



Legislation Text

File #: LN-61, **Version:** 1

Development Review Committee
Meeting Date: January 6, 2021

POMpano BUSINESS CENTER BUILDING 1

Request: Minor Site Plan
P&Z# 20-12000045
Owner: CLPF-Pompano Center, LLC
Project Location: 1901 NW 25th Ave
Folio Number: 484221100150
Land Use Designation: I
Zoning District: I-1/ PCI
Commission District: 4
Agent: Allan Hendricks (561-392-1991)
Project Planner: Pamela Stanton (954-786-5561) / Pamela.Stanton@copbfl.com

Summary:

The proposed project includes the construction of an additional vehicular use area with oversized parking spaces (36.5' x 11') for trucks. A row of existing parking spaces will be removed to accommodate the new parking area. The plans also depict a new retention area. The complete scope of work must be verified by the applicant.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester, daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>

Status: Review Complete Pending Development Order

- The property is platted (Paramount Park Plat; ORB 156 Pg 26). The plat restricts the development to 2,000,000 square feet of industrial use, on several parcels. The site plan indicates no expansion or building additions, but rather an additional parking area.
- The survey, included with the submittal, does not reference the ORB (30036/ 1185) for the abandonment of NW 20th Street (Broward County Resolution 1999-1460).
- Land use for this parcel is Industrial, the zoning is I-1/PCI (General Industrial / Planned Commercial Industrial Overlay). The expansion to the parking area is an approved accessory use, in this zoning district.
- The city has sufficient capacity to accommodate the proposal.
- The property is accessed from NW 25th Avenue. NW 25th Avenue is within a non-residential zoning district, not specifically listed in the Trafficways Plan or Code of Ordinances (100.01 Minimum right-of-way). The 60 feet provided on NW 25th Avenue is sufficient.
- The property does not abut any right-of-way identified on the Broward County Trafficways Plan.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr, david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

Status: Review Complete 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, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
2. Submit a City Engineering Division permit application for the proposed on-site paving and curbing, (At time of permitting)
3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway, jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Status: Review Complete Pending Development Order

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: James DeMars, james.demars@copbfl.com <<mailto:james.demars@copbfl.com>>

Status: Review Complete Pending Development Order

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.

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.

BSO

Plan Reviewer: Scott Longo scott_longo@sheriff.org <mailto:scott_longo@sheriff.org>

Status: Review Complete Pending Development Order

Disclaimer:

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.

CPTED Landscaping Standards

2A: Natural Surveillance

- a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.
- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

CRA

Plan Reviewer:

Status:

Comments not available as of 12/23/2020.

UTILITIES

Plan Reviewer: Nathaniel Watson, nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status: Review Complete Pending Development Order

- 1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
- 2. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.
- 3. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
- 4. Broward County Water/Sewer service area.

LANDSCAPE REVIEW

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

Status: Review Complete Resubmittal Required

1. It appears that trees are missing from the site and work area. Site will minimally have to meet the intent of the original approved plan
2. Submit original landscape plans for the site, OR, provide verification that submitted plans are a verifiable copy of such and provide original permit #.
3. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5
4. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey.in accordance with Code Section 155.2411, and Part 5.
5. Provide the dollar value and DBH of trees removed vs. the dollar value and caliper of trees replaced.
6. Provide approvals from Broward County Surface Water Management for altering retention area.
7. Landscape and site plans should match irrigation plans as to scope of work.
8. Clarify the trucks proposed to use this area and verify detail reflects as such as it relates to stall depth and overhang.
9. Area of proposed work or work scope is not the same on all plans. It appears that work on the south portion adjoin retention area is also proposed. Clarify, correct and include in scope.
10. Site plan and PD1 does not match PD2 and PD3, all plans must match.
11. What is covered area on SW corner of building shown on new plan but not original plan. Provide permit #'s and approval for this.
12. Provide dimensions onsite plan please.
13. Survey showing trees does not seem to mesh with landscape plans as to existing vs proposed.
14. Why do tree counts go down on LP3, the site should minimally meet the original plan as it relates to tree counts and design. Provide a plant list for new area and material along with the overall.
15. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.
16. New Oaks don not appear to be shown on plant list.
17. Show sod on the plans and in the plant list.
18. Provide soil specifications.
19. Bubblers will be provided for all new and relocated trees and palms. It is recommended to provide bubblers for all new tree installations until establishment.
20. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree.
21. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
22. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
23. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree (s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
24. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site.
25. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.
26. All tree work will require permitting by a registered Broward County Tree Trimmer.
27. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
28. Additional comments may be rendered a time of resubmittal.

ZONING

Plan Reviewer: Pamela Stanton, pamela.stanton@copbfl.com <<mailto:pamela.stanton@copbfl.com>>

Status: Review Complete Pending Development Order

1. Provide written responses to each DRC comment.
2. Revise the Site Data table on the site plan. The square footage for the Concrete Truck Court (Proposed) is shown in the Existing column.
3. Verify light pole locations. The photometric plan depicts two lighting locations in the paved area of the proposed parking lot and the Luminaire Schedule indicates that those two luminaires are mounted on existing poles.
4. The landscape median between the proposed truck parking area and the existing parking area must be a minimum of eight feet wide, exclusive of the truck overhang. The median must have canopy trees spaced no more than 40 feet apart, a continuous hedge, and grass or groundcover throughout the remaining area of the median. The plan shows the truck overhang of approximately 8 feet, leaving less than the required 8 feet for the required landscaping. Revise the plans to provide the required clear width of the landscape median.
5. Verify the scope of work that is proposed on this application. It appears that additional work is proposed outside of the delineated "AREA OF WORK" that is shown on SP-1, such as a new retention area that is included on the civil plans, interior renovation plans, and additional irrigation on the irrigation plan.

SOLID WASTE

Plan Reviewer: Beth Dubow, beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>

Status: Review Complete Pending Development Order

REVIEW COMPLETE; NO OBJECTIONS

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

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).