



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-16

Development Review Committee

Meeting Date: October 21, 2020

POMPANO FIRE STATION 103 FLEX

Request: Commercial Flex
P&Z# 20-05000004
Owner: Whitney LLC, 40th Street LLC, Clermont Realty LLC & Newtown Hall, LLC
Project Location: 3500 NE 16th Terrace
Folio Number: 484224190060
Land Use Designation: CF
Zoning District: CF
Commission District: 2
Agent: Christina Bilenki (561-405-3323)
Project Planner: Jean Dolan (954-786-4045)/ jean.dolan@copbfl.com

Summary:

The Applicant is requesting a commercial flex application to allow neighborhood commercial uses (office) in a residential land use category. The site is undergoing a concurrent local LUPA to change the underlying land use from CF (on the City's Plan) to Residential (which is already the designation on the County's Plan). The commercial flex will be applied to the residential land use to allow for commercial uses, limited to those allowed in the B-1 category, and further limited to the existing building and site configuration as amended to accommodate this request.

Staff Conditions:

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review complete pending Development Order

Comments:

1. The "Overall Conceptual Site Plan" (Sheet C-03) still appears to just be a survey. Please add the buffer details and make this a conceptual site plan with your P&Z submittal as previously requested. This would involve a combination of your landscape plans and the site survey to show how the property will look once the improvements and access from the east and the required compatibility buffer on the west are in place. Include a note on the conceptual site plan that states "uses in the building will be limited to uses allowed in the B-1 Zoning District".

2. As included in the first set of comments, remember to address how garbage pickup will be accommodated in the conceptual plan.

ENGINEERING DEPARTMENT

Plan Reviewer David McGirr, david.mcgirr@copbfl.com

Status: Review complete, no objections

Comments: No comments 6-24-20. No comments 9-24-20.

FIRE DEPARTMENT

Plan Reviewer: James Galloway, james.galloway@copbfl.com

Status: Review complete, pending Development Order

Comments: No change in comments from previous submittal:

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 Carpelo Jeobaom, carpelo.jeobaom@copbfl.com

Status: Review complete, pending Development Order

Comments: No change in comments from previous submittal.
07.07.2020

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 b 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.

BSO

Plan Reviewer Scott Longo, scott_longo@sheriff.org

Status: Review complete, pending Development Order

Comments: No change in comments from previous submittal:

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.

CRA

Plan Reviewer

Status

Comments: The project location is not within a CRA.

UTILITIES

Plan Reviewer Nathaniel Watson, Nathaniel.watson@copbfl.com

Status: Review complete, no objections.

Comments: No change in comments from previous submittal.
7-7-2020

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and DRC development review process.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested FLEX REQUEST approval.

DRC

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum, wade.collum@copbfl.com

Status: Review complete, pending Development Order

Comments

Please provide a conceptual site plan which shows the landscaping proposed.

Provide a Type B buffer per the Residential Compatibility requirements.

Close off the west entrance into the residential neighborhood and provide irrigation, sod, trees and landscaping along NE 16th.

ZONING

Plan Reviewer: Max Wemyss | max.wemyss@cobfl.com <<mailto:max.wemyss@cobfl.com>>

Status: Review Complete Pending Development Order

Comments:

Flex application for Commercial SF on Residential Land Use accompanied by application to rezone from CF to B-1, per staff recommendation, to accommodate a professional office associated with the adjacent commercial development.

Be advised of the following:

Site Development will be limited to Conceptual Plan per Flex Ordinance.

For commercial developments, the number of vehicular access points along a street shall be minimized as necessary to protect the function, safety, and efficiency of travel on the street and any associated bikeways and sidewalks. (Section 155.5101.G.3.b)

- Staff requests limiting access to the greatest extent possible. If the site cannot be unified with the adjacent site, a shared access agreement will be required. This will allow the access to NE 16th Terrace to be permanently closed, if feasible.

Commercial development abutting residential uses must comply with Residential Compatibility Standards (Section 155.5604), intended to:

1. Provide effective transitions between single-family residential uses and more intense uses;
2. Protect the character of existing single-family residential development from negative impacts resulting from more intense adjacent forms of development;
3. Limit the excessive consumption of available land through the utilization of large vegetated buffers in favor of development form and design treatments;
4. Limit interruptions in vehicular and pedestrian connections created by efforts to segregate uses; and
5. Establish or maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.

Commercial development abutting residential uses must provide a Type B Buffer (Section 155.5203.F.3) that is a minimum 10' wide containing a wall or fence, trees and hedges, as defined in that section.

Note: Chain Link is not a permitted material within 15 feet of a right-of-way.

Note: Is the dumpster necessary for the proposed use alone or, if unified with adjacent development, is there a more suitable location for the dumpster. How will this dumpster function with limited access to the site?

Prior to Planning and Zoning Board consideration, provide/amend the conceptual plan for the site to show compliance with the above requirements.

The scope of work proposed to modify the site may not require Site Plan approval prior to building permit issuance for changes in site features/circulation/landscaping. The improvements associated with the Flex Conceptual Plan will be required prior to the approval of any commercial use (Zoning Use Certificate/Business Tax Receipt) within the structure.

SOLID WASTE AND RECYCLING

Plan Reviewer Beth Dubow, beth.dubow@copbfl.com

Status: Review complete, pending Development Order

Comments: No change in comments from previous submittal:

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).