



Staff Report

**File #:** LN-878

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 20, 2026

**WAREHOUSE ADDITION FOR 1150 SW 30<sup>TH</sup> AVE**

**Request:** Major Site Plan  
**P&Z#** 25-12000048  
**Owner:** Pompano 1150 LLC  
**Project Location:** 1150 SW 30th Ave  
**Folio Number:** 494204310020  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Darlene Smith)  
**Agent:** Carlos Dougnac  
**Project Planner:** Jonathan Cady (jonathan.cady@copbfl.com / 954-786-5578)

**Summary:**

The applicant is requesting MAJOR SITE PLAN approval in order to develop a 6,400-square-foot warehouse addition to an existing building on a 30,000-square-foot site. The existing development consists of a one-story, 4,000-square-foot office building. The property is 30,000 sq. ft. (0.688 acres), located on the east side of SW 30<sup>th</sup> Ave, north of Gateway Dr (SW 14 ST) within the City of Pompano Beach.

**Staff Conditions:**

**PLANNING**

Max Wemyss | max.wemyss@copbfl.com

Status: Resubmittal Required

1. The property is zoned I-1 with an Industrial Land Use. Both districts permit the proposed activity.
2. The property is Platted (Southern Half of Parcel B of GATEWAY INDUSTRIAL CENTER NO 29 Book 117, Page 30). Include the recorded copy of this Plat with your submittal.
3. This plat, inclusive of Parcel A and the northern half of Parcel B, is limited to 80,000 sq feet of industrial use. Based on the Property Appraiser's information, the total proposed industrial area for

the plat appears to be approximately 66,710 square feet. For confirmation of compliance, a Plat Determination Letter from the Broward County Planning Council would be required.

4. The Plat includes non-vehicular access lines which do not appear on the Site Plan. There is a NVAL shown on the survey, but it does not appear consistent with the Plat. Please confirm the placement and show it on the site plan for confirmation. Otherwise, please modify the NVAL as shown on the Plat.
5. The survey shows that the property has dedicated 30' to the center line of SW 30th Ave, which is consistent with the Plat and the requirements of Chapter 100, Code of Ordinances. No additional dedication is required.

## **ENGINEERING DEPARTMENT**

David McGirr | david.mcgirr@copbfl.com

Status: Pending Development Order

1. 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 (Condition).
2. Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities (Condition).
3. Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities. (Condition).
4. The City Utilities Division must approve these plans before the Citys Engineering Division can. The City Planning and Zoning Division must approve these plans before the Citys Engineering Division can.
5. Submit/upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for any proposed water and sewer utility work.

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE) TO DEMONSTRATE UNDERSTANDING AND INTENT TO ADDRESS THEM, SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

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

## **FIRE DEPARTMENT**

Jim Galloway | jim.galloway@copbfl.com

Status: Resubmittal Required

1. Please provide a written response to the following comments. Provide plan page number and supporting code standard references.
2. Proposed building floor plan shows loading bay doors that open directly onto the access road, no provisions for vehicle parking for loading/unloading.
3. No Parking Fire Lane by Order of Fire and Police. Signs max 60ft apart. (NFPA 1 2021ed chapter 18 section 18.2.3.6.3) Post required signs along the length of the access road to rear of building. How does property management propose to maintain this access at all times?
4. Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2021ed Chapter 18)
5. All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states: Backing of apparatus shall be avoided.
6. 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)

## **BUILDING DIVISION**

Todd Stricker | todd.stricker@copbfl.com

Status: 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 2020 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 2023 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. FBC 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.
4. 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.
5. 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.

6. 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.
  
7. 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.
  
8. 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.
  
9. 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, 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.
  
10. 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).
  
11. 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.
  
12. 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.

13. 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.
  
14. 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.

15. 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.
  
16. 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.
  
17. 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.
  
18. 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.

19. 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.
  
20. 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.
  
21. 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 architects or engineers 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**

Anthony Russo | Anthony\_Russo@sheriff.org

Status: Resubmittal Required

Development Review Committee Date Reviewed: 05/05/2026

Subject: CPTED and Security Strengthening Report: PZ#: 25-12000048

Name: Warehouse Addition For 1150 SW 30th Avenue

Address / Folio: 1150 SW 30th Avenue

Type: Major Site Plan Cycle 1

Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach

david\_cappellazo@sheriff.org

M-(954) 275-7479 (Send Text & Email, No Voicemail)

Monday Thursday; 8 AM 3 PM

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

anthony\_russo@sheriff.org

M-(561) 917-4556 (Send Text & Email; No Voicemail)

Tuesday Friday; 8 AM 3 PM

Please address the conditions I provided in the Pre App.

Although you added a few of the conditions to the narrative and diagram, there were quite a few additional items that needed addressing. Please reach out to me to schedule a time so we can go over some of the items. My name and number are on the info only section.

## **UTILITIES**

Nathaniel Watson | Nathaniel.Watson@copbfl.com

### **Status:**

*As of the drafting of this report on May 7, 2026, the Utilities Department has not provided any new comments related to the May 20, 2026, DRC review. Please contact Nathaniel Watson for follow-up. Please note that additional comments may be added to ePlan after the fact and can be discussed during the meeting.*

## **LANDSCAPE REVIEW**

Mark Brumet | mark.brumet@copbfl.com

Status: Resubmittal Required

1. Provide evidence that all overhead utilities will be buried for this project in accordance with code section 155.5509. In addition, provide a note on the site and landscape plans and in a narrative stating the following: All overhead utilities shall be buried for this project. Provide an official letter from FPL stating reasons why lines cannot be buried. Additional requirements may be required such as underground conduit being installed for future undergrounding of wires.
2. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5. Tree Survey submitted shall be labeled Tree Survey. Survey submitted shows the trees but the numbering and

tree locations and quantities are not aligned with the tree disposition.

3. Submit a Tree Assessment and Appraisal prepared by an ISA Certified Arborist in accordance with FS Rule 14-10.057 of the Florida Administrative Code as amended, for all trees that are specimen (18" or greater and health condition of 60% or greater), and all palms trees; provide DBH for all non-specimen trees (no individual \$ value shall be provided); assign each existing tree a number; specify the common and botanical name for each existing tree; provide the height for each existing tree; provide the DBH for each existing tree (excluding palms trees); evaluate the health condition of each existing tree; identify the status of each existing tree (whether the tree is to be protected in place, relocated, or removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, 155.5204, and Article 9 Part 5. Tree and palm assessment shall be combined into one document. Landscape Architect to contact staff to review tree assessment and appraisal requirements.
4. Provide a Tree Disposition Table reflecting the following: Total Hardwood Specimen Tree \$ Value to be Removed; Total Hardwood Specimen Tree \$ Value to be Relocated; Total Hardwood Specimen Tree \$ Value to be Protected; Total Palm tree \$ Value to be Removed; Total Palm tree \$ Value to be Relocated; Total Palm tree \$ Value to be Protected; Total Non-Specimen Tree DHB inches to be Removed; Total Non-Specimen Tree DHB inches to be Relocated; Total Non-Specimen Tree DHB inches to be Protected. Tree and palm assessment shall be combined into one document. Landscape Architect to contact staff to review tree assessment and appraisal requirements.
5. Provide a Tree Mitigation Table that clearly shows the following: Total Hardwood Specimen Tree \$ Value to be Removed vs. Replaced; Total Palm tree \$ Value to be Removed vs Replaced; Total Non-Specimen Tree DHB inches to be Removed vs Caliper inches to be Replaced. Note, mitigation is above and beyond minimum tree requirements for the site. Mitigation table was not provided.
6. Provide approvals from Broward County Surface Water Management for removal of retention area and proposed underground water storage.
7. Proposed underground water storage area shall not conflict with or be below required landscape areas. Provide a note on the plans indicating this and clearly define on plans the areas proposed to have underground water storage. No underground water storage plan has been provided.
8. Provide a Tree Disposition Plan; this shall be separate from the landscape Plan. Coordinate plan with tree survey and landscape plan.
9. Trees proposed to be removed shall not be shown on the landscape plan, in addition trees proposed to remain or be relocated shall be shown on the landscape plan and be numbered to match information provided on the tree disposition plan, tree survey and tree permit application.
10. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping. Correct data table information.
11. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA.
12. 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.
13. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8'

and up to 14.5' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

14. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:
  - i. Palms must be provided in multiples (doubles or triples);
  - ii. If palms and trees are combined, one row of shrubs can be provided;
  - iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;
  - iv. If trees are provided, design must include a minimum of 2 species;
  - v. Trees or palms must be a minimum of 14 feet in height;
  - vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
  - vii. Suspended pavements systems are provided for the adjacent vehicular use area.
15. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
16. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).
17. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain canopy trees, sod and irrigation.
18. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.
19. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.
20. Provide Street Trees at 1:40' as per 155.5203.G.2.c.
21. Provide a cross-section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.
22. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating 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. Plan provided does not illustrate the existing system. This shall be added to

the plan and the plan shall indicate source of water city/well, etc.

23. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved. Complete note was not added to L-2. Correct note to match.
24. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree. Complete note was not added to L-2. Correct note to match.
25. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist with a Florida Chapter ISA Prescription Pruning Qualification (PPQ).
26. 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. Correct note on L-2 to match this note.
27. Identify location of all FDC's and pipes, underground/above ground utilities, proposed signage, building footers and/or overhangs.
28. Pursuant to Code Section 155.5203.D.3.b. Perimeter Landscaping Strips: Provide canopy trees spaced a maximum of 30 feet on center, and continuous shrubs along all VUA abutting ROW's, and provide canopy trees spaced a maximum average of 40 feet on center within perimeter landscaping strips screening a vehicular use area from an abutting property or waterway as per the code section referenced above.
29. Pursuant to Code Section 155.5203.D.3.b.i.(C): Understory trees spaced a maximum average of 20 feet on center may be substituted for canopy trees in areas beneath overhead utility lines as per the code section referenced above.
30. Relocate 3 existing Sabal palms located in ROW swale to the interior of the site or remove and mitigate.
31. Photometric plan shall include existing portion of the site. Update plan and coordinate all proposed lighting with the landscape plan so there are no conflicts.
32. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.
33. Additional comments may be rendered a time of resubmittal.

## ZONING

Jonathan Cady | Jonathan.Cady@copbfl.com

Status: Resubmittal Required

1. Please provide a comment response sheet with a narrative response addressing all comments received in this DRC review. The response should be organized in a point-by-point format, referencing each comment and explaining how it has been addressed or revised in the resubmittal. Within your response, reference which plans were revised to resolve a comment (Info Only).
2. Per Section 155.5509, In all new development, as well as redevelopment that increases gross floor area by 50 percent or more, 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-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. Note on all plans that 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. Provide evidence and note on plans and in the narrative that all overhead utilities will be buried for this project as per 155.5509. (Info Only).
3. Provide a trash collection circulation plan showing how trash will be picked up. For dumpster regulations, refer to Section 155.5301. Also, include the location of the trash staging area. It appears it will be tight for the truck to pick up the trash and exit properly.
4. Provide a narrative explaining how circulation will work on site, as it appears that circulation will be tight on site for cars leaving the space to the rear of the property, as well as for parallel parking in front of the building. To also assist, provide a circulation plan demonstrating feasibility.
5. Per Section 155.5203.D.4.b.i., a landscaped island shall be provided at each end of every row of parking spaces. Where a row of parking spaces contains ten or more parking spaces, additional landscaped islands shall be provided at a spacing no greater than one every ten parking spaces. The #16 parking space within the parking row, rear of the building, must end with a landscape island. Remove the parking space and replace it with a landscape island. Also, update the parking table to ensure accuracy with the actual parking spaces provided on site. Also, clarify the landscape indent on parking spaces #8 and #3. Why does the indent turn earlier than the length of the parking space, which is 18' in length?
6. Clarify within the project narrative the intended use of the site, whether it is for commercial or industrial purposes. The narrative should explain whether the warehouse addition will be used for office storage in the existing building, leased to a mechanic, or intended for distribution and storage. Additionally, specify if it is for an office showroom or wholesale use.
7. Per Section 155.9401.(G), The height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof, to the deck line for a mansard roof, or to the mean height between eaves and ridge for a gable, hip, cone, gambrel, or shed roof. Ensure that the elevation plan and the measurement method comply with this. The height measurement should begin from the finished floor elevation.

8. Per Section 155.5102.L.1., all parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces-provided that no more than 20 bicycle parking spaces shall be required in any one parking area. Call out on the plan where the bike rack will be. Also, update the site data table to include that the proper number of bike spaces is provided to ensure compliance.
9. Provide the mounting height of the proposed light poles. The maximum height for lighting fixtures within 200 feet of a residential zoning district (the north property line) is 20. For all other fixtures outside of this 200 distance, the maximum height is 30 (155.5401.D). Please update the plans to clearly show the light pole height. Provide details of the proposed light pole. If there aren't any proposed light poles, respond to this comment clarifying that to resolve this comment.
10. Provide a photometric plan for the entire site, not just the location of the proposed one-story warehouse addition. Ensure compliance with section 155.5401.E.
11. Provide a written narrative outlining how the project will achieve the required 12 Sustainable Development Points in accordance with Section 155.5802. The narrative must clearly identify each selected sustainability measure and explain how the project meets the criteria for each point. Please submit this as a separate document. The narrative is unclear about which option is being chosen and the points for each. Provide a table showing what you have chosen for the project and the points achieved from the chosen sustainable option. Do this for each separate sustainable option. It shouldn't be all bunched together, as currently provided, where it shows multiple options and just says 10 points.
12. Please provide a fence/wall detail sheet that clearly illustrates the height, material, and design of the proposed fencing and walls. Please note that, per section 155.5302.G.1, chain link fences are prohibited along arterial or collector streets. Therefore, a chain-link fence along any frontage that abuts such a roadway will require an alternative material to be removed. Also, the detail sheet should include the type of material, height, finishes, and any other relevant specifications. This will ensure that the proposed fencing complies with the City's development standards and can be accurately reviewed.
13. Provide a narrative explaining how the proposed development will intend to comply with Section 155.5603 of the Industrial Design Standards. This will help ensure your proposal is ready once you receive approval from the Development Review Committee and proceed to the next step: the Architectural Appearance Committee. The narrative provided is vague and doesn't clearly state how the proposed project will comply with the design standards.
14. Per Section 155.5203.D.5, the minimum width of the landscaped area shall be a minimum of eight feet for each 15 feet of height of the abutting building facade. For structures taller than 15 feet, the landscaped area shall be a minimum of one additional foot for every two feet (or major fraction thereof) of height, up to a maximum of 24 feet of landscaped area. Update plans to ensure compliance.
15. Please clarify whether a structured sign is being proposed as part of this development. If a structured sign is intended, it must be submitted and reviewed during the DRC review to ensure a smoother process and avoid multiple AAC reviews and board meetings. If no structured sign is associated with the project and only a wall sign is proposed, please disregard this comment.
16. Provide all required notes and legends on both the elevation plan and the colored elevation plan. This information must be included, as the next step after DRC approval is review by the Architectural

Appearance Committee (AAC). Additionally, please ensure that all materials and paint colors shown on the plans are consistent and are also included on the material board for AAC review.

17. Provide a Plat determination letter to confirm whether a Plat or a Plat note amendment will be needed for your proposal. Also include the existing Plat with the submittal. This is to ensure there aren't any restrictions on the Plat regarding permitted uses.
18. Please provide renderings that illustrate how the proposed development will appear on-site, including vehicular circulation and parking activity. The renderings should show cars/trucks parked and maneuvering throughout the site to demonstrate that there are no circulation or operational conflicts with the proposed layout. This visual representation will help confirm that the site design allows for safe and efficient vehicle movement. Although not required, it's highly recommended.
19. Please provide colored elevation plans to assist staff review. Once approved by the Development Review Committee, the project will proceed to the Architectural Appearance Committee for approval. For this review, colored elevations will be necessary.
20. The plans indicate a proposed 6-inch solid stripe with painted striping for parking; however, the parking detail specifies a required double stripe configuration of 4 inches, 10 inches, and 4 inches. Please revise the plans to ensure consistency and confirm that the proposed parking striping matches the required double-striping dimensions.
21. Provide a breakdown of how the pervious and impervious calculations were achieved to demonstrate compliance with the minimum required pervious percentage. Although the site data table states that the site provides exactly the minimum required of 20% pervious, it is unclear how this was achieved. Provide a clear breakdown of the calculations, and if necessary, include an impervious/pervious plan as well.
22. Please note that renderings are highly encouraged, so when the project proceeds to AAC for their review. We recommend submitting the renderings now, along with the DRC submittal, so that any potential issues can be identified and addressed early in the process. (Info Only).
23. Please note that if this project proposes a security wall that includes lights, Wall packs on buildings may be used at entrances to a building to light unsafe areas, pursuant to Section 155.5401.I. 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. Provide a detailed sheet that is fully shielded. (Info Only).
24. Please note that additional comments may be provided based on your next submittal, especially if revisions reveal items that were not previously reviewed or addressed. (Info Only).