



Legislation Text

File #: LN-91, **Version:** 1

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: APRIL 7, 2021

DP DEVELOPMENT SITE PLAN

Request:	Minor Site Plan
P&Z#	20-12000041
Owner:	DP Development of Pompano, LLC
Project Location:	2240 NW 22 Street
Folio Number:	484228100100
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4
Agent:	John Flynn (954-558-9628)
Project Planner:	Matt Edge (954-786-5554)

Summary:

The applicant is requesting MINOR SITE PLAN approval in order to establish a new contractor's storage yard.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

Status: Review Complete Pending Development Order

- The recorded plat uploaded with this submittal ("Power Park" - PB 112, Pg 45), does not include any plat note restrictions for this parcel.
- Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). The proposed use (contractor's storage yard) is in generally compatible with the land use/zoning, but must adhere to all applicable development & zoning regulations.
- The property is accessed from NW 22nd Street, which 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 is sufficient.
- The property does not abut any right-of-way identified on the Broward County Trafficways Plan.
- The city has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | 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. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1

Please provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

**** 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.****

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Review Complete Resubmittal Required

- () Fire apparatus access roads; Minimum 20ft wide, edge of roadway no closer than 10ft off and no further than 30 feet to buildings. All turns must meet minimum clear turning radius of 30ft inside and 50ft outside. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons. All Fire hydrants and exterior fire protection devices need to be accessible from this fire lane. (Florida Fire Prevention Code 7th ed, NFPA 1 2018ed Chapter 18)
- () Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2018ed Chapter 18)
- () Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.
- () Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.
- () Submit to Fire Prevention for review and approval a site plan layout of the outdoor storage area. Include commodities, method and height of storage (Maximum height for outdoor storage as per Florida Fire Prevention Code is 20 feet), fire department access and water supply to the site before area use. (Refer to Florida Fire Prevention Code 7th Edition, NFPA 1, Chapter 10 Section 10.16 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)

BUILDING DIVISION

Plan Reviewer: James DeMars | 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.

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 with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A) (7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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. 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.

3. 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.

BSO

Plan Reviewer: Scott Longo | 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

- 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.

CPTED Lighting Standards

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control
 - a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry.
 - b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance.
 - c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

d. Do not block the Natural Surveillance benefit of ‘see-through’ fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2’ to 2.5’ feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial and management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices.

Parking Garage & Lot, and Adjacent Access Perimeters:

- a. Parking lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- b. parking lot Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assaults & batteries, etc.
- c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).
- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.
- e. Ensure comprehensive parking lot area and storage yard surveillance camera coverage/ capture
- f. . Show overlapping sight “cones”.
- g. An Access Control vehicular gate entrance into the parking will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

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. Install motion activated security cameras on the perimeter boundaries, and the parking areas and storage areas, and activity areas such as exterior amenity areas.
- f. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.
- g. Security cameras must overlapping Show sight “cones”.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

Status: Review Complete Pending Development Order

The zoning is I-1 (General Industrial). The use of outdoor storage by the contractor is general fit to the area but follow all land use and zoning regulations.

UTILITIES

Plan Reviewer: Nathaniel Watson | 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. The City of Pompano Beach Utilities Dept. has no comment regarding the requested private on-site yard storage.
- 3. No proposed off-site utility work.

LANDSCAPE REVIEW

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

Status: Review Complete Resubmittal Required

- 1. Previously submitted under 15-12000069 and 18-12000009 and is currently under a Code Compliance violation for illegal outdoor storage.
- 2. Provide a current survey, submitted survey is from 2013 does not accurately represent the property. Please plot the trees while they are out there to address comment #3.
- 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 and palms 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. Remove limit of work line on the plans.
6. Remove plans and trees shown on adjacent properties from this plan
7. As per 155.4228.3.a. 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.
8. As per 155.4228.3.a.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, and a Type A buffer provided between an outdoor storage area and any other side or rear lot line.
9. As per 155.5203.F.3., Change continuous hedge heights to be 5' tall and 4' tall respectively
10. Provide a cross section detail of the buffer(s) including wall location and required trees and shrubs.
11. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
12. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
13. 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.
14. 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.
15. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
16. Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.
17. Provide Street Trees at 1:40' as per 155.5203.G.2.c. for a total of 4
18. Show sod in the ROW swale area.
19. As per 155.5203.B.5.a: Provide a scaled Irrigation Plan for the entire site including the ROW swale area.
20. 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.
21. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree, all guys attached to tree at one central location and remove any reference to wire and rubber hose.
22. Provide an accurate description of what the storage surface will be.
23. Provide a note on the plan stating that all stored material will not exceed the height of the wall.
24. Provide a tree protection barricade detail
25. Please provide specifications and directives by a Registered Consulting Arborist prescribing for any root pruning procedures as it relates to work being performed within the critical root zone.

26. 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.
27. Correct note # 16 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.
28. All tree removal and relocation work will require permitting by a registered Broward County Tree Trimmer.
29. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
30. Additional comments may be rendered a time of resubmittal.

ZONING

Plan Reviewer: Matt Edge | Matthew.Edge@copbfl.com

Status: Review Complete Resubmittal Required

1. 155.5101.I.1.b.i: all developments shall install sidewalks [. . .] along the entire frontage of the development site with an existing street (unless an existing sidewalk meeting city standards is already in place).

Provide a sidewalk along the front property line.

2. 155.5102.D.1: Minimum Number of Off-Street Parking Spaces: Building, heating, plumbing, or electrical contractor's storage yard: 1 per 750 sq ft
The site plan shows 27,000 sq ft of contractor's storage yard, therefore 36 spaces are required for the contractor's storage yard use. Since there is another use on the site (the contractor's office for the second company, additional parking will be required. One space per 400 sq ft of office space is required for the second company's use.

3. 155.5203.A.2.b.iii: Any proposed development subject to the review of a Minor or Major Site Plan approval shall demonstrate compliance with the approved Landscape Plan on file, in addition to any requirements necessitated by this code.

The landscape plan must show both compliance with the previously approved plan AND the newly proposed landscaping. Revise the plans to include the front portion of the site. Because the parking layout differs from the 1986 plan (and a subsequent 2004 plan that added parking spaces), some trees may need to be relocated in order to be accounted for on site.

4. 155.5203.A.5: Uses subject to the standards in this section shall include a landscape plan as a part of any application for a Site Plan Approval (Section 155.2407), as appropriate. Landscape plans shall be prepared by a Landscape Architect registered in Florida and shall show replacements trees for any trees missing from previously approved landscape plans.

The proposed landscape plan does not show the conditions in the north portion of the lot. Some of the reconfiguration of the lot has changed the dimensions of the landscapes areas. Either return the front of the site to what was approved under 86-3740 (copy uploaded to the EForm Attachments folder), or provide a new landscaping plan showing compliance with all applicable code sections.

5. 155.5203.B.2.j: Required landscaping areas shall be protected from vehicular damage by the installation of curbing.

Provide curbing around all landscape areas.

6. 155.5203.B.5.a: Wherever landscaping is required by this Code, it shall be kept in a healthy growing condition through appropriate irrigation by an automatic underground irrigation system installed in accordance with requirements of the Building Code.

Provide irrigation information for the entire site.

7. 155.5203.B.4.b.i: A landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces.

Provide a landscape island at the end of the southernmost parking space.

8. 155.5203.F.2.c: when required by a Use-Specific standard in Article 4, development required to obtain a Minor Site Plan approval shall provide to the maximum extent practicable the specified perimeter buffer type along all property lines, regardless of the zoning district of the abutting property. Provide a type C buffer along the north property line, and a type A buffer along the rear and two side property lines as required by 155.4226.A.

9. 155.5401.B.3: Applications for approval of a Major or Minor Site Plan (Section 155.2407) shall include a lighting plan (including a photometric plan) that addresses the standards in this section. Provide a photometric plan that shows compliance with minimum and maximum lighting levels in the vehicular use area (drive aisles and parking spaces) and along the property lines.

10. The following plans were not submitted, but are required: Life Safety Plan, Photometric Plan.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Resubmittal Required

Demonstrate adequate trash collection service has been planned for this site. There is no trash receptacle or enclosure shown on this site plan.

1. Specify what type and size containers will be used to accommodate the trash generated on this site.

One garbage cart would be needed at a minimum for the existing building; a dumpster may be required based upon the use of the storage yard.

2. Demonstrate access to and from location of the trash container on the site plan.

3. Label garbage/container location on the site plan.

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

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

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).