



Legislation Text

File #: LN-591, Version: 1

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 17, 2024

**WATER & WASTEWATER SERVICES WAREHOUSE IMPROVEMENTS**

**Request:** Minor Site Plan  
**P&Z#** 24-12000004  
**Owner:** Broward County Board of County Commissioners  
**Project Location:** 2555 W Copans Rd  
**Folio Number:** 484228070030  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Sheff Devier (sdevier@saltzmichelson.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

**Summary:**

The applicant is requesting Minor Site Plan approval for the renovation of a physically “existing” area that is being renovated to include a new concrete curbing, 8’ high chain link fence with barbed wire, land bridge access and new catch basin.

**Staff Conditions:**

**PLANNING**

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

Status: Pending Resubmittal

Narrative provides a broader scope of work than is demonstrated on the plans.  
 Survey is limited to a small portion of the overall site planned property.  
 Site Plan is limited to same small portion of the overall site planned property.  
 The property boundaries have changed since prior site plan. The portion of the site that is not site planned appears to be used for outdoor storage, in addition to the portion that is proposed to be site planned with this application.  
 Site Circulation and Access appears modified from prior site plan.

The property is Platted "Broward County Plat No 1" without restrictions on use. No additional dedications are required. There are no concurrency or water/wastewater treatment capacity concerns with the application. Land Use is Industrial (I) and permits the specified activity. May be further restricted by Zoning.

## **ZONING**

Reviewer: Saul Umana | [saul.umana@copbfl.com](mailto:saul.umana@copbfl.com) <<mailto:saul.umana@copbfl.com>>

Status: Pending Resubmittal

1. Survey and Site Plan only show limited scope of work to the north. However, property boundaries of this area have changed from the existing site plan approval. The pipe yard connects to the area of the north via new circulation previously not shown on the area,
2. There appear to not be any outdoor storage use approvals for this site nor permits for the existing pipe yard. Outdoor Storage in the I-I district is subject to Special Exception approval per Section 155.4228 as a principle use. Outdoor Storage, as an accessory use, is permitted without special exemption subject to the b. The total area of outdoor storage areas shall not exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot. However, the area to the north appears to function as an outdoor storage area. The calculation would include all areas being used for outdoor storage.
3. Outdoor Storage (as a principle or accessory) requires the installation of Landscaping Buffers. Outdoor storage as a principal use shall comply the following standards:
  - a. Perimeter buffer and screening standards
    - i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
    - ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.
4. The approval of CPTED Waiver is required for the gate with barbed wired. Barbed wire is prohibited,
5. Provide update landscaping and site plans showing all required landscaping elements. Site Plan should include all zoning data for the I-1 district.
6. For the pipe yard, show location of where the pipes will be store and show the vehicular use areas within the outdoor storage.

## **LANDSCAPING**

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

1. Provided landscape plans appear to be for the balance of the site and the area proposed is not included.
2. There appears to be a large amount of required trees missing from the site, are there any plans to remediate this?
3. All tree work will require permitting by a registered Broward County Tree Trimmer.
4. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
5. Additional comments may be rendered a time of resubmittal.

## **FIRE**

Reviewer : 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**

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

Status: Authorized <<mailto:david.mcgirr@copbfl.com>> with Conditions

3-21-24

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

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.

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**

**\*\*No Comments Rendered At this Time of Submittal\*\***

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

### **BSO**

**Plan Reviewer: Anthony Russo** | [anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org) <[mailto:anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)>

**Status: Authorized with Conditions**

Development Review Committee

Date Reviewed: 04/09/24

Subject: CPTED and Security Strengthening Report: PZ#: 24-12000004

Name: Water & Wastewater Services Warehouse Improvements

Address / Folio: 2555 W. Copans Rd., Pompano Beach, FL

Type: Minor Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

[anthony\\_russo@sheriff.org](mailto:anthony_russo@sheriff.org)

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**\*\*\* ATTENTION \*\*\***

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

**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. \*\*\* CPTED & SECURITY STRENGTHENING \*\*\***

CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. \*\*\*

**D. \*\*\* 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.

**E. \*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\***

Note: If EITHER the SECURITY STRENGTHENING AND CPTED Drawing OR Narrative Plans are a resubmittal, you may include ‘comment responses’ to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans. DO NOT JUST SAY “ACKNOWLEDGED.!” Clearly stating “WILL COMPLY,” with a detailed description of HOW it will comply is required.

F. \*\*\*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.

Please advise if any other property that will be stored in the pipe yard.

## **BUILDING**

**Plan Reviewer:** Todd Stricker | [todd.stricker@copbfl.com](mailto:todd.stricker@copbfl.com) <<mailto:todd.stricker@copbfl.com>>

Status: Authorized with Conditions

BLDG 3-21-24

### 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

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 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 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. 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 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.