

October 25th, 2021

Lauren Gratzer  
Planner  
City of Pompano Beach Planning & Zoning  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

**Re: Response to Development Review Committee Comments Dated 7-7-21  
U-Haul Self Storage  
PZ21-12000026  
SDA Project #1121A.00**

Dear Ms. Gratzer,

Please find below responses to the Development Review comments issued for this project.

**Planning**

1. Land use for this parcel is Industrial (I). A warehouse and showroom are permitted uses within this land use category. **Acknowledged.**
2. An application requesting that the City abandon SW 10th Avenue has been submitted, based on a proposal to dedicate the eastern portion of the property & construct a new roadway. SW 10th Avenue is currently the only legal access for the property to the south (820 SW 12 AVE). The proposed design is reliant on the successful abandonment & dedication of the new roadway. The Applicant must provide a plan & schedule for how the proposed abandonment & dedication will be implemented so as to maintain access for 820 SW 12 Avenue. The right-of-way abandonment shall approved by the City Commission, on first reading, prior to placement of this site plan application on a P&Z agenda. **The right-of-way abandonment application will move concurrently with this site plan application through P&Z, as directed by staff. The plan and schedule have been submitted.**
3. A portion of the property is unplatted (the western property), but the eastern parcels were a part of the Fairview subdivision. An application for a new plat has been submitted for review (P&Z: 21-14000016). Provide a copy of the recorded plat, after approved by the City & County Commission, prior to building permit approval. The plat application has been submitted. **The recorded plat will be provided prior to building permit approval.**

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4. The property fronts onto SW 8 Street & South Andrews Avenue (AKA: SW 12 Avenue). SW 12th Avenue is identified on the Broward County Trafficways Plan. The Trafficways Plan requires a minimum of 106 feet for this roadway. The survey illustrates the minimum 53.5 feet to the centerline of the road, and thus no additional dedications are required. SW 8 Street is not specifically listed in Chapter 100.01, but property within a non-residential zoning district requires a minimum of 60 feet for the abutting roadway. The survey illustrates the minimum 60 feet for the portion east of SW 10th Avenue, but not west of SW 10th Avenue. The minimum 30 feet to the centerline of the road is required, as illustrated on the site plan. **A 5' right-of-way dedication is proposed and shown on the site plan for SW 8<sup>th</sup> Street west of SW 10<sup>th</sup> Ave.**
5. The city has sufficient capacity to accommodate the proposal. **Acknowledged.**

### **Engineering**

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. **This note was added to sheet L-2. Utilities are also shown on sheet L-2.**
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Acknowledged.**
3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans. Please address all Utility Div. mark ups on PGD plan. **Acknowledged. Comments have been addressed.**
4. Submit / upload Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings. **A Broward County Surface Water Management License will be obtained and submitted during engineering permitting.**
5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans. **A Broward County Permit will be**

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**obtained and submitted during engineering permitting.**

6. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans. **An FDEP Permit will be obtained and submitted during engineering permitting.**
7. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing. **An FDEP Permit will be obtained and submitted during engineering permitting.**
8. Submit / upload a copy of the Broward County Traffic Engineering Division permit or written exemption for any proposed off-site pavement marking and traffic signage on Andrews Ave. **Broward County Traffic Engineering Division approval will be obtained and submitted during engineering permitting.**
9. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or written exemption for any proposed off-site street roadway improvements on Andrews Ave. **Broward County Highway Construction and Engineering Division approval will be obtained and submitted during engineering permitting.**
10. ROW abandonment/dedication comments will be submitted during Plat review. **Acknowledged.**
11. The existing sign appears to be in conflict with the proposed road to the east. **The existing billboard sign is not in conflict with the proposed roadway. The proposed roadway is to the east of the billboard sign post and is separated by curb & gutter and a guardrail. The clearance from the bottom of the billboard sign to the proposed roadway grade is approximately 49'.**
12. Remove on Utility plan 2" corp. stop and replace with 2" gate valve per city Eng. detail. **The 2" corp stop has been removed and replaced with a 2" resilient sealed gate valve per the City detail.**
13. Note on the Utility plan that the sewer manhole on SW 8 St. will be Sewper coated. **A note has been added to sheet CE4.**
14. On Utility plan you might need a line stop or valve insertion to stop the flow of water coming from the north in order to install the proposed 8"x6" tee. Also note on the plans the where the new connections to the existing watermain the existing pipe will be properly restrained. **A valve has been added to the**

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**existing 6" watermain. Notes have been added on sheet CE4 to restrain the existing piping at connection points per the City standard details.**

15. Please note on Utility plan Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. **This note has been added to sheet CE4.**

### **Fire Department**

1. Site must have proposed access road with cross access agreement located East side of property that connects to the South property. **The proposed roadway on the east side of the property will be dedicated to the City of Pompano Beach and will be a public right-of-way. Therefore no access easement or agreement will be required.**
2. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. **This plan will be reviewed by a qualified BDA designer at the time of building permit submittal.**

### **Building Division**

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. **Acknowledged.**
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. **Acknowledged.**

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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. **Automatic sprinklers are included for the proposed building.**
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. **Acknowledged.**
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. **Acknowledged.**
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. **Acknowledged.**
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. **No residential occupancies proposed.**
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. **Life safety plan to be submitted at time of building permit.**
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

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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. **Acknowledged.**

- 10.FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...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. **Acknowledged.**
- 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). **All plans will be electronically signed as required.**
- 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. **All plans will be electronically signed per F.A.C. requirements.**
- 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. **Acknowledged.**
- 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. **Acknowledged.**
- 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. **Acknowledged.**
- 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

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protocols herein. **Acknowledged.**

- 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. **Parking complies.**
- 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. **Parking complies.**
- 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. **Parking complies.**
- 20.If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. **Acknowledged.**
- 21.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. **Acknowledged.**
- 22.1804.4 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. **All site features grade away from buildings.**
- 23.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. **Acknowledged.**
- 24.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,

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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. **Acknowledged.**

- 25.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. **Acknowledged.**

## **BSO**

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control
  - a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application. **A Broward County No Trespass Affidavit has been submitted.**
  - b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West. **BSO No Trespass signage will be installed accordingly. This has been added to the narrative on sheet CE5.**
  - c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism. **BSO No Trespass signage will be installed accordingly. This has been added to the narrative on sheet CE5.**
  - d. Property rules signage language must be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property. **Property rules signage will be clear and posted per U-Haul company standards.**
  - e. Way-Finding signage must be clear and prominently posted in appropriate areas indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas. **Way-finding signage will be clear and be posted as necessary to guide users appropriately.**
2. Natural Surveillance
  - a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance. **Lighting and landscaping designs will avoid conflicts to the maximum extent possible to not obstruct natural or electronic surveillance.**
  - b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity. **Site design will limit or avoid potential concealment areas.**

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- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover. **This note has been added to the narrative on sheet CE5.**
- 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. **This note has been added to the narrative on sheet CE5.**
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code. **Acknowledged.**

### 3. Territorial Reinforcement

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc. **Thorny Bougainvillea shrubs were added against the existing building as a deterrent.**

### 4. CPTED Lighting Standards

- a. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc. **A note has been added to the narrative on sheet CE5 that exterior service doors will be equipped with vandal proof motion sensor security lights.**
- b. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc. **Outdoor covered areas of the proposed building will be well lit with LED lighting. Security motion sensors will be utilized as needed to deter loiters and trespassers.**

### 5. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

- a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry. **A note has been added to the narrative on sheet CE5.**

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- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing 'see-through' to maintain critical Natural Surveillance. **No existing fencing on site. Proposed fencing will not negatively impact natural surveillance.**
  - c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds. **Fencing will comply.**
  - d. Do not block the Natural Surveillance benefit of 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be below ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier. **Maximum shrub height of 2'-2.5' is noted in the narrative on sheet CE5.**
6. 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 of financial information is stored. Alarms must be activated whenever businesses are closed or all personnel are out of the building offices. **Security alarms will be installed as required.**
7. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening
- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates: **The dumpster enclosure is located inside the self-storage building.**
  - b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock. **The dumpster enclosure is located inside the self-storage building.**
  - c. Bottom gate clearances must be 8" above the ground for viewing underneath. **The dumpster enclosure is located inside the self-storage building.**
  - d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate. **The dumpster enclosure is located inside the self-storage building.**
  - e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise. **The dumpster enclosure is located inside the self-storage building.**
  - f. Dumpster areas must be secured with Access Control and video surveillance. **The dumpster enclosure is located inside the self-**

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**storage building.**

**8. Parking 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. **This is not a mixed use development. There are not residential units proposed as part of this project.**
- 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). **Security cameras will be installed in accordance with U-Haul company standards to provide adequate coverage.**
- 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. **Security cameras will be installed in accordance with U-Haul company standards to provide adequate coverage.**
- e. Ensure comprehensive parking lot area surveillance camera coverage/capture. **Security cameras will be installed in accordance with U-Haul company standards to provide adequate coverage.**
- f. Show overlapping sight “cones”. **Security cameras will be installed in accordance with U-Haul company standards to provide adequate coverage.**
- g. An Access Control vehicular gate entrance into the parking garage will deter and help prevent trespass opportunities. These entrances must be under video surveillance. In order to prevent unauthorized access trespassing, install a robust security roll down gates that can be operated in times of need to close and secure the garage, such as during a hurricane or other emergency including a serious or life-threatening criminal situation. **No access control is proposed into the parking area under the building. Electronic surveillance will be utilized in this parking area.**
- h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. **Parking spaces will be appropriately marked as needed.**
- i. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner"s/authorized guests to park and loiter in private parking lot. **Signage will be posted as needed to deter unauthorized vehicles from utilizing the parking areas.**
- j. (Multi-residential or commercial only) Post towing sign and enforce tow

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away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles. **Signage will be posted as needed to deter unauthorized vehicles from utilizing the parking areas.**

- k. Install sidewalk safety aisles in front of the parked cars to protect pedestrians from dangerously having to walk behind other parked cars that may be backing up, and from having to risk walking dangerously in conflict with the car travel lanes. **Sidewalk aisles are included in front of the parking areas adjacent to the self-storage building for this purpose.**

9. 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. **Electronic surveillance is located around the self-storage building in strategic locations to monitor building entrances and parking areas.**
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping. **Cameras will be placed so that they are not obstructed with 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. **Cameras will be placed so that lighting will not negatively affect camera view.**
- d. Security cameras must fully view all interior hallways, parking areas, building entrances and pedestrian paths of travel along the building perimeters. **Electronic surveillance is located around the self-storage building in strategic locations to monitor building entrances and parking areas, as well as pedestrian paths.**
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring. **Potentially vulnerable areas will be covered by electronic surveillance.**
- 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. **Electronic surveillance will be available at all building entrances.**
- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas. **Security cameras are proposed around all parking areas and cover perimeter boundaries.**
- 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. **Security**

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**cameras located along exterior of buildings to cover adjacent streets and sidewalks.**

10. 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. **All exterior electrical power outlets will be locked or secured.**
  - 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. **All exterior water spigots will be secured or locked.**

### **Utilities**

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process. **Acknowledged.**
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. **An approved BCEPD SWM License will be provided at time of building permit. Best Management Practices will be followed during construction with regard to sediment and erosion control. Notes and details can be found on sheet CE7, Erosion Control Plan.**
3. Please procure an approved FDEP permit for the proposed water main upgrade along SW 8th Street. Applicable during official Bldg. permit submittal. **This approval will be provided at time of building permit submittal.**
4. Please procure an approved Broward County Wastewater Collection permit for the proposed system abandonment and relocation. Applicable during official Bldg. permit submittal. **This approval will be provided at time of building permit submittal.**
5. Civil plan 005 CE4 Utility Plan doesn't show a reconnection to existing water service to 941 and 929 SW 8th Street. Please show existing water services connected to the proposed water main upgrade. **The reconnection of these water services is now shown on sheet CE4.**
6. Civil plan 005 CE4 Utility Plan proposes to a new sewer lateral connection for 820 SW 12th Avenue. Please show this proposed connection as utilizing the existing spaced connection from the north modifying the bench and invert opening from an 8" to 6". **Sheet CE4 has been modified to show the proposed sewer later for 820 SW 12<sup>th</sup> Ave utilizing the north invert of the existing**

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**structure, with invert size and bench modified.**

7. Please note on civil plan 005 CE4 Utility Plan that any existing unutilized water and/or sewer connection to the lot shall be terminated at the respective main as per City specification. **This note has been added to sheet CE4.**
8. Civil plan 004 CE3 PGD Plan proposes an unacceptable underground Stormwater drainage system for the public right-of-way. Please propose a more traditional system for the public right-of-way. **The Rainstor underground stormwater drainage system has been removed from the public right-of-way and replaced with an underground exfiltration trench system and swale retention areas. The surface water management system for this proposed right-of-way area will be connected to the surface water management system for the U-Haul property. U-Haul will maintain this surface water management system and provide a drainage maintenance agreement with the City of Pompano Beach.**
9. Please attach the following 2019 City Engineering Standard details as they apply: 106-4 Meter Install Dimensions List, 115-1 Underground Valve Identification Marker, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations, 400-1 Type C Inlet, 401-1 Type D Inlet, 402-1 Type E Inlet, 403-1 Type H Inlet, 408-1 Structure Tops (Type 7-NT), 408-2 Structure Tops (Type 7-T), 409-1 Cover for Manholes and Inlets, 410-1 Cast Iron Grates, 411-1 Cast Iron Frame for Manholes, 412-1 Optional Construction Joints, 412-2 Optional Construction Joints, 413-1 Eye Bolt and Chain for Locking Grates, 414-1 Water Stop Seal. **All 2019 City Engineering Standard Details that apply have been added to the plan set on sheets CE9,12,13,13A.**
10. 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. **Acknowledged.**

### **Waste Management**

1. The dumpster enclosure shown on the site plan is not large enough to accommodate the containers needed for a site this size. Provide additional capacity for garbage disposal at this site. **The interior dumpster enclosure measures 10'x10' and will contain an 8 yard dumpster which is sufficient for this development. Customers are not permitted to dispose of solid waste on-site. The dumpster will only be utilized by employees.**

### **Landscaping**

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1. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. adjust trees accordingly. **The overhead powerlines will stay above ground. FPL provided a letter stating that they will not place the powerlines underground.**
2. Replace street trees along SW 8 St. with large canopy trees based on the above. **The street trees along SW 8 St. were not replaced by canopy trees due to the overhead powerlines and Right Tree Right Place**
3. Provide a graphic scale on landscape plan. **A graphic scale was provided on on the landscape plan on sheet L-1.**
4. Show all retention areas on the landscape plan. **Retention areas were labeled on the landscape plan on sheet L-1.**
5. Provide evidence of approvals from Broward County Surface Water Management for Rainstore Underground storage area calculations and requirements for retention areas as there are an unusual amount of retention areas / rain water storage areas proposed. **The underground storage was removed from the plans. Broward County SWM approval will be provided at time of building permit.**
6. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 14' / 16' tall and palms to be 18' / 22' OA, please adjust. **50% of the canopy trees are now 14'/16' tall and the palms are 24' tall.**
7. Provide 10' perimeter landscaping strip requirements around entire property as per 155.5203.D. This is to be a clear measurement not to include vehicular overhang. **There is a 10' perimeter landscaping strip around the entire site with trees proposed at either 30' on center or if powerlines exist, 20' on center.**
8. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building for all buildings. **The 8' planting strip is indicated north of the existing building and the new proposed parking area. The planting area contains trees, shrubs and groundcover.**
9. Show how requirements as per 155.5203.E., Building Base Plantings are being met. **Base building planting is provided on the west and south side of the existing building and on the south, east and north sides of the proposed building. Please see Code Compliance Data chart on sheet L-1 (landscaping between VUA and buildings).**
10. Clarify the gravel area proposed on East side proposed 3 story. Site plan notes this as retention, landscape plan states gravel, clarify. **That gravel area is under**

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**the proposed building. It has been labeled “under the building retention area”. I do not think that plant material will grow in these areas.**

11. Provide Street Trees at 1:40’ as per 155.5203.G.2.c. 3 short north side. **Street tree requirements were updated.**
12. Provide VUA requirements as per 155.5203.D along all sides 1:30’ on N and W sides and 1:40’ on E and S side. Tree count is short. **All perimeter tree requirements were updated.**
13. As per 155.5203. provide understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines. Sabals do not count towards requirements, they can remain but do not count. **Right Tree Right Place trees were used in close proximity to overhead powerlines. The spacing used is 20’ on center. No sabal palms were used in meeting code requirements.**
14. 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. **A 15’ radius clear zone is identified around light poles on the planting plan. No trees were planted within the 15’ clear zone.**
15. Clarify planting areas / sod along Andrews Ave as it is unclear where the sidewalk ends and where the sod and plantable space begins. **The graphics were updated to clarify the sidewalk. More sod labels were added to the plan to distinguish sod areas.**
16. Change out Taxodiums around perimeter to a large non deciduous canopy tree species. **Taxodiums were removed from the plan.**
17. Propose an alternate tree species for Dahoon Holly’s, East Palatka’s or Eagleston Holly’s may be an option. 17. **Dahoon Holly’s were removed from the plan.**
18. Propose an alternate tree species for Sweetbay Magnolias., or provide evidence of survivability in this hardiness zone. **Sweetbay magnolias were removed from the plan.**
19. Provide a pervious area sheet for staff reference. **The pervious area calculation can be found on the site plan. The City planner previously indicated that any covered pervious area can’t be counted as pervious, so on the site plan it is labeled as “covered non-paved area”. It is not included in the pervious area**
20. No more than 15% of require pervious area can be non living material such as

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mulch , gravel, etc. **The pervious area provided is 26,837 sq. ft. = 27.71% (20% is required) of the site is pervious. This does not include the covered gravel areas. The required pervious area per Zoning Code for I-1 zoning, is 20%**  
**([https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-33987#JD\\_155.3402](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33987#JD_155.3402))**

21. Provide further clarification of proposed rain garden area and provide a separate sheet for staff review. **The rain gardens were removed from the plan.**
22. It appears required trees are proposed at the bottom of the retention area on the south side. **Perimeter trees are proposed on the slope of the retention areas, not on the bottom.**
23. Evenly distribute trees along the length of the buffer. **Trees were evenly distributed along the length of the buffer.**
24. Provide VUA tree along both sides of new eastern drive aisle. **VUA trees were are now shown along both sides of the new eastern drive aisle.**
25. Show irrigation on the east side of the new north south access. **Irrigation is now shown on the east side of the new north south access.**
26. Provide a note referencing a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. **This note was added to the landscape plan on sheet L-1.**
27. Bubblers will be provided for all new and relocated trees and palms. **Bubblers will be provided for all new and relocated trees and palms.**
28. What is the status of the billboard? Provide a copy of the lease. **The billboard is to remain in its current location as shown on the plans. A copy of the lease has been uploaded.**
29. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite where there is tree protection and/or plant material is installed on site. **This note was added to the landscape plan on sheet L-1.**
30. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation. **This note was added to the landscape plan on sheet L-1.**

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31. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal. **A comment response sheet is being submitted with revised plans.**
32. Additional comments may be rendered a time of resubmittal. **It is understood that additional comments may be rendered at time of submittal.**

## **Zoning**

1. Provide a legible note on the site plan that the proposed Self-Service Storage development shall comply with the use standards defined in Section 155.4223. A. Self-Storage or Mini-Warehouse Facility. **This note has been added to sheet CE2.**
2. Provide a recorded Plat in accordance with Section 155.2410. Plat, prior to a Zoning Compliance Permit approval. **A recorded plat will be provided prior to building permit approval.**
3. Successfully obtain a ROW vacation and a 60' ROW dedication along the east property line, prior to site plan approval. **Per staff discussion, the ROW vacation and dedication will be presented to Planning and Zoning concurrently with this site plan application.**
4. Per Section 100.01 (C) Minimum Right-of-Way, the required ROW width of Andrews Ave is 106 ft. The property owners require to dedicate a portion of land to comply with 106 ft right-of-way in accordance with § 155.5704. It shall only be required to dedicate a half of the applicable right-of-way width to the center line of the street. According to the submitted survey, 51.69' distance is shown between CL and PL. Additional land shall be dedicated to provide 53 ft. Please contact the Broward County for the dedication. **This dimension has been corrected. The distance from the centerline of Andrews Ave to the property line is 53.45'.**
5. Per Section 100.01 (C) Minimum Right-of-Way, the required width of SW 8 Street is 60 ft. Based on the survey, the property owner shall dedicate additional land to full fill the required width of SW 8 Street. It shall only be required to dedicate a half of the applicable right-of-way width to the center line of the street. Please contact the City Engineering to confirm the dedication portion. Land dedication for a ROW purposes shall be completed prior to zoning compliance permit approval. **The site plan proposes a 5' right-of-way dedication along the western portion of SW 8<sup>th</sup> street to provide 30' of right-of-way from the property line to the centerline of the roadway. The eastern portion of SW 8<sup>th</sup> Street is a 60' platted roadway with 30' of right-of-way between the centerline of the roadway and the property line, therefore no dedication is required for this portion of SW 8<sup>th</sup> Street.**

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6. Remove the billboard sign in a new right-of-way prior to permit approval. **The billboard sign is not owned by the applicant and therefore can not be removed. A letter will be prepared by the applicant and sent to the City to provide clarity on the situation.**
7. Per Section 155.2401.C, a Unity of Title for subject properties will be required prior to zoning compliance permit approval, and shall be filed with the City. **The subject properties will be platted.**
8. The front lot line for the proposed development is along SW 12 Ave, and thus the required 30 ft rear yard shall be provided along the east line abutting I-95. **The site plan has been revised to reflect this.**
9. Relocate the driveway near SW 12 Ave to be at least 100 ft from an intersection of SW 12 Ave and SW8 ST, per Section 155.5101.G.3. Vehicular Access and Circulation. **The driveway near SW 12<sup>th</sup> Ave has been modified to be 100' from the intersection of SW 12<sup>th</sup> Ave and SW 8<sup>th</sup> St.**
10. Revise the Site Areas as follows:
  - i. The proposed development including site data must be revised based on post dedication. **The site areas shown on the site plan are based on post dedication conditions.**
  - ii. Revise site areas to include the existing building and correct the building lot coverage. **Site areas include the existing building and lot coverage is accurate.**
  - iii. Areas under the building is not a pervious area. Revise it accordingly. **Site data has been revised to show covered non-paved area separately from pervious area.**
  - iv. Revise the building height to be measured from an average finished grade to the roof deck. **The building height has been revised to reflect an average finished grade around the building of a 5.35. This has been reflected in the site data.**
11. Revise the parking calculations to include the existing building and provide more parking spaces accordingly. **The parking calculation has been revised to include the existing building. Additional parking spaces have been added as required.**
12. Provide dimensions for loading berths: at least 12 feet wide and 55 feet long with at least 14 feet of overhead clearance. Per TABLE 155.5102.M.1: MINIMUM NUMBER OF OFF-STREET LOADING BERTHS, loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to it from a public street and complete loading without obstructing or interfering with any parking space or parking lot aisle. Staff is concerning maneuvering from the east loading berth. **Loading berths have been dimensioned and have**

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**minimum 14' clearance. Western loading berths measure 12' wide by 60' long and are designed for larger trucks. Eastern interior loading berths measure 11' wide by 35' long and are designed for smaller vehicles. Wider drive aisles are provided for the eastern loading berth for maneuverability.**

13. Provide screening of off-street loading and service areas, per Section 155.5301.B, Screening of Off-Street Loading and Service Areas. All off-street loading areas and services areas shall be located and designed to reduce the adverse visual and acoustic impacts of their use on adjacent streets and properties. Exterior off-street loading and service areas shall be screened from view from adjacent streets and properties by durable, sight-obscuring walls, fences, and/or dense continuous hedges that are at least six feet in height. **All loading and service areas are screened. The western loading area is screened by the existing building and is not visible from SW 12<sup>th</sup> Ave. The eastern loading area is interior to the self-storage building.**
14. Remove the over-sized parking spaces facing SW 12 Ave, or relocate them not to be visible from the street. **These parking spaces have been removed and replace with standard parking spaces.**
15. Per Section 155.5102.C. 9, off-street parking space shall include a continuous curb instead of wheel stops. Revise parking stalls to be 9ft X 16ft with two foot overhangs. No vertical objects shall be located in the overhangs. **Wheelstops have been removed. Continuous curb has been provided.**
16. If the dumpster is required and provided on the site, it shall comply with Section 155.5301. C. Location and Screening of Commercial Containers, and provide details accordingly. **The dumpster enclosure is located inside the self-storage building and is shown on sheet CE2.**
17. Twelve sustainable development points, pursuant to Table 155.5802: Provide a separate plan and details demonstrating "rain garden" and "sustainability landscape" and submit the SITES certification prior to placement for the PZB meeting. **The rain garden and sustainable landscaping have been removed from the plans. An updated Sustainability Development Point narrative has been uploaded.**
18. Provide at least seven foot wide bike path connecting from sidewalk, per Sections 155.5101. H. and a bike rack for at least four bicycles for each ten parking spaces near the building main entrance, as per Section 155.5102.L. **A 7' wide bicycle path has been provided from the sidewalk to the bike racks located at each building.**
19. Illustrate mechanical equipment on plans and elevations. Exterior mechanical equipment shall be screened, per Section 155.5301. A. 1. a, New Development Screening Standards. **Mechanical equipment is now shown on the site plan**

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**with screening.**

20. 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, per Section 155.5509, Utility Lines Location. **A letter has been provided from FPL stating that they are not able to place the overhead utilities underground.**
21. Provide responses to the Site Plan Standards per Section 155.2407.E. Site Plan Review Standards. The response will be included in the staff report for the PZB meeting. **Responses to the Site Plan Standards have been included with this re-submittal.**
22. Revise the building to comply with design standards defined in Section 155.4223. A. 3. e, Building Appearance for Self-Storage or Mini-Warehouse Facility.
- i. Garage doors or overhead doors serving individual storage units, or similar architectural treatment shall not be visible from adjacent streets. When overhead doors are within a building, they must be setback a minimum of 15 feet from any window facing a public right-of-way (this shall not include opaque glass or false windows, where the interior space is not visible from the right-of-way). **These requirements have been met.**
  - ii. Colors used shall be compatible with the character of the surrounding area, abutting residential neighborhoods. **There are no abutting residential neighborhoods.**
  - iii. Regardless of the number of stories, buildings greater than 24 feet in height shall include a clearly recognizable base, middle and top configured in accordance with the standards of Section 155.5602 <[https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-39355](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39355)>. C.4. **The base, middle and top are separated with material and color.**
  - iv. Each story above the ground level must provide at least 30 percent of the street-facing facade area as glass treatment (measured from the story line denoting the lower floor to the underside of the eave, top of the parapet, or the story line denoting the upper floor). **Glass requirements are noted in the plans to address the 30% minimum.**
  - v. When a self-storage facility is proposed along an arterial or collector roadway, the building must be designed to accommodate a commercial liner. The liner building may be in the same building or separate from the self-storage facility; however, when it is integrated into the same building at minimum the ground floor must be designed to allow for active commercial use(s) fronting the street, independent from the self-storage facility. **The existing commercial office building on-site functions as the commercial liner.**
23. AAC requires original paint color and material samples. Material and color

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samples displayed on 11X17 board shall be submitted when the project is requested to be placed for the AAC meeting. **Acknowledged, this will be provided.**

24. Provide color elevations of the building exteriors presenting actual color and material schemes. **These color elevations have been provided.**
25. The building shall be measured from the average finished grade to the roof deck. Provide the building heights on the elevations. **Building heights have been provided on the elevations.**
26. Provide alternatives to replace the existing or proposed overhead doors and sliding doors facing SW 12 Ave. Per Section 155.5603. F. 2, facades of the ground level floor facing an arterial street or collector street shall not include overhead doors, sliding glass doors, removable panels, or similar type of doors. **Per staff discussion, the sliding door facing SW 12<sup>th</sup> Ave is a customer entrance and would be allowed. The overhead door facing SW 12<sup>th</sup> Ave will be revised to a swing door.**
27. The building shall orient the building facade containing its primary patron entrance to face the street from which the building derives its street address. Revise the building facade to have clearly defined, highly visible primary entrances, per Section 155.5603 F. **The self-storage building contains a primary patron entrance facing SW 12<sup>th</sup> Ave per section 155.5603.F.**
28. Please note that a free standing sign structure shall be reviewed and approved by the AAC. **Acknowledged.**
29. If the proposed development will have multi tenants, Master Sign Program shall be obtained as required in Section 155.2416, Master Sign Program. **The proposed development will not have multiple tenants.**

Revised plans and supporting documents have been uploaded to Electronic Plan Review as part of this DRC submittal, for your review.

Sincerely,

**SHAH, DROTOS & ASSOCIATES**



Matthew J. Giani, P.E.  
Project Manager  
Florida Reg. #84229

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