



Staff Report

File #: LN-118

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 5, 2021

FIRE STATION 52 & FUEL DEPOT SITE PLAN

Request: Minor Site Plan
P&Z# 21-12000013
Owner: City of Pompano Beach
Project Location: 10 SW 27 Ave.
Folio Number: 494204410010
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5
Agent: Jose Aguila (561-276-4951)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

Fire Station 52 was approved under PZ320-12000014 as a Major Site Plan. The City acquired the property to the north of Fire Station 51 and recorded a Unity of Title to unify the two properties. The design of the building, vehicular use areas and circulation remain unchanged, and will be shifted to the north, immediately south of the access road that runs parallel to West Atlantic Blvd. In addition to the shift in these elements, the City is proposing a one pump fueling dispenser, fueling canopy, and 15,000 gallon diesel fuel tank to use for City vehicles. The new “Fuel Depot” will be located south of the new Fire Station at the south end of the site.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester, daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>
 Status: Review Complete Pending Development Order
 -Land use for this parcel is Community Facilities, the zoning is B-2. A Fire Station (P&Z: 20-12000014), with the addition of a fuel depot (this minor site plan application), is a permitted use in this zoning district. The proposal is in conformance with the plat note, which limits the property to 20,000 square foot fire station.
 -The City has sufficient capacity to accommodate the proposal.

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:

Will these Utility changes be added as a revision to Permit 20-8899 ?

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
2. The proposed paving, grading and drainage plans must be approved by the Broward County EPD Surface Water Management Division.
3. The proposed water main and services, sanitary sewer connection to service this project and proposed drainage 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 <<mailto:jim.galloway@copbfl.com>>

Status: Review Complete Resubmittal Required

- 1 - Proposed aboveground fuel tank must be either UL listed 142 (double wall), 2085 or equivalent tank. FFPC 7th Ed Broward County Local Amendments.
- 2 - Proposed 15,000 gallon tank meets exception as a Municipal facility allowing for greater than 12,000 gallon capacity tank. FFPC BCLA F-116.3.1
- 3 - Recommend motorized electric gates for vehicle access. Will gates and fuel pumps have secondary backup power supply?

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: Todd Stricker | todd.stricker@copbfl.com <<mailto:todd.stricker@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 signage and miscellaneous site structures.
2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. 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.

4. 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.

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

6. 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.

7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

8. 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.

9. 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.

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

11. 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).

12. 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.

13. 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.

14. FBC_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

15. FBC_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

Additional comments may follow if applicable after resubmission.

PLEASE DIRECT ANY QUESTIONS REGARDING THESE PLAN REVIEW COMMENTS TO TODD J. STRICKER (954)
786-4570 OR TODD.STRICKER@COPBFL.COM

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

- 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.

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.

c. Any blind areas not covered by security cameras including interior hallways of the resident housing for example must install corner security mirrors to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

CRA

Plan Reviewer:

Status: Comments not available as of 4/28/2021.

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 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 meters 3" and above are not stock items and have an order lead time of 60 to 75 days after the meter is paid. Please order the devices in a timely manner so as to ensure that the meters are available for installation according to your construction schedule.
4. Please note on civil plan 020-CU-101 W&S Plan that existing unutilized water service to the lot must be cut and capped at the service main.

LANDSCAPE REVIEW

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

Status: Review Complete Pending Development Order

1. Submit a comment response sheet addressing the last round of comments from the last submittal and how they were addressed with this submittal (20-12000014)
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.
3. Clarify tree survey prepared, signed, and sealed by a Florida Registered Surveyor captures the location of trees on the expanded area to the East.
4. Clarify Phasing Exhibit plan which seems to be reflective of the previous submittal.
5. Square footage and or scale appears to be inaccurate as the stated square footage is approximately half of what staff arrived at. Clarify and correct.
6. Correct the data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping accordingly.
7. Clarify and correct mitigation table removing the value of the Benjamin's and showing the rest of the mitigation to be above and beyond what is required by code. Flowering trees facing the public ROW to the north may be a good solution.
8. Correct / verify VUA requirements as per 155.5203.D along perimeters.
9. Street tree requirements seem short, shift tree locations on to the site out of the view triangle to meet the minimums.
10. 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. Show light pole locations on the landscape plan.
11. Shift fence / gate locations out of the center of required landscape islands to allow for clear measurement

of the 8' required plantable space for trees.

12. Provide a mechanical screening detail for the above ground tank by fuel depot.

13. Show retention areas on the landscape plan.

14. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning for adjoining trees with root zones within this project scope

15. All tree work will require permitting by a registered Broward County Tree Trimmer.

16. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

17. 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 plans, elevations and details for the proposed diesel tank and other elements that are associated with the fueling depot.

2. Provide a detail for the proposed fence and gate.

3. Section 155.5301.A.1.a. Ground-mounted equipment, such as the proposed diesel tank, must be screened by dense continuous hedges installed in accordance with Section 155.5203.B.2.f., Shrubs and Hedges, or a semi-opaque fence or solid wall. The height of the vegetation, wall or fence, must be maintained at least six inches above the height of the mechanical equipment being screened. Show the required screening on the plans.

4. Sheet EXB, Phasing Exhibits, appears to represent the previous site plan, without the fueling canopy.

5. The existing FPL/Utility easements that are in conflict with the proposed development must be vacated prior to building permit.

6. Section 155.5509. Utility Line Location. For all new development, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable. Coordination with FPL and other pertinent utilities for the relocation of overhead utilities to underground along SW 27 Ave is needed at this time.

7. Staff recommends that communication is established with the property owner to the south of the project site, so that the owner is able to coordinate the timing and prepare for the changes to the vehicular use area, trash enclosure and perimeter buffer that are needed on that property in order to avoid a potential nonconforming condition that may arise on their property as a result of the proposed development.

SOLID WASTE

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

Status: Review Complete Pending Development Order

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be established by contacting the City's Recycling Coordinator. See contact information for Beth Dubow below.

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.