



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-144

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 7, 2021

### U-HAUL SELF STORAGE SITE PLAN

**Request:** Major Site Plan  
**P&Z#** PZ21-12000026  
**Owner:** U-Haul Co. of Florida  
**Project Location:** 790-820 SW 12<sup>th</sup> Ave.  
**Folio Number:** Multiple Folios  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5  
**Agent:** Matthew Giani (954-943-9433)  
**Project Planner:** Jae Eun Kim (jaeeun.kim@copbfl.com / 954.545.7778)

### Summary:

The applicant is requesting MAJOR SITE PLAN and MAJOR BUILDING DESIGN approval in order to construct a three-story self-storage building. There is an existing two-story building, 11,477 sq.ft., on the site, which will remain, and the proposed three-story self-storage has a floor area of 91,544 sq.ft.

### 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). A warehouse, self-storage and commercial uses are permitted uses within this land use category.

-An application requesting that the City abandon SW 10th Avenue has been submitted, based on a request 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 be approved by the City Commission, on first reading, prior to placement of this site plan application on a P&Z agenda.

-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 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.

-The city has sufficient capacity to accommodate the proposal.

## **ENGINEERING DEPARTMENT**

Plan Reviewer: David McGirr (david.mcgirr@copbfl.com)

Status: Review Complete Resubmittal Required

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must

approve these plans.

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.

4. Submit/ upload the (BCEPMGD) 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.

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.

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.

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

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.

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.

10. ROW abandonment/dedication comments will be submitted during Plat review.

11. The existing sign appears to be in conflict with the proposed road to the east.

12. Remove on Utility plan 2" corp. stop and replace with 2" gate valve per city Eng. detail.

13. Note on the Utility plan that the sewer manhole on SW 8 St. will be Sewper coated.

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.

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.

#### How to retire old laterals

- If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)
- If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)
- If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)
- If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

\*\*\*\* 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

( ) Site must have proposed access road with cross access agreement located East side of property that connects to the South property.

( ) 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. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**CRA**

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

Status: Review Complete Pending Development Order

Land use for this parcel is zoned Industrial - 1 which allows for warehouse, self-storage and commercial uses. The CRA has no objection of this infill development use in I-1.

## **BUILDING DIVISION**

Plan Reviewer: Todd Stricker (todd.stricker@copbfl.com)

Status: Review Complete Pending Development Order

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.
6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific

requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

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

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

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

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

## **BSO**

Plan Reviewer: Patrick Noble (Patrick\_Noble@sheriff.org)

Status: Review Complete Resubmittal Required

## **Disclaimer:**

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any

review.

**CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:**

**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.

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.

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.

d. Property rules signage language must be clear and prominently posted in appropriate areas listing rules for authorized legitimate activities on the property.

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.

**2. CPTED Landscaping Standards**

**2A: Natural Surveillance**

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural

or Electronic Surveillance.

- b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.
- c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.
- d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.
- e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

## 2B: 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.

## 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.

- 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

**DRC**

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.

#### 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.

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.

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.

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 low 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.

#### 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.

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:
- 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.
- c. Bottom gate clearances must be 8” above the ground for viewing underneath.
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

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.

c. Vehicles have been burglarized in parking lots leading to significant property loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist.

e. Ensure comprehensive parking lot area surveillance camera coverage/ capture

f. . Show overlapping sight “cones”.

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.

h. (Multi-residential or commercial only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only.

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.

j. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning non-resident/ non-authorized guests and abandoned vehicles.

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.

#### Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- d. Security cameras must fully view all interior hallways, parking areas, building entrances and pedestrian paths of travel along the building perimeters.
- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom and resident/ guest call system. Entrance doors must be electronically locked and functionally integrated into the intercom system. Residents with FOB's/ Smartcards should have electronic access control to the front entrance doors, the garage entrance door, the stairwells, and the trash/ garbage room.
- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.
- h. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Miscellaneous: CPTED & Security Strengthening

- a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.
- b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

**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 Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
- 3. Please procure an approved FDEP permit for the proposed water main upgrade along SW 8th Street. Applicable during official Bldg. 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.
- 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.
- 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 side of the street.



and invert opening from an 8" to 6".

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.

8. Civil plan 004 CE3 PGD Plan proposes an acceptable underground Stormwater drainage system for the public right-of-way. Please propose a more traditional system for the public right-of-way.

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.

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.

## **WASTE MANAGEMENT**

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

Status: Review Complete Resubmittal Required

### **Solid Waste and Recycling Comments**

Project Name: U-Haul Self Storage

Address: 820 SW 12 Avenue

P&Z#: 21-12000026

Review: 06/21/2021

DRC Date: 07/07/2021

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.

NOTE: Owners of commercial properties 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](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

## **LANDSCAPE REVIEW**

Plan Reviewer: Wade Collum ([wade.collum@copbfl.com](mailto:wade.collum@copbfl.com))

Status: Review Complete Resubmittal Required

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.
2. Replace street trees along SW 8 St. with large canopy trees based on the above.
3. Provide a graphic scale on landscape plan.
4. Show all retention areas on the landscape plan.
5. Provide evidence of approvals from Broward County Surface Water Management for Pans, ore  
Underground storage area calculations and requirements for retention areas as there are a unusual amount of

retention areas / rain water storage areas proposed.

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.

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.

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.

9. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

10. Clarify the gravel area proposed on East side proposed 3 story. Site plan notes this as retention, landscape plan states gravel, clarify.

11. Provide Street Trees at 1:40' as per 155.5203.G.2.c. 3 short north side

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.

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

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.

15. Clarify planting areas / sod along Andrews Ave as it is unclear where the sidewalk ends and where the sod and plantable space begins

16. Change out Taxodiums around perimeter to a large non deciduous canopy tree species.
17. Propose an alternate tree species for Dahoon Holly's, East Palatka's or Eagleston Holly's may be an option.
18. Propose an alternate tree species for Sweetbay Magnolias., or provide evidence of survivability in this hardiness zone.
19. Provide a pervious area sheet for staff reference.
20. No more than 15% of require pervious area can be non living material such as mulch , gravel, etc.
21. Provide further clarification of proposed rain garden area and provide a separate sheet for staff review.
22. It appears required trees are proposed at the bottom of the retention area on the south side.
23. Evenly distribute trees along the length of the buffer.
24. Provide VUA tree along both sides of new eastern drive aisle.
25. Show irrigation 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.
27. 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.
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.

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.

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

32. Additional comments may be rendered a time of resubmittal.

## **ZONING**

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

Status: Review Complete Resubmittal Required

### **I-1/I**

#### **Major BLDG Design and Major Site Plan**

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.
2. Provide a recorded Plat in accordance with Section 155.2410. Plat, prior to a Zoning Compliance Permit approval.
3. Successfully obtain a ROW vacation and a 60' ROW dedication along the east property line, prior to site plan approval.
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.
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.

6. Remove the billboard sign in a new right-of-way prior to permit approval.
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.
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.
9. Relocate the driveway near SW 12 Ave to be at least 100 ft from an intersection of SW 12 Ave and SW 8 ST, per Section 155.5101.G.3. Vehicular Access and Circulation.
10. Revise the Site Areas as follows:
  - i. The proposed development including site data must be revised based on post dedication.
  - ii. Revise site areas to include the existing building and correct the building lot coverage.
  - iii. Areas under the building is not a pervious area. Revise it accordingly.
  - iv. Revise the building height to be measured from an average finished grade to the roof deck.
11. Revise the parking calculations to include the existing building and provide more parking spaces accordingly.
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.
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.
14. Remove the over-sized parking spaces facing SW 12 Ave, or relocate them not to be visible from the street.
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.
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.
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.

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.
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.
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.
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.

#### E. Site Plan Review Standards

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code ( [Articles 3 <https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-33809>](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-33809), [https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-43262](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-43262), and [https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38103](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103));
3. Complies with the applicable development standards of this Code ( [Article 5 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38103](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103) ). While not required to comply with the Sustainable Development Standards in [Part 8 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-39600](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39600), Sustainable Development Standards, of [Article 5 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-38103](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-38103), Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section [155.5801 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zone/0-0-0-39601](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zone/0-0-0-39601), Purpose;
4. Complies with all other applicable standards in this Code;
5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;
6. The concurrency review has been completed in accordance with [Chapter 154 https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach\\_fl/0-0-0-87150](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-87150) (Planning) of the Code of Ordinances;
7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

DRC



9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support;
10. Complies with adopted Fire Codes and Standards per City Code Section [95.02](#) [https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach\\_fl/0-0-0-82278](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanobeach_fl/0-0-0-82278);
11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and
12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

**Building:**

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).
  - ii. Colors used shall be compatible with the character of the surrounding area, 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.
  - 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).
  - 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.
23. AAC requires original paint color and material samples. Material and color samples displayed on 11X17 board shall be submitted when the project is requested to be placed for the AAC meeting.
24. Provide color elevations of the building exteriors presenting actual color and material schemes.
25. The building shall be measured from the average finished grade to the roof deck. Provide the building heights 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.
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.



28. Please note that a free standing sign structure shall be reviewed and approved by the AAC.
29. If the proposed development will have multi tenants, Master Sign Program shall be obtained as required in Section 155.2416, Master Sign Program.