed. The Demolition Plan with Hatch Legend shows the symbol for EXISTING CONCRETE TO REMAIN as closely resembling the symbol for EXISTING CONCRETE TO BE REMOVED, and the difference between the two symbols is not discernible on the drawing.			Unresolved
25	1	ZONING Pamela Stanton 5/21/25 1:24 PM	Comment The Truck Exhibit does not show truck movement within the site, in the areas of the proposed improvements. Show how a truck or other large vehicle will maneuver into and out of a 55' x 14' space within the paved area.			Unresolved
26	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 1. The properties will need to be unified to support proposed parking / outdoor storage, revise and resubmit.			Unresolved
27	1	LANDSCAPE REVIEW	Comment 2. Submittal appears to be incomplete and partial in nature, please help staff by clarifying the adjoining property and how it plays into this proposal.			Unresolved



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		Wade Collum 5/21/25 1:57 PM				
28	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 3. There are repeat landscape and associated landscape plan sheets x 3 in the system. Please consolidate and remove repeat plans so that submittal is accurate.			Unresolved
29	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:57 PM	Comment 4. Submittal seems to include outdoor storage. Please clarify and note on the plans as such.			Unresolved
30	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 5. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8’ wide and contain trees, sod and irrigation.			Unresolved
31	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 6. As per 155.5203.B.2.g.i.B. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet and the length of the stall.			Unresolved
32	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 7. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.			Unresolved
33	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 8. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.			Unresolved
34	1	LANDSCAPE REVIEW Wade Collum 5/21/25 1:58 PM	Comment 9. Provide 10’ perimeter landscaping strip requirements around entire property as per 155.5203.D., including sod, shrubs, trees, and irrigation along the east side of the ingress / egress easement.			Unresolved
35	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 10. This property falls under the retro-active landscape requirement for the existing building / parcel. Please submit a professional, scaled site plan with retro-active landscape requirements illustrated as stated in (155.5203 A2a, 155.5301 A1b, 155.5301 C1b).			Unresolved
36	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 11. This may be including Outdoor Storage requirements as per 155.4228.A. or 155.4303.W.			Unresolved
37	1	LANDSCAPE REVIEW	Comment 12. Correct planting detail to reflect the planting hole be 2 ½ – 3 times the size of the root ball to more closely mirror industry best management practices.			Unresolved



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		Wade Collum 5/21/25 2:00 PM				
38	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:00 PM	Comment 13. If trees are to be containerized specify that the root ball will be shaved at the periphery to remove all circling roots.			Unresolved
39	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:01 PM	Comment 14. Please provide a detailed comment response sheet as to specifically how comments have been addressed at time of resubmittal.			Unresolved
40	1	LANDSCAPE REVIEW Wade Collum 5/21/25 2:01 PM	Comment 15. Additional comments may be rendered a time of resubmittal.			Unresolved
41	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	Comment 1. Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.			Info Only
42	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	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.			Condition
43	1	UTILITIES Nathaniel Watson 5/21/25 7:10 PM	Comment 3. Please follow best management practices for sedimentation and erosion control of on-site and off-site storm systems, as indicated in C-006.5 construction details.			Info Only
44	1	UTILITIES Nathaniel Watson 5/21/25 7:11 PM	Comment 4. Please attach the following City Engineering Standard detail as it applies: 106-1 Backflow Preventer.			Unresolved
45	1	UTILITIES Nathaniel Watson 5/21/25 7:13 PM	Comment 5. Please submit a sedimentation and erosion control plan.			Unresolved
46	1	PLANNING Max Wemyss 5/22/25 9:01 AM	Comment Land use for this parcel is Industrial (I). The proposed use listed in the narrative suggests that this is overflow parking to accommodate industrial fleet vehicles. While a parking lot for an industrial tenant is permitted, the properties will have to be unified to do so.			Unresolved
47	1	PLANNING Max Wemyss 5/22/25 9:01 AM	Comment The property is not platted. However, the scope of work appears exempt from platting requirements. The applicant may obtain a Platting Determination Letter from the Broward County Planning Council for confirmation.			Unresolved



Plan Review - Review Comments Report

Project Name: **PZ25-12000010**

Workflow Started: **4/1/2025 2:29:03 PM**

Report Generated: **05/22/2025 10:13 AM**

48	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment The property is abuts South Andrews Ave / SW 12 Ave as well as a Vehicular/Pedestrian Access Easement (Instruments 115492346, 116714543 BCR). The survey indicates that there is an existing 100 feet total right-of-way (50 feet to center line for Andrews) and that the Easement is 24 feet wide.			Info Only
49	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment Andrews Ave is provided on the Broward County Trafficways Plan where it requires 106 feet of ROW (53 feet to Centerline). A 3 foot dedication will be required for Andrews Ave frontage.			Unresolved
50	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment It appears that a connection to the cross access easement is desired. Provide the easement through the unified property, connecting back to Public ROW (Andrews Ave) or remove the connections provided on the Site Plan.			Unresolved
51	1	PLANNING Max Wemyss 5/22/25 9:02 AM	Comment The city has sufficient water and wastewater treatment capacity to accommodate the proposal.			Info Only

END OF COMMENTS.

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).

