



Legislation Text

File #: LN-146, **Version:** 1

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 7, 2021

ENCO LLC PLAT

Request:	Plat
P&Z#	21-14000017
Owner:	ENCO LLC
Project Location:	101 NW 13 th Ave
Folio Number:	484234000890
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4
Agent:	Gregory Mire (954-709-5995)
Project Planner:	Maggie Barszewski (maggie.barszewski@copbfl.com/ 954-786-721)

Summary:

This is a Plat request for property located at 101 NW 13 Ave. The folio number is 484234000890. The property is zoned I-1 and has a land use designation of Industrial (I). The Plat will be entirely labeled as Tract "A" and it will join two existing parcels by constructing a 3-story self-storage building. There is no Public access to the site as submitted. Access is being proposed through an easement. The Plat restricts the property to 20,000 sq. ft. of Industrial use.

Staff Conditions:

BUILDING DIVISION

Plan Reviewer: carpelo.jeoboam@copbfl.com

Status: Authorized

Comments: BLDG 6-10-21 NRN

ZONING

Plan Reviewer: jaeun.kim@copbfl.com

Status: Authorized With Conditions

Comments:

1. All development must comply with the standards of the I-1 (General Industrial) Zoning District and any applicable Use-Specific standard.
2. The proposed development requires reviews and approvals of Major Site Plan and Major Building Design.
3. The building shall be designed in accordance with 155.5603. Industrial Design Standards.
4. The proposed development shall comply with the requirements defined in §155.5102, Off-Street Parking and Loading, and §155.5203, Landscaping.
5. Additional comments will be provided upon the review of the site plan.

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Authorized With Conditions

Comments:

6-14-2021

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested Plat approval.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comments:

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building.

Clarify Outdoor storage area.

This area will be subject to a Type B Buffer

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized With Conditions

Comments:

Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Is there currently, or will there be, a public access agreement between Enco and City or one that involves CSX? What about easement for future utilities?

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comments:

1) Zoning Code prohibits development of land-locked property (Section (155.5704*), so it is up to the Developer to provide proposed solutions we can review and approve or modify. One possibility could be if the applicant drafts an Irrevocable License Agreement between the City, CSX, Jennaro Building, and S&M Distribution for use of the lands needed for required public access and/ or ROW, along with the required utility easements. Or, we could get the three owners to do a dedication, just as if it were owned by one party. In that scenario, a title search and 3 different Title opinions would be necessary, if the 3 owners all own different portions, or one Title opinion if all three together own one roadway.

2) Section 155.5703.E. prohibits Flag Lots, the submittal as it stands would therefore not comply with code.

3) The applicant should be aware that the Comprehensive Plan Land Use Element Policy 01.06.12 - Review all

land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

- 4) The Note refers to "Parcel A," but the drawing doesn't reflect such parcel.
- 5) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 6) Must submit a Title Opinion less than 6 months old and must be addressed to the City.
- 7) Must submit County's Development Review Report before going to P&Z.
- 8) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.
- 9) The proposed use is consistent with the Land Use Designation.
- 10) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

* 155.5704. FRONTAGE AND ACCESS - A. Each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. The public street frontage for a lot other than a townhouse lot shall be at least 40 feet, except that a lot designed for a single-family dwelling and fronting a cul-de-sac shall have a minimum street frontage of 25 feet.* 155.5704. FRONTAGE AND ACCESS - A. Each lot shall be designed to be accessible to and abut a dedicated public street right-of-way. The public street frontage for a lot other than a townhouse lot shall be at least 40 feet, except that a lot designed for a single-family dwelling and fronting a cul-de-sac shall have a minimum street frontage of 25 feet.

BSO

Plan Reviewer: scott_longo@sheriff.org

Status: Authorized

Comments: 06/22/2021

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comments:

Solid Waste and Recycling Comments

Project Name: ENCO LLC Plat

Address: 101 NW 13 Avenue

P&Z#: 21-14000017

Review: 06/21/2021

DRC Date: 07/07/2021

REVIEW COMPLETE; NO OBJECTIONS

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.

CRA

Plan Reviewer: kimberly.vazquez@copbfl.com

Status: Authorized With Conditions

Comments:

- 1) The development is within the I-1 (General Industrial) Zoning District and is an allowed use.
- 2) The building should be designed in accordance with the Industrial Design Standards.
- 3) The proposed development should comply with the requirements for loading, parking and landscaping.

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comments:

6/10/2021

Plat request can be approved. However, the following conditions shall be met for site development:

- 1 - Fire apparatus access roads will be required that meet the minimum design requirements for width, surface conditions and weight loads as per Florida Fire Prevention Code 7th Edition NFPA 1 chapter 18 section 18.2.3
- 2 - Dead end roads must have approved turn arounds or access to multiple access roads. NFPA 1 chapter 18

section 18.2.3.3 and 18.2.3.5.4

3 - Florida Fire Prevention Code 7th Edition NFPA 1 2018 ch 18 sec 18.3 - An approved water supply capable of supply the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1 ch 18 sec 18.4.

() Additional comments may follow with DRC submittal.