



Staff Report

File #: LN-55

Development Review Committee
Meeting Date: December 16, 2020

BANYAN ENVIRONMENTAL

Request: Major Site Plan & Building Design
P&Z# 20-12000033
Owner: Demisol Holdings, LLC
Project Location: 1550 NW 24 Ave
Folio Number: 484228010560, 484228010481, 484228010570
Land Use Designation: I
Zoning District: I-1
Commission District: 4
Agent: James Kahn (954-788-3400)
Project Planner: Matt Edge (954-786-5554) / Matthew.Edge@copbfl.com

Summary:

Applicant is requesting Major Site Plan and Major Building Design approval for the construction of a new 10,400 square foot industrial building and a 3,300 square foot addition to an existing building in order to provide space for a waste-related services facility. The proposal includes new landscaping and parking as well on a 1.78-acre site.

Staff Conditions:

PLANNING

Plan Reviewer: Daniel Keester | daniel.keester@copbfl.com

Status: Review Complete Pending Development Order

- Land use for this parcel is Industrial (I) and Commercial (C).
- Based on Broward County's Administrative Rules Document Broward Next (4.3) regarding platting exemption, replatting would not be required for the proposed non-residential development as the property is less than 10 acres in size and the plat was recorded prior to June 4, 1953.
- Broward County Trafficways Plan requires a minimum of 80 feet on Martin Luther King Jr Drive; the survey indicates that there is 50 feet to the center line of the road & thus no additional dedications are required.
- 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. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.
2. 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.
3. Note on the water and sewer plan that the proposed coring of the existing city manhole will be SEWPER coated.
4. Any 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.
5. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.
6. Broward County EPD wastewater collection system license. For proposed wastewater collection

system.

7. Note on the water and sewer plan how the existing fire Hyd. is going to be relocated?

**** 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

() 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"

BUILDING DIVISION

Plan Reviewer: Carpelo Jeoboam | Carpelo.Jeoboam@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.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

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 [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 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.

4. 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.
5. 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.
6. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure,...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.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.

14. 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.

15. 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 Ensure comprehensive parking lot area and interior surveillance camera coverage/ capture. Show overlapping sight "cones".

Burglar Alarms/ Security Alarms/ Safes - Mechanical Security Strengthening

a. Burglar/ Security Alarms/ Safes must be installed at any property including commercial retail businesses and residential management offices, or wherever valuables of any kind such as money, jewelry, costly inventory, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices

. Indicate in the CPTED narrative if the Building has an Alarm

CRA

Plan Reviewer:

Status:

Comments not received.

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status: Review Complete Resubmittal Required

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 e-plan submittal.
3. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
4. Civil plan 312-CU101 and 313-CU102 - Water & Sewer Plan proposes 4" and 6" dedicated fire/domestic connections. The proposed connections must show or indicate a required dedicated fire/domestic meter installations. Please correct.
5. Please note that the proposed 4" and 6" fire and domestic water services shall be above ground metered installations; no vault installations.
6. 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.
7. Civil plan 313-CU102 - Water & Sewer Plan proposes to relocate a public hydrant. Please note that the existing public hydrant connection shall be plugged and/or retired at the water main as per City Specification. Please correct.
8. Please note on Civil plan 313-CU102 - Water & Sewer Plan that the proposed wastewater manhole and following 6" sewer lateral is private.
9. There appears to be a 6" sewer lateral to the lot according to the City's utility plat map. Has consideration and/or exploration been given to the connection?

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum | wade.collum@copbfl.com

Status: Review Complete Resubmittal Required

1. Show sod in the ROW swale area.
2. Type C Buffer requires hedge heights to be 5', please correct.
3. Buffer area north of B-4 is not clear. Verify and add trees if necessary

4. Change out Sabals in loading dock area for a tree. A purple Tab may be a good option based on its upright growth pattern. Show how requirements from 155.5203.D.5 VUA Landscaping are being met on all buildings.. Populate loading bay islands with trees.
5. Sabals can be installed in gate /fence island.
6. Provide a soil and groundwater report for the site.
7. Show how requirements from 155.5203.D.5 VUA Landscaping are being met for new proposed building north of the entrance. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.
8. Please change out Street tree TD's to a large canopy spreading tree, you may use the Cypress in place of the Lagerstroemias if you wish.
9. Remove the St. Augustine caveat part of the note about the contractor's discretion as it relates to quantity.
10. Show irrigation in the ROW Swale.
11. Verify if Keith is now requiring all trees to be field grown and it may affect availability in the field.
12. All tree work will require permitting by a registered Broward County Tree Trimmer.
13. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal or permit submittal
14. Additional comments may be rendered a time of resubmittal.

ZONING

Plan Reviewer: Matt Edge | Matthew.Edge@copbfl.com

Status: Review Complete Resubmittal Required

1. An approval of a Special Exception application is required in order to operate the waste to energy business at this location.
2. 155.4229.D.2: Access to the property shall be via a paved public right-of-way with a minimum width of 60 feet;
There is a discrepancy between what is shown on the Property Appraiser's website and what is shown on the survey. If the County's records need to be updated, please do so.
3. 155.5102.L.2: Required bike racks/lockers shall be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.
Average adult bicycles are about 70" long. If a bike is parked at the proposed rack, it would interfere with the pedestrian access to the building. Provide a minimum of 5' clear between the building and where the bikes would be parked. Include a scaled bike on the drawing to show that the walkway is unobstructed.
4. 155.5102.M.2: Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is at least 12 feet wide and 55 feet long. The Development Services Director may require a larger

loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met. Each loading berth shall have at least 14 feet of overhead clearance.

Provide loading berths that meet the dimensional standards required by code.

5. Revise the parking table. The square footage given under prop building #2 equals 13,000, but the plan only shows 10,400. The square footage given under proposed building #1 (waste to energy) is 3,600, but the plan only shows 3,300.

6. Provide screening for the mechanical equipment and show the screening on the site plan (if a fence/wall) and landscape plan (if a fence/wall/hedge).

7. 155.5401.C: No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5203.D, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

Find alternative locations for the light poles.

8. 155.5401.E: Minimum Illumination in Vehicular Use Areas = 1.0 foot-candle.

Provide the light measurement in the loading areas.

9. 155.5603.G: The use of vinyl siding aluminum siding, corrugated metal siding, any other metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems as a primary exterior facade material shall be limited to those portions of building facades that are not visible from an arterial or collector street or an adjacent residential use.

Continue the Santa Fe style panel on the south side of the north building.

10. Because this property is a multi-tenant property on an arterial road, a master sign program (MSP) must be established prior to any sign approval via building permit. In order to establish the MSP, an application must be submitted and plans submitted that show the proposed location and a narrative that regulates the color, font, style, etc. of all of the signs on the property. This must be approved by the AAC.

11. The elevations appear to confuse the east and west façade of the building. Correct this.

12. The labeling of the buildings “building 1” and “building 2” is inconsistent in the drawings (site plan vs. floor plans for instance). Label the buildings “north building” and “south building.”

13. Provide a floor plan for the existing portion of the north building.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete Pending Development Order

1. Due to the location and orientation of the trash enclosure, servicing the dumpster may cause damage the wall. It is suggested to place it few feet to the west and/or angle it slightly to allow easier access for a garbage truck.

NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc. Rental properties are considered as commercial for garbage and/or recycling collection purposes.

NOTE: Installation of bollards to protect the walls of the enclosure from the rolling dumpster is highly suggested.

NOTE: Recycling collection is not required, but it is suggested. Commercial 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.

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).