

Legislation Text

File #: LN-97, **Version:** 2

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: SEPTEMBER 1, 2021

ATLANTIC STONE SOURCE SITE PLAN

Request: Major Site Plan
P&Z# 20-12000015
Owner: US Gateway Investments, LLC
Project Location: 950 N. Powerline Rd.
Folio Number: 484234480010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4
Agent: Juan Linares (561-391-0081)
Project Planner: Jae Eun Kim (954-545-7778 / JaeEun.Kim@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval in order to construct a new commercial building. The proposed development under this application includes a 54,706 sq.ft. commercial building and associated landscaping and parking.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester (daniel.keester@copbfl.com)

Status: Review Complete Pending Development Order

-The recorded plat uploaded with this submittal ("Hurok Plat" - PB 183, Pg 446; Instrument #116838404) is the subject property for this development. The property in question has an approved Plat limiting the use to 80,000 square feet of commercial use. The size of the proposed building (54,200 square feet) does not exceed 80,000 square feet.

- The City Commission approved a plat (P&Z: 18-14000003) by Resolution 2019-244. The plat note restricted parcel to 80,000 square feet of commercial use.
- Land use for this parcel is Commercial, the zoning is B-3 (General Business).
- The property is accessed from N Powerline Road. The property is within a non-residential zoning district and specifically listed on the Broward County Trafficways Plan and Code of Ordinances (100.01 Minimum right-of-way), requiring a minimum right-of-way of 144 feet. A roadway easement has been noted on the site plan; however, the City's zoning regulations (155.5704) requires that right-of-way be dedicated with a Major Site Plan application.
- The street to the south (NW 9 Street) is not listed in 100.01, nor is it on the Broward County Trafficways Plan, thus the 30 feet dedicated is sufficient.
- 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. 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.
2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.
4. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.
5. Submit / upload a copy of the (FDOT) Florida Department of Transportation Utility construction permit for the proposed off-site potable water main or lines to be constructed within the road right-of-way of S.R. Powerline Rd..
6. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway connection permit for

the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Powerline Rd.

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway drainage connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S.R. Powerline rd.

8. Submit a City Engineering Division permit application for the following scope of work: all on/off-site asphalt paving, concrete curbing, off-site sidewalk and off-site water connection from the watermain to the property line. (At time of permitting)

9. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 8. (At time of permitting)

10. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**** 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 Pending Development Order

() Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter

1, Section 118)

BUILDING DIVISION

Plan Reviewer: James DeMars (james.demars@copbfl.com)

Status: Review Complete Pending Development Order

1.FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental/wall signage and miscellaneous site structures.

2.FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

3.FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

4.FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

5.FBC_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

6.FBC_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

7.FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to

building structure, trusses/joists, window walls, railings, awnings,...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.

8.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).

9.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.

10.FBC_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

11.FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

12.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.

13.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.

14.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.

15.1804.4 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.

16.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.

17.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.

18.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)

Status: Review Complete Pending Development Order

ct: CPTED and Security Strengthening

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. 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 liability"s that might occur without any review.

1.CPTED Landscaping Standards:

Design out landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

- Design out existing or potential concealment/ambush points.

- Maintain 2.5" foot

maximum height for all hedges, bushes, low plants and ground cover.

- Maintain an 8" clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants.

CPTED Lighting Standards

- Businesses: Install vandal proof/resistant motion-sensor security alert lights over all exterior doors including main, garage, storage doors, sheds, etc., service, receiving, especially for use whenever the business is closed.

- Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration.

Doors and Fences: Security Strengthening, Natural Surveillance and Access Control

- Install either a reinforced security window or a 180 degree wide angle door viewer on all exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior.

Alarms: Access Control and Security Strengthening

- Include the following:

- A strategically located silent panic alarm, omit exact locations.

- An additional silent panic alarm portable lanyard or key-chain, or a button in any secured office area.

. Parking Lot and adjacent access perimeter:

- Comprehensive parking lot area surveillance camera coverage/capture. Show sight "cones".

Surveillance: Natural and Electronic

- Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- Ensure all cameras are strategically placed so they will not be obstructed by the growth of future landscaping.
- Interior and all entrances, exits including service doors must have surveillance camera coverage.
- Design inventory storage and displays to avoid obstructing clear sight lines from employees and surveillance cameras.
- Any potentially vulnerable areas that cannot be covered by electronic monitoring should be wither view-able via natural surveillance or checked frequently by employees.
-

All secure office doors and any service doors must have either a reinforced security window or a 180 degree wide angle "peephole" door viewer.

- Post signage in parking areas forbidding vehicles other than customers to park and loiter in private parking lot.
- Post towing sign and enforce tow away policy consistently concerning non-customer and abandoned vehicles

Miscellaneous: CPTED & Security Strengthening

- a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

CRA

Plan Reviewer: Kimberly Vazquez (kimberly.vazquez@copbfl.com)

Status: Review Complete Pending Development Order

The operations of Atlantic Stone and Marble is defined in Response 20-12000015, Major Administrative Parking Adjustment Request as "showroom retail display that is integral to a large bulk storage space which constitutes the majority of the buildings footprint." This use would be more appropriate as permitted in a B4 zoning district.

In the Hurok Plat Request to the Planning Board dated February 16, 2019, staff defined the Applicant's Interpretation Application submittal as a "Retail Sales Establishment, Large." The use described in the narrative stated the operations for this business stand apart from industrial or warehouse use with a primary focus being that of customers and transactions that are retail to the customer. If Atlantic Stone were to vacate the structure, the City would be left with a large scale retail sales building with inadequate parking. The CRA does not support a 36% reduction in parking as retail uses would require more parking than what is being proposed.

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. Please procure an approved FDEP permit for the proposed water main. Applicable during official E-Plan Submittal.
3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official E-Plan Submittal.
4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
5. Please note that the proposed 8" dedicated fire meters have an order lead time of 60 to 75 days once the devices are paid. Please order accordingly to meet the project's construction schedule for timely installation.
6. Please attach the following 2019 City Engineering Standard Details as they also apply: #106-1 Backflow Preventer.

WASTE MANAGEMENT

Plan Reviewer: Beth Dubow (beth.dubow@copbfl.com)

Status: Review Complete Pending Development Order

Solid Waste and Recycling Comments

Project Name: Atlantic Stone Source

Address: 950 N Powerline Road

P&Z#: 20-12000015

Review: 08/12/2021

DRC Meeting: 09/01/2021

REVIEW COMPLETE; NO OBJECTIONS

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 licensed 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.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum (wade.collum@copbfl.com)

Status: Review Complete Pending Development Order

What are small circles at +/- 50 count on N and E sides in buffer, staff could not locate callout.

2. Provide VUA requirements as per 155.5203.D, 30 UNDERSTORY trees along the West side due to OHW.
3. South and West perimeters appear to have too many trees and not the right species along Powerline.

4. Show how requirements from 155.5203.D.5 VUA Landscaping are being met along the truck court, provide a superior landscape design in foundation planting areas by planting out to include Double Veitchia's and Crape Myrtles for example, with tiered hedge rows. Please show areas along the rear loading bays as having a required VUA planting area that is currently labeled as Foundation Planting.
5. Provide required Type B Perimeter Buffers on South sides as per 155.5203.F.3., label on the plan and provide a cross section detail on both sides of wall.
6. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Please show on the landscape and site plans.
7. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along Powerline and NW 9th St. Understory trees at the correct count along Powerline and large canopy trees in ROW swale along 9th.
8. Light pole location on front islands is causing a conflict with required tree. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Show light poles and radii's on the landscape plan. Landscape island by entrance.
9. 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, north side parking rows x 2.
10. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. End island on SE corner is not large enough, interior landscape islands are cut off and do not extend fully to the adjoining perimeter, correct.
11. 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.
12. Please show sod in open green area on north side.
13. Please show retention areas on the landscape plan.
14. Relocate Fire Hydrants and FH's from required landscape islands / areas front end island.
15. Show sod, irrigation, and street trees in ROW swale areas. South side along 9th continues to be left off of drawing.
16. No symbol shown on the irrigation plans As per 155.5203.B.5.a: Correct the Irrigation Plan to include the ROW swale's along Powerline and NW 9th and provide bubblers for all new and relocated trees and palms.
17. All tree work will require permitting by a registered Broward County Tree Trimmer.
18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
19. Additional comments may be rendered a time of resubmittal.
20. Please meet with UF staff for clarification if needed.

ZONING

Plan Reviewer: Jae Eun Kim (jaeeun.kim@copbfl.com)

Status: Review Complete Pending Development Order

19-04500001 INTERPRETATION Letter

18-27000001 EASEMENT VACATION - 950 N POWERLINE RD, Ord 19-89

18-14000003 PLAT

Use: RETAIL, not, storage, warehouse or wholesale

Please be advised that a procedure of a Major Administrative Adjustment requires the DRC review and recommendation, and approval by the PZB.

Site

1. Please demonstrate improvements along NW 9 Street on plans as required on the recorded Plat. Plat Restriction: At the time of site plan submittal, the applicant shall propose off-site street improvements on NW 9 Street (examples could include strategically placed traffic calming, landscaping, curb extensions, diverters and/or roundabouts, etc.), to the satisfaction of the Development Services Director and City Engineer, that would discourage truck traffic along NW 9th Street and ensure the safe, efficient and orderly accommodation of vehicular traffic demands generated by the proposed development)
2. Staff and CRA have concerns of a 35% parking reduction request. Staff believes that the project shall provide sufficient parking spaces for a retail use.
3. Successfully obtain approval of a Major Administrative Adjustment request, a 35% reduction of the required parking spaces. This request shall be approved by the PZB prior to approval of the Site Plan, or it must be placed on the PZB agenda in conjunction with the Site Plan. A separate application and fee are required. Please contact the project planner for further assistance.
4. Illustrate a walkway crossing over the landscape perimeters and connecting from sidewalk along Powerline Road to the main building entrance on all plans.
5. Provide parking and curbing details. Please note that a street parking space shall provide double striping and include a continuous curb 155.5102. C. 9, Curbing.
6. Provide a copy of the CPTED Security Plan and Narrative approved by the Broward Sheriff's Office for zoning approval of a permit.

Building

7. Prior to placement for the AAC meeting, original paint color and material samples, 11X17 size board, shall be photoed and uploaded for staff review, and mail the sample board to the Planning and Zoning Division for an inspection purpose.
8. Revise the building elevation along south property line, and correct the call-out "north elevation" to "south elevation."
9. Correct the building elevation measurement of the ground-level and provide windows or doorways, per 155.5602.C.7.a. At least 30 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the storyline denoting the second floor) shall be occupied by windows or doorways. Demonstrate it on elevations or

obtain relief from AAC.

10. All ground level windows on street-facing facades shall be transparent. Mirrored or heavily tinted glass that prevents views into the building is prohibited on street-facing front building facades, as per 155.5602.C.7.b. Demonstrate or prove it on elevations.
11. Update the proposed security cameras on elevation plans to match with the CPTED plan.
12. Exterior mechanical equipment shall be screened, pursuant to Section 155.5301. A. 2.

Lighting

13. Relocate the light pole near the midpoint of the landscape buffer along the east property line. Pursuant to section 155.5203.B.2.g, trees shall be planted at least 15 feet from any light fixture mounted on a pole.
14. Provide at least 1 foot-candle for the vehicular use area and parking between two loading zones. A lighting is proposed, but it appears that its foot-candles are not updated.

Sign

15. Free standing sign structure may require AAC review and approval. Please include the sign structure or frame when requested for the AAC meeting.

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).