



## ARCHITECTURAL ALLIANCE ARCHITECTURE

**Date:** 8-31-2021  
**Project Name:** Riva Motorsports  
**Project Address:** 5100 NE 13 Way  
Pompano Beach, FL 33064  
**Permit #:** PZ21-12000024

To Whom It May Concern:

### **PLANNING:**

Daniel Keester | daniel.keester@copbfl.com Review Complete Pending Development Order

-Land use for this parcel is Industrial (I). The use of a warehouse is permitted within this land use category.

-The property is platted (Willah Plat No. 1 Parcel A; Plat Book 112, Page 41). Based on Broward County's Administrative Rules Document Broward Next (4.3. (C)) regarding platting exemption, platting does not appear to be required; however, staff recommends requesting written confirmation via a "Platting Determination Letter," from Broward County Planning Council.

-The property is abuts NW 13 Way (dedicated by plat Morgan Plat No. 1 - PB 110 Pg 42). No additional right- of-way is required.

-The property does not front onto any roadways identified on the Broward County Trafficways Plan.

-The city has sufficient capacity to accommodate the proposal.

***Response: Duly noted***

**ENGINEERING DEPARTMENT:**

David McGirr | david.mcgirr@copbfl.com 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.

***Response: The plans will be submitted to Broward County Surface Water Management for permit***

2. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections.

***Response: The plans will be submitted to Broward County Office of Environmental Services for permit***

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

***Response: Noted***

4. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

***Response: Mat shown on plans***

\*\*\*\* 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. \*\*\*\*

***Response: Duly noted***

## **FIRE DEPARTMENT:**

Jim Galloway | jim.galloway@copbfl.com Review Complete Resubmittal Required

(1) Depending on commodity classes and method of storage, building required to be protected by a supervised fire sprinkler system.

***Response: A supervised fire sprinkler system is provided. See plan review data for revised information on sheet CS-1 and LS-1.***

(2) 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.

***Response: Test is being ordered and will be provided by G.C. prior to permit approval.***

(3) 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 2018ed 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"

***Response: Fire flow calculations are included with re-submittal, additional fire hydrant added to southeast corner of project providing the minimum two (2) requirement.***

(4) Storage under stairs must be within a fire rated enclosure. Access to storage areas cannot be from within the egress stair area.

***Response: See fire rated ceiling under stairs on note added on first floor plan on sheet A-1.***

(5) provide approved outdoor storage plan. site plan shows outdoor storage of crates 20ft high. SE corner area does not have fire dept access for suppression operations.

***Response: This area is existing unchanged, previously permitted and not in the scope of work for this permit.***

## **BUILDING DIVISION:**

James DeMars | james.demars@copbfl.com 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 A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

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\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building

official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

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

8. FBC BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

9. FBC BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

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

11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

12. FBC BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

13. FBC BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

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

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

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High- Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.

19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.

20. 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.



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.

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.

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.

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, 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.

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.

***Response: Duly noted***

**BSO:**

Plan Reviewer Status

Comments not provided as of 7.26.2021

**CRA:**

Plan Reviewer Status

Comments not provided as of 7.26.2021



## **UTILITIES:**

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

***Response: Duly noted***

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.

***Response: The plans will be approved by Broward County Surface Water Management Division***

3. Please exercise best management practices with regard to protection of existing and proposed storm water systems and public right-of-way run-off.

***Response: Best Management Practices are shown on the Pollution Prevention Plans included in the Development set***

4. The location is within a Broward County Water & Wastewater Service area. Please procure any necessary approvals and permits for the subject development.

***Response: The plans will be approved by Broward County Office of Environmental Services for the water and sewer services***

## **LANDSCAPE REVIEW:**

Wade Collum | wade.collum@copbfl.com Review Complete Pending Development Order

1. Provide a note on the plans that all landscaping must meet the conditions of approval from permit #13-3407

***Response: Requested note has been added at the end of the "notes" located on sheet L-2.***

2. Propose an alternate species to Dahoons. Try East Palatka's.

***Response: Dahoon Holly has been replaced with East Palatka Holly in the "plant list" located on sheet L-2.***

3. Correct the tree planting details to show a solid soil pedestal, shows added soil, change.

**Response: Both tree planting details have been revised to show a solid soil pedestal in "plant details" on sheet L-2.**

4. Bubblers will be provided for all new and relocated trees and palms, there is no symbol or call out on the plans, adjust.

**Response: Bubbler specification and symbol has been added to the "sprinkler head schedule, plan and plan key" on sheet L-3.**

5. Adjust planting details to only show sisal or other biodegradable material attached to trunk of tree, remove any reference to wire.

**Response: Both tree planting details have been revised to show sisal or other biodegradable material in "plant details" on sheet L-2.**

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

**Response: requested note was added under Rev. 1, second from the bottom, under "notes" on sheet L-2.**

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

**Response: Provided**

8. Additional comments may be rendered at time of resubmittal.

**Response: Duly noted**

**ZONING:**

Lauren Gratzner | lauren.gratzner@copbfl.com

Review Complete Resubmittal Required

1. This site plan is being reviewed as a Major Site Plan and Building Design.

**Response: Duly noted**

2. Remove the information regarding the required parking for office space, as it appears the office is less than 20% of the warehouse and parking for the office is not applicable. Currently the parking chart states "1 space per 250 SF of Floor Space - Office", which is not accurate. If you would like to account for future office spaces, offices require one parking space per 400 SF.

***Response: See office information removed from parking data on sheet SP-1.***

3. All uses for this new building must be accounted for in regards to parking. The updated narrative says this new building will be used for warehouse storage and light manufacturing. Include parking for this light manufacturing of one space per 1,000 SF. Indicate on the floor plan the amount of space that will be used within this warehouse for the light manufacturing.

***Response: Light manufacturing has been added to the parking data on sheet SP-1. 5,000 sf light manufacturing area added to 2<sup>nd</sup> floor plan on sheet A-2.***

4. Comment not addressed: The numbers provided on the site plan in the data charts need to be updated to reflect the change of outdoor storage and display square footage. The "exterior storage" and "exterior display" numbers and calculations are not correct. Portions of the display area have been removed and replaced with the proposed building. Additionally, 6,683 SF is not 20.5% of 38,676 SF and the building lot coverage is no longer 32,659 SF, the lot coverage has increased with the new building. All data in the chart under parking needs to be updated.

***Response: See updated data schedules on sheet SP-1.***

5. There are two light poles that are not labeled in the middle of the photometric plan. Label their height if they are remaining or note if they are being removed.

***Response: All light poles are existing to remain 20' high. See added note on site plan on sheet SP-1.***

6. Comment not addressed: Provide a sustainability narrative that outlines how this project aims to achieve at least 12 sustainability points as defined in Table 155.5802: Sustainable Development Options and Points.

***Response: See newly provided sustainability narrative as required.***

7. Pedestrian walkways shall be at least five feet wide in industrial zoning districts (155.5101.I.3). Revise the sidewalk to be 5' rather than 4' wide. The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that compliance with the required pedestrian improvements is infeasible. A formal waiver request would have to be submitted for review if desired.

***Response: See revised 5' wide sidewalk adjacent to new building on site plan on sheet SP-1.***

8. Per the Industrial Design Standards (155.5603.E) Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards: This applies to west elevation. Revise this elevation.

1. Wall Plane Horizontal Articulation

Each facade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the facade plane), changes in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 100 feet.

2. Vertical Articulation

Each facade greater than 30 feet in height shall incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet.

3. Roof Line Variation

The facade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the facade.

***Response: Utilized #2 vertical articulation standard by adding horizontal reveals for color changes to interrupt the wall plane at less than 30' high intervals.***

## **SOLID WASTE AND RECYCLING:**

Beth Dubow | beth.dubow@copbfl.com Review Complete Pending Development Order

NOTE: Owners of this commercial 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.

***Response: Duly noted***

Regards,

Pete M Ebersole



Pete Ebersole, AR # 0011636