



Staff Report

File #: LN-75

Development Review Committee
Meeting Date: February 3, 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 is 56,214 sq.ft. of paved outdoor storage areas, a fire access road, and 29 parking spaces.

Staff Conditions:

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 the Instrument number that shows the approved Plat in the Broward County Records.

-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 Special Exception (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

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

1 - () What the proposed commodities and method of storage?

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 6th Edition, NFPA 1, Chapter 10 Section 10.16 and Chapter 34 for Recommendations of Protection of Outdoor Storage.)

2 - The proposed Northeast portion of the exterior storage areas are shown as fenced in without fire apparatus access. Only access provided are the proposed 10ft fire breaks with a distance of over 500ft to the rear of the proposed storage.

3 - () Fire apparatus access; provide a Knox Lock for manual gates or Knox Switch for electric gates. Automatic gates must fail in the open position during loss of power. Gates must be designed to unlock with a readily accessible manual releasing device. (City of Pompano Ordinance 95.08)

4 - Fire Prevention not clear on proposed water supply connection at SE point. Public water main shown as 6inch, proposed backflow is 8inch then reduced to 6inch supply on property for two fire hydrants. 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 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.

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: Patrick Noble (Patrick_Noble@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

2A: Natural Surveillance

- 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

Parking Garage & Lot, and Adjacent Access Perimeters:

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- b. Explain how this mixed use development which includes residential housing, commercial office, retail spaces, etc., will securely operate the parking garage &/ or 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 surveillance camera coverage/ capture
- f. Show overlapping sight “cones”.

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.

Parking Garage Emergency Blue Light Call System - Security Strengthening

A. Do have keys for Knox boxes,

B. Either install yep or a code.

CRA

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

Status: Review Complete Pending Development Order

In Zoning I-1.

UTILITIES

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

Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. Please exercise best management practices with regard to sedimentation and erosion control on and off-site of the proposed development.
3. Please procure Broward County EPD Surface Water Mgmt. approval or exemption for the proposed site development. Applicable during official e-plan submittal.
4. 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.
5. Civil plan 432 CU 102 Water Plan proposes an 8" dedicated fire meter assembly from a 6" water main only to be shortly reduced on-site to a 6" water main. What is the purpose of upsizing the connection from a smaller water main only to immediately reduce the connection on-site? Wouldn't it be more practical to propose a typical 6" metered connection?
6. Civil plan 432 CU 102 Water Plan proposes a 2" irrigation service. Please show a 2" resilient seated gate valve for the service.

WASTE MANAGEMENT

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

Status: Review Complete Resubmittal Required

Project Name: FIRST INDUSTRIAL STORAGE YARD

Address: 1001 and 1021 NW 12 Terrace

PZ#: 20-12000048

Review: 01/14/2021

DRC Date: 02/03/2021

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 by use of the building on this site.
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 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 Resubmittal Required

1. What happened to the promised new site plan and superior product as part of the mitigation for purchase?
2. Site plan does not accurately depict the current conditions of the site.
3. Provide the DBH of trees removed vs. the caliper of trees replaced, required trees cannot count towards mitigation.
4. Provide the original approved plan for the property and update this submittal to reflect.
5. Provide original conditions of approval for existing outdoor storage.
6. Existing landscape buffer cannot be removed per previous requirements for outdoor storage that is existing.
7. Show sod on the plan
8. Provide VUA requirements as per 155.5203.D along the drive aisle.
9. Provide outdoor storage buffer requirements along the perimeters in accordance with 155.4228.A.3. A north, B east, C south, and A west with 8' walls.
10. Label all buffers on the landscape plan and provide cross section details.
11. It appears that the required tree counts are off within the buffers do not qualify as part of the tree count. They can remain but not be counted towards to overall.

12. What is going to be stored? As per 155.4228.A.3., provide a note on the plans that the height of stored material cannot exceed the height of the screening fence or wall.
13. Provide pervious calculations for the site and show on a separate plan.
14. Gravel cannot be used for internal circulation aisles.
15. Per Article 9, non living pervious cannot exceed 15% of the proposed area, revise and correct.
16. Provide a note that the balance of landscape material on the site must be health and vigorous or be replace at time of final inspection.
17. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.
18. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.
19. Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.
20. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
21. All tree work will require permitting by a registered Broward County Tree Trimmer.
22. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
23. Additional comments may be rendered a time of resubmittal.

ZONING

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

Status: Review Complete Resubmittal Required

Zoning: I-1 & CRA

Land Use: I

The subject property obtained approval of an outdoor storage via Special Exception 09-17000017. However, no permit or site plan is found. The last plan approved for the outdoor storage is found under BP 06-12677. The existing outdoor storage illustrated on the site plan is not consistent with the approved plan found.

1. The existing outdoor storage areas and the property conditions shall be consistent with the approved plan of BP 06-12677. Or please provide an approved building permit plan illustrating the existing storage yard.
2. Remove the Plat that is not relevant to the project.
3. Provide a correct and recent plat, PZ no. 20-14000002. Is it recorded?
4. The parking shall be provided for existing and proposed developments. Revise the parking calculations

- to include existing buildings and storage yards.
5. Illustrate recorded easements or a similar instrument on plans according to Plat. Please be advised that an outdoor storage is not permitted within an easement.
 6. The gates shall remain open during operation hours. If gates remain closed, three stacking spaces shall be provided measured from gates to the property line in accordance with TABLE 155.5101.G.8.A:
MINIMUM STACKING SPACES FOR RIVE-THROUGH AND RELATED USES.
 7. Clarify items to be stored on the site plan and landscape plan.
 8. Clarify surface material proposed for the storage yard. "Paved storage area" is noted in the project narratives. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.
 9. All open building permits are required to be closed as a condition of Special Exception approval.

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
 10. Provide detail cross sections of required perimeter buffers.
 - A type C buffer provided between an outdoor storage area and the front lot line. The south property line is the front lot line.
 - A type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street.
 - A type A buffer provided between an outdoor storage area and any other side or rear lot line.
 11. Illustrate the fence or wall on plans and provide their details. 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.
 12. Additional comments may be rendered upon resubmittal.

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).