

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-383

DATE: November 7, 2017

TO: Architectural Appearance Committee

VIA: Pamela Stanton, RLA, Urban Design Planner 

FROM: Kerrie MacNeil, Planner 

RE: Top Self Storage, Major Site Plan
2855 Martin Luther King Blvd.
November 16, 2017 Meeting

P&Z #17-12000028

The following is a brief summary of information on the subject property. The applicant is requesting Major Building Design approval in order to construct a self-storage development consisting of nine buildings and associated site improvements on a currently vacant site. The project consists of one (1) three-story, 94,500 sq. ft., air-conditioned self-storage facility with approximately 2,000 sq. ft. of office space and eight (8) single-story, non-air-conditioned, drive up style self-storage buildings totaling 86,518 sq. ft. The project also consists of customer loading areas, parking and landscape improvements. The total building footprint is 118,018 sq. ft. on a 315,630 sq. ft. (7.25 acre) site (37.39% lot coverage). Concurrently, the applicant has submitted a Plat application (PZ# 17-14000007) for the above mentioned property.

The property is located on the north side of Dr. Martin Luther King Jr. Blvd. between Blount Road and NW 27th Avenue.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as, in its judgment may be requisite and appropriate to ensure that the exterior appearance of buildings and structures enhances the aesthetic character of the surrounding development by complying with the architectural appearance standards of this Code and approved design guidelines.

I. Zoning / Existing Uses

- A. Subject property (Zoning / Existing Use): – Heavy Business (B-4) / Vacant Land
- B. Surrounding Properties (Zoning District / Existing Use):
 - a) North - Community Facilities (CF) / Broward County Sheriff's North Broward Bureau (Detention Center)
 - b) South - General Business (B-3) / Heavy Business (B-4) / Retail sales, Sexually Oriented Entertainment Lounge and Car, Truck & RV Rental
 - c) East - General Industrial (I-1) / Contractor's office and storage yard
 - d) West - General Business / Community Facilities (B-3/CF) / Wet retention area, BSO Detention Center parking lot

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for
October 4th, 2017, 12:15 p.m.
P&Z # 17-12000028



The Development Review Committee members have reviewed and evaluated the **MAJOR SITE PLAN AND MAJOR BUILDING DESIGN APPLICATION** submitted to the City of Pompano Beach to determine its conformity with applicable codes, standards and requirements. Below are their comments and/or recommendations.

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Owner: Top Self Storage Three, LLC

Project name: Top Self Storage 3

Project location: 1501 Martin Luther king Jr. Boulevard and 1501, 1505, 1509, 1513, 1501, 1551, 1575 NW 28 Terrace

Request: The applicant is requesting MAJOR SITE PLAN AND MAJOR BUILDING DESIGN approval in order to construct a new 181,018 sq. ft. self-storage building.

Agent: Frank Perez (954) 567-2062

Project Planner: Kerrie MacNeil (954) 786-4662

Commission District: 4

PLANNING

Plan Reviewer: Maggie Barszewski | maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

1. The entrance drive includes property that is included in the proposed plat, therefore any Site Plan Approval shall include a condition that the Plat be approved prior to building permit. The Plat shall include an ingress/egress agreement.
2. As part of the Planning Board submittal, the applicant shall provide the Broward County Traffic ways approval.
3. A Unity of Title shall be a condition of approval for Site Plan.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

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

1. Broward County EPD Surface Water Management Division must approve the proposed paving and drainage plans.
2. Submit a City Engineering Division permit application for the following scope of work: all off-site/on-site asphalt driveway or roadway construction, off-site/on-site curb and gutter construction, off-site water main up to the recorded property line, and the off-site sanitary sewer system up to the recorded property line. (At time of permitting)
3. Submit a copy of a contract or schedule of values for the project scope of work listed in comment number 2. (At time of permitting)
4. As per City Code, landscaping materials other than sod are allowed within (5'") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services,

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sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Please place a note to this effect on the proposed landscape plans.

5. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**** Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. ****

FIRE DEPARTMENT

Plan Reviewer: Jim Galloway | jim.galloway@copbfl.com

Status: Review Complete Resubmittal Required

Conditions:

1. Provide copy of Flow Test Data: Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2012ed chapter 18).
2. Water study required as per previous comments. Recommend meeting with Fire Marshal to address all Fire Prevention Comments.
3. 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)

Comments:

1. Visibility and unobstructed working space must be maintained from fire apparatus access routes to fire protection and life safety appliances/equipment. These include but not limited to: Fire hydrants, fire department connections (FDC), post indicating valves (PIV), fire sprinkler risers, fire alarm control panels and electrical room locations.
2. Clear Space around Fire Hydrants, Fire Department Connections (FDC), and any other Fire Appliance requiring clearance for access. A 36 inch clear space shall be maintained around the circumference of fire hydrant/appliance. (NFPA 1 (2012ed) Ch. 18 Sec. 18.5.3). Refer to attached link for clearance details (must be included with plans as a detail):
http://pompanobeachfl.gov/assets/docs/pages/urban_forestry/fire_hydrant_clear_zone_detail.pdf
<http://pompanobeachfl.gov/assets/docs/pages/engineering/misc/315-1%20Typical%20Screen%20For%20Utilities.pdf>
3. Blue reflective hydrant location markers shall be placed on the access roads in front of all fire hydrants. Red reflective fire department connection location markers shall be placed on the access roads in front of all fire department connections. Markers shall be placed in the middle of the drive lane on the side of the road closest to the fire hydrant.
4. Red reflective fire department connection location markers shall be placed on the access roads in front of all fire department connections. Red markers shall be placed in the middle of the drive lane on the side of the road closest to the fire department connection.

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BUILDING DIVISION

Plan Reviewer: Sal Pravata | salvator.pravata@copbfl.com
Status: Review Complete Pending Development Order

At this time, the Building Department has no objections.
Additional comments may follow throughout the remainder of the permitting process.
Buildings shall comply with the 2014 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.

- 1) Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.
 - a. Elevations will be in accordance with City Ordinance 152.29 (C)
- 2) 53.14 - Erosion and Sedimentation Control Permit to be submitted at the time of permit
- 3) A construction fence and permit will be required when any construction activity will occur and it shall contain all construction debris, airborne and otherwise, on the subject construction site as per City Ordinance 152.06
- 4) Parking spaces complying with 502 that serve a particular building or facility and shall be located on the shortest accessible route from parking to an entrance complying with 206.4 (FBC Accessibility). Provide detail for size, striping and signage

BSO

Plan Reviewer: Scott Longo | scott_longo@sheriff.org
Status: Review Complete No Comments

Subject: CPTED and Security Strengthening

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. 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 liability's that might occur without any review.

CRA

Plan Reviewer: Max Wemyss | max@rma.us.com
Status: Review Complete No Comments

This project is not with the CRA. The CRA offers no comments or objections at this time.

UTILITIES

Plan Reviewer: Nathaniel Watson | Nathaniel.watson@copbfl.com
Status: Review Complete Pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future submittals and the development review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work.
3. Please exercise best management practices with regard to sedimentation and erosion control of any on and off-site storm systems.

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- Please note that the proposed 10" dedicated fire meter has an order lead time of 60 to 75 days after the meter is paid. Please order the meter in accordance with the construction schedule to ensure a timely delivery.
- As noted prior on 6-27-2017, please indicate on the Landscape Plans L-1 and L-2 that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.
- Please attach the following City Engineering Standard Details as they apply:

#315-1 Typical Screen for Utilities,	#316-1 Required Tree Locations
#102-1 Valve Box Settings	#106-4 Meter Install Dimension List
#107-1 Typical 1" Water Service	#103-1 Gate or Valve Plug Settings
#210-2 Sewer Box and Cover Traffic	

LANDSCAPE REVIEW

Plan Reviewer: Mark Brumet | mark.brumet@copbfl.com

Status: Review Complete Resubmittal Required

- The appraised values in the tree appraisal worksheets appear low. Also, provide one worksheet per tree/palm appraised. All trees must be appraised and assigned a value. Appraiser to meet with staff to review worksheet values.
- Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Data tables identifying proposed landscape do not match plant list quantities. Clarify.
- 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. Provide what is required vs. what is going to be proposed as to a superior landscape design. Identify how this is being met on the entire property. Only building A was shown.
- Show how requirements as per 155.5203.E., Building Base Plantings are being met.
- 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.
- Provide interior landscape requirements equal to 15% of the total vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans. Identify how this is being met on the entire property. Only building A was shown.
- Provide an irrigation plan (plan provided is incomplete).
- All tree work will require permitting by a registered Broward County Tree Trimmer.
- All trees are to be large canopy trees unless OHW are present, adjust. There are conflicts observed on the north side of the north retention area.
- Provide trees along south side of retention and along north perimeter to offset mitigation. 664' LF/30 = 22 trees/17 provided (south side); 20 provided (north side), and check spacing.
- There are a large amount of existing trees that may be able to remain. Please verify and adjust if applicable. Specifically the trees in the northern retention area; provide reason for removal.
- Preliminary comments provided by staff in Wade Collum's absence. Additional comments may be rendered at the time of resubmittal.

ZONING

Plan Reviewer: Kerrie MacNeil | Kerrie.macneil@copbfl.com

Status: Review Complete Pending Development Order

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10/23/2017

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1. Subject sites shall be unified, per Code Section 155.2401.C, Unity of Title. Unity of Title shall be filed with the City, prior to building permit submittal, and it must be submitted to the Zoning Division Directly.
2. Plat approval and recordation required prior to building permit approval.
3. Provide all requirements of Code Section 155.5101.H (Bicycle Access and Circulation), or successfully obtain a waiver from the Development Services Director.
4. Provide all requirements of Code Section 155.5101.I (Pedestrian Access and Circulation) or successfully obtain a waiver from the Development Services Director.
5. Pursuant to Code Section 155.5102.M.1, provide four 12'x55' loading berths or successfully obtain a waiver from the Development Services Director for the three proposed 10'x27' loading berths (155.5102.M.2).
6. Pursuant to Code Section 155.5602.C.10.a, provide screening of the proposed loading areas that are visible from the street.
7. Proposed 10'x27' loading berths shall not count towards the required parking. Provide the minimum parking spaces required by Code Section 155.5102.D.1 in addition to the loading berths.
8. Provide a two-way drive aisle that is at least 23' in width or obtain a waiver from the Development Services Director (155.5102.I.1).
9. On the plans, show the hatched out pavement markings in the loading areas adjacent to the storage bays.
10. Prior to building permit approval, provide a curb detail that complies with Code Section 155.5102.C.9.
11. Regarding the proposed ingress/egress easement, note that driveway access shared between adjoining lots is encouraged and easements allowing cross-access to and from properties served by a shared driveway, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access (155.5101.G.3.d.).
12. Cross-access easement agreement shall contain the dedicated 10' wide perimeter landscape strip required by Code Section 155.5203.D.3. Note that 155.5203.D.3.a.ii states the following: "Where abutting properties are subject to the same perimeter landscaping strip requirement along a common property line, a single perimeter landscaping strip meeting these standards may be provided along either or both sides of the common property line through joint written agreement by the owners of the abutting properties."
13. The site triangles shall be revised to be located on the inside of the sidewalk.
14. Pursuant to Code Section 155.5602.C.8.b, flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane.
15. Roof-top mechanical equipment shall comply with the screening requirements in code section 155.5301.A.2. Revise plans to demonstrate that the entire parapet wall is of a height equal or exceeding the height of the mechanical equipment being screened.
16. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less (155.5401.I). Proposed wall packs appear to exceed 900 lumens.
17. Revise the Photometric Plan to show the illumination levels at all property lines so that staff may verify that the site is in compliance with the permitted maximum illumination at the property line (155.5401.E).
18. Verify the facade material and color of the portion of Building "D" that faces the street.

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19. Verify if the hallway doors on the portion of the Building "D" façade that face the street were removed completely or if hallway doors remain. If so, specify the door material.
 20. Provide color elevations and renderings as well material samples for the Architectural Appearance Committee.
 21. Landscape plan shall comply with Zoning Code requirements.
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URBAN DESIGN

Plan Reviewer: Pamela Stanton | pamela.stanton@copbfl.com

Status: Review Complete Pending Development Order

1. Previous DRC comment #1 was partially addressed. Staff acknowledges that the fence has been shifted to the perimeter of the property at the rear. However, the previous comment requested that the fence/wall is shifted to the perimeter of the site at all locations. This includes along the east and the west perimeters, adjacent to the proposed landscape/retention areas.
 2. Previous DRC comment #6 was partially addressed. Again, the intent of the Commercial Design Standards of the Zoning Code is to foster a connection between the private and the public realms, by requiring the front facades to have windows and openings that allow for that connection. Thus, at the front of the building, remove the proposed hedge from in front of any and all windows and/or doors, and shift the proposed small trees (*Lagerstroemia*) from in front of the windows so that they are located in front of the blank wall.
 3. Advisory comment: The rear façade of Buildings B and H are visible from the street (public right-of-way), and thus, the Architectural Appearance Committee may request additional architectural treatment(s) or enhancement(s) to offset the extensive length of the buildings.
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SOLID WASTE AND RECYCLING

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

Status: Review Complete No Comments

No objections to the proposed site plan.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
11/16/2017

The Planning and Zoning Division has reviewed and evaluated the Building Design submitted to the City of Pompano to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Site Plan entitled:

Top Self Storage
PZ#17-1200028

Reviewer: Kerrie MacNeil (954-786-4662)

Staff finds the project generally complies with the Design Standards for Commercial Developments, pursuant to §155.5602. However, the rear façade of Buildings B and H are visible from the street (public right-of-way), and thus, architectural treatment(s) or enhancement(s) could be added to offset the extensive length of the buildings. If approved by the Architectural Appearance Committee, staff recommends approval of the building design with the following conditions:

CONDITIONS:

1. Be advised of the following items:
 - a. Located at the front of the property, abutting Dr. Martin Luther King Jr. Blvd., is a twenty-foot wide Landscape Easement that includes a Declaration of Covenants.
 - i. The Declaration of Covenants includes a list of prohibited uses that includes "Truck and trailer rental and storage."
 - ii. The Declaration of Covenants states that the landscaping within the 20' easement shall be installed prior to the issuance of a Certificate of Occupancy for any building to be located on the subject property.
2. Make the following revisions on plans:
 - a. Shift the proposed Royal Palm so that it is away from the front entrance of Building A.
 - b. Remove any proposed accessory structures or mention of future accessory structures from the landscape easement.
3. Provide additional documentation to verify the techniques that were used to satisfy the requirement of 12 sustainable development points required by code section §155.5802.
4. For permit approval, obtain the following final approvals:
 - a. A Development Order for Major Site Plan from the Planning and Zoning Board. (§155.2407.B.1)
 - b. Plat approval and recordation in the Public Records of Broward County.
 - c. A Unity of Title Agreement from the City's Planning & Zoning Division which shall be recorded in the Public Records of Broward County. (§155.2401.C)
 - d. Shared driveway access agreement with the adjoining property owner easement shall be recorded with the Broward County Records Division. (§155.5101.G.3.d)
 - e. Joint written agreement with the abutting property owner defining maintenance responsibilities of property owners shall be recorded with the Broward County Records Division. (§155.5203.D.3.a.ii) Staff is specifically referring to the dedicated 10' wide perimeter landscape strip located on the east side of the shared access drive required by §155.5203.D.3.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP

