



Staff Report

**File #:** LN-75

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 17, 2021

**FIRST INDUSTRIAL STORAGE YARD**

**Request:** Minor Site Plan  
**P&Z#** 20-12000048  
**Owner:** FR NW 12 Terrace LLC & First Industrial Realty Trust, Inc.  
**Project Location:** 1001 NW 12 Terrace  
**Folio Number:** 48423400010  
**Land Use Designation:** I  
**Zoning District:** I-1  
**Commission District:** 4  
**Agent:** Michael Amodio (954-788-3400)  
**Project Planner:** Jae Eun Kim (954-545-7778) / JaeEun.Kim@copbfl.com

**Summary:**

The applicant is requesting Minor Site Plan approval in order to expand the outdoor storage area. The proposed development under this application includes an expansion of 141,844 SF proposed paved outdoor storage area, a fire access road, and 28 proposed additional parking spaces.

**PLANNING**

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

Status: Review Complete Pending Development Order

The recorded plat uploaded with this submittal ("Budget Plat" - PB 173, Pg 56) is not the subject property for this development. The property in question has an approved Plat by the City Commission, but must be approved by the County Commission & recorded.

-The City Commission approved a plat for "First 95 Distribution Center, Phase II" (P&Z: 20-14000002) by Resolution 2021-42. The plat note restricted Parcel B to 500,000 square feet of industrial use. Provide a copy of the approved Plat, or a construction number that shows the approved Plat in the Broward County Records.



---

**File #: LN-75**

---

-Land use for this parcel is Industrial, the zoning is I-1 (General Industrial). Outdoor storage is a special exception use in this zoning district, the Applicant applied for a SpecialException (P&Z: 20-17000008) to the Zoning Board of Appeals. The proposed use is in compliance, but must adhere to all conditions of the development order & relevant zoning regulations.

-Based on the plat pending approval from Broward County, the existing, approved and proposed development does not exceed the allowance of the industrial square footage.

-The property is accessed from NW 12th Terrace and NW 12 Avenue. Both of these streets are 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

1-19-20

**DRC REVIEW COMMENTS**

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

1. 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. 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. Upload 2019 COPB Engineering Standard street tree detail 316-1.
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
3. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.
4. Submit a City Engineering Division permit application for the proposed on-site/off-site paving and curbing, sewer connections from the City sewer main to the recorded property line, water connections from the city water main to the recorded property line (At time of permitting)
5. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 4. (At time of permitting)

\*\*\*\* 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

2/25/21

( ) 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.

( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2015ed chapter 18) City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

( ) Depending available water supplies storage commodities may be limited for site. User permits will be required for site and updated when commodities are altered or at a minimum annually.

( ) Commercial properties minimum 8inch looped systems.

## **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.

1. 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).

2. 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.

3. 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.

4. 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.

5. FBC 3306.1 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.

6. 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.

7. 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.

8. 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.

9. 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

**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.

:

Parking 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 lots and 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 surveillance camera coverage/ capture

f. . Show overlapping sight “cones”.

G. All incoming/outgoing traffic monitored electronic Surveillances not passive monitoring.

#### 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.



f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.

g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.

h. 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.

### **CRA**

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

Status: Review Complete No Comments

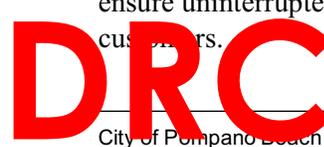
### **UTILITIES**

Plan Reviewer: Nathaniel Watson (nathaniel.watson@copbfl.com)

Status: Review Complete Resubmittal Required

2-17-2021

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
3. Please note that water meters 3" and larger are not stock items and are subject to a 60 to 75 day delivery lead time once the meter(s) has been paid. Please order according to your construction schedule to ensure timely delivery and installation.
4. Civil plan 432 CU 102 Water Plan proposes an 8" X 6" reducer followed by 10LF 8" water main increase to a proposed 6" dedicated fire meter along NW 12th Avenue. Omit the design and show the water main as 6" typical to the proposed 6" dedicated fire meter and backflow. Please correct.
5. Please show line stops for the proposed water service connections along NW 12th Terrace and NW 12th Avenue to ensure uninterrupted and unencumbered water service for the remainder of the distribution system and its immediate customers.



6. Please show the proposed 2" irrigation service with a 6" X 2" Tee. Please correct.

**WASTE MANAGEMENT**

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

Status: Review Complete Pending Development Order

Project Name: FIRST INDUSTRIAL STORAGE YARD

Address: 1001 and 1021 NW 12 Terrace

PZ#: 20-12000048

Review: 02/18/2021

DRC Date: 03/17/2021

REVIEW COMPLETE; NO OBJECTIONS

1. Show opening of dumpster enclosure on the site plan.

NOTE: It is suggested to use bollards inside the enclosure to protect the walls from the rolling dumpster/container.

NOTE: Owners of this industrial 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.

**LANDSCAPE REVIEW**

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

Status: Review Complete Pending Development Order

1. Provide exterior 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.

2. Create different types of symbols for large canopy existing and proposed as well as understory new and proposed so that staff can determine tree count.
3. Large canopy /understory tree count on the East side is off, correct.
4. Large canopy /understory tree count on the North side is off, correct.
5. Provide correct hedge heights at time of install per the code section and proposed relief letter.
6. As per Article 9, Part 5, Pervious Area; The area of a site covered by living plant material that allows precipitation to infiltrate directly into the ground. Up to 15% of the area may be covered with mulch or other types of non-living pervious materials.
7. Outdoor storage for the 'old section' is not accurately being represented. Upload previously provided and approved landscape plan and make this submittal reflect the same thing as discussed onsite, OR, Site plan the balance of the site whichever way works.
8. Provide a note on the landscape plan that all stored material cannot exceed the required wall height.
9. Make a note that the west landscape buffer will be replaced as per the previously approved plan.
10. All comments per meetings and site meetings.

**ZONING**

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

Status: Review Complete Pending Development Order

Zoning: I-1/ Land Use: I/ CRA

Plat: PZ no. 20-14000002, Signed Resolution No. 2021-42 for Plat, Pending for recordation with County.

Special Exception 09-17000017

BP 06-12677

Special Exception PZ 20-17000008

1. Provide a plat of the subject property.
2. Illustrate easements according to a new Plat and revise the drawing accordingly. Note that an outdoor storage is not permitted within an easement.
3. Items to be stored in the storage yard shall comply with Section 155.4228. A, Outdoor Storage as a principal use.
4. Provide a legible note on site and landscape plans that outdoor storage areas will be asphalt pavement.
5. All open building permits shall be closed prior to zoning compliance permit approval.

Special Exception approval, PZ 20-17000008.

18	00005229	TREE INSTALLATION
14	00002147	RELOCATE SERVICE
12	00002976	40 YEAR



11	00008600	SLAB
09	00005266	CONCRETE DRIVE W/O PERMIT
07	00002506	SIGN ATLANTIC PAVERS/ SIGN
01	00004340	INTRALOCK--WINDOWS & DOOR

6. Illustrate the fence or wall on plans and provide their details, as required in Section 155.4228.A.3.a.i. Pursuant to Section 155.4228.A.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.
7. The existing site condition including the outdoor storage yard and business activity must be consistent with the approved site plan. Any unapproved areas or storage yards must be removed and sodded.
8. Provide at least 25 ft. stacking lane distance measured from the intersection of the driveway with the street right-of-way to a parking space, pursuant to Table 155.5101.G.8.B.
9. Pending for Director's review of requested perimeter buffer modifications.
10. Additional comments may be rendered upon resubmittal.

PLEASENOTE: 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).