

# DRC

PZ23-12000032

08/07/2024



June 20, 2024

Pompano Beach File #: LN-525

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 17, 2024

## NEW TURN LANE & ENTRY

<b>Request:</b>	Minor Site Plan
<b>P&amp;Z#</b>	23-12000032
<b>Owner:</b>	Oldcastle APG South Inc
<b>Project Location:</b>	1200 NW 18 <sup>th</sup> Street
<b>Folio Number:</b>	484227480010
<b>Land Use Designation:</b>	I (Industrial)
<b>Zoning District:</b>	I-1 (General Industrial)
<b>Commission District:</b>	4 (Beverly Perkins)
<b>Agent:</b>	John Tice (jtice@galloherbert.com)
<b>Project Planner:</b>	Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

## Summary:

The applicant is requesting a Minor Site Plan approval for the construction of a new vehicular access from Andres Avenue to the property. The proposed driveway will be connected to the existing paved truck circulation. Also, a new pedestrian access will be provided and additional landscaping will be added. The project does not include any building addition or alteration.

## Staff Conditions:

### PLANNING

Max Wemyss | [max.wemyss@copbfl.com](mailto:max.wemyss@copbfl.com) <<mailto:max.wemyss@copbfl.com>>

Status: Authorized with Conditions

1. Land use for this parcel is Industrial (I), and the proposed use is permitted in the land use category.
2. Planning has no objections to the proposed turn lane & entry.
3. The city has sufficient capacity to accommodate the proposal.

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Provide a written response to all comments issued.

1. Add the following note to the Site Plan: Gates must be open during hours of operation.

**Response: Note that gates are open during hours of operation are on sheet AS-1.1.**

2. Revise Sec. 155.5101.F.2. *Developer Responsibility for Street Improvements* and Sec. 155.5101.I.1.b *Sidewalks Required* - These provisions of the Code require to provide sidewalks along the frontages of the property. Revise and comply. The sidewalks must be 5 feet wide minimum, as required by Sec. 155.5101.I.3.a *General Walkway Standard*.

**Response: Sidewalk exists along the full length of the site on Andrews Avenue. Per DRC meeting this is sufficient.**

3. Provide a landscaping plan showing the existing (1966 Landscape plan) and the proposed landscaping areas, showing the entire parcel.

**Response: Original Landscape plans provided.**

4. Sec. 155.5302.D *Vehicular Use Area Landscaping*, requires to provide landscaping on all vehicular use areas. Furnish the require calculations and illustrate in the proposed landscaping plan as needed.

**Response: Landscape plans propose a major and very substantial increase in new and replacement landscape material. See Landscape plans for code requirements etc.**

5. The applicant must comply with all the standards established for an improvement of the property, which include the compliance with previous approvals and compliance with the current Code requirements. Therefore, it is necessary to address and improve the conditions of the existing interior landscaping. Sec. 155.5203.D.4. - *Interior Landscaping Standards* requires the provision of the vehicle used area footage calculation, and at least 15% of the area shall be provided and maintained landscaping as per the standards listed.

**Response: New Landscape plan scope is significant and it is the intention to satisfy all concerns and bring substantial improvement to the property. Our Landscape Architect is working closely with the Urban Forestry Division to this end.**

6. The Code section listed previously requires also the provision of landscaping medians when the median is at least eight feet wide. The proposed painted median at the proposed access driveway is ten feet wide. Revise and comply.

**Response: Not applicable to this scope.**

7. Sec. 155.5203.E Building Base planting required the provision of landscaping shrubs along the base of the buildings. Revise and comply.

**Response: Not applicable to this scope because there is no new work that affects existing base building planting.**

8. Provide the Type C buffers as required by Sec. 155.5303 - Perimeter Buffers and Table 155.5203.F.3 Required Buffer Types and Standards. Add notes to the landscaping plan showing the required buffer and describe according to the option selected.

**Response: See landscape Plans.**

9. All existing barb wire of the perimeter fence must be removed.

**Response: All barbed wired at perimeter fence is to be removed. New fence is 8 foot high vinyl.**

10. The scope of work area shown on the landscaping, irrigation plan is extending to the right-of-way. Revise it, the scope of work area shall be limited to the property line.

**Response: All new landscape scope is within the property limits with sod as the only exception.**

**LANDSCAPE**Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com) <<mailto:wade.collum@copbfl.com>>

Status: Pending Resubmit

1. Thank you for the comment response sheet.
2. Previous site plan submittal under #18-12000046
3. Provide a copy of the approved landscape plan of record for this parcel. Please overlay the new landscape plan over the previously approved to memorialize the additions and so that there is one complete plan for the parcel  
KWD: Document was emailed and discussed with Wade Collum on May 13, 2024. No additional information required.
4. Staff is unclear on where the new proposed entrance connects to the parking area.  
KWD: Area of Work line updated for clarity. See all plan sheets.
5. Landscape plan only shows the entrance in part, complete landscape requirements until the driveway meets up with the areas previously approved  
KWD: Area of Work line updated for clarity. See all plan sheets.
6. Pursuant to Code Section 155.5203.F.3: Provide a perimeter type C Buffer on the (north, south, east, west) property lines for this site in accordance with the referenced code sections. It appears that the no trees are proposed outside of the fence per the code section and staff could not locate the cross section detail to verify.  
KWD: Landscape plans have been updated and provided trees on both sides of the fence. See all plan sheets.
7. Provide a detail on the Landscape Plan or Landscape Notes/Details Plan for the type C buffer on the (north, south, east, west) property lines, and label whether it's option one or option two. Please provide a cross section detail showing the opaque masonry wall with trees on both sides.  
KWD: Type C Buffer detail added on sheet 009.9-1 L-9.
8. Provide VUA requirements as per 155.5203.D along both sides of new entrance road, large canopy trees @ 1:40'. Until it meets up with previously approved site plan /landscape areas to match scope of work delineated on site plan and civils. All plans must match.  
KWD: Trees have been provided on both sides of the new entrance road and spacing to be @1:40' on center.
9. Provide Street Trees at 1:40' as per 155.5203.G.2.c. for the length of Andrews Ave. there does not appear to be street trees provided, please bold or highlight how the proposed trees meet the requirement  
KWD: Label and Bold Circle around canopy trees indicating provided street tree count.
10. Show sod and irrigation for the ROW in this area and a minimum of 10' in from edge sidewalk. Show sod on the plan and in the plant list.  
KWD: Sod label on all plan sheets and provided in the plant list sheet 009.9-1 L-9.
11. Provide VUA requirements as per 155.5203.D along west side of parking area which is now currently being used as Outdoor storage.  
KWD: Site plan has been modified to remove existing parking spaces.
12. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating. Please NOTE; a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap.

KWD: Irrigation Plans provided. Note provided under 1.5 Coordination. See sheet 009.9.1 L-10.

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13. Change out Sky Climber Live Oak to regular seedling Live Oak Quercus virginiana - no cultivars.

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KWD: Live Oaks updated – no cultivars.

14. Remove gallon size form all proposed plant material.

KWD: Gallon size removed.

15. Provide a plant list on every sheet please.

KWD: Plant list provided on plan sheets.

16. Remove note referencing 3:1 palms for canopy trees.

KWD: note removed.

17. Provide soil specifications in percentage form.

KWD: See sheet 009.9.1 L-10 under 2.3 planting Soil

18. Landscaped data table reverences south property line but plans do not reflect that, clarify.

KWD: Landscape data pertaining to south property line omitted from table and not in Area of Work.

19. All tree work will require permitting by a registered Broward County Tree Trimmer.

KWD: noted.

20. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

KWD: provided.

21. Additional comments may be rendered at the time of resubmittal.

KWD: understood.

#### FIRE DEPARTMENT

Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com) <<mailto:jim.galloway@copbfl.com>>

Status: Authorized with Conditions

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.

#### ENGINEERING DEPARTMENT

David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com) <<mailto:david.mcgirr@copbfl.com>>

Status: Authorized with Conditions

1. 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.
2. Submit / upload a copy of the Broward County Traffic Engineering Division permit or exemption for the proposed off-site pavement marking and traffic signage plan.
3. Prior to the approval of the City Engineering Division, the City's Planning and Zoning Division must approve these plans.
4. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements.
5. Submit / upload a City Engineering permit application at time of permit.
6. Submit / upload the 2022 City Engineering standard details for the proposed off-site road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.
7. Submit / upload a sediment and erosion control plan for the subject project.

8. Plan sheet 009 1.3 1-4 Irr. Is the 2" water meter proposed or existing? Please note on plan.

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

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

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

#### UTILITIES

Nathaniel Watson | [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

Status:

#### CRA

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

Status: Authorized

The CRA has no objections to the addition of a turn lane and entry.

#### BSO

Anthony Russo | [Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org) <[mailto:Anthony\\_Russo@sheriff.org](mailto:Anthony_Russo@sheriff.org)>

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Status: Authorized

#### A. \*\*\* CPTED / SECURITY CONSULTANT \*\*\*

The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

#### B. \*\*\* DISCLAIMER \*\*\*

SAFETY AND SECURITY REVIEWS do 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, threats, breaches, or liabilities that might occur without any review.

#### C. \*\*\* 155.2407.E.9., SITE PLAN REVIEW STANDARDS \*\*\*

"... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS..." THIS REQUIRES BOTH SECURITY STRENGTHENING & CPTED TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

#### D. \*\*\*Broward Sheriff's Office No Trespassing Program\*\*\*

Please note that participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

#### \*\*NOTE\*\*

Per DRC Comment Response Letter dated 03/24/24 for the previous DRC submittal:

"Responses to CPTED comments initialed by Mr. Jim Bird, Project Manager, Oldcastle Coastal."

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 storm water 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 expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status.

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.

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.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. It is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

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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. 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).

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.

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.

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 construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

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.

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 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

Thank you for working with us on this project and we look forward to next steps.



John E. Tice  
Architect, ar14771  
Vice President, GHA