

April 13<sup>th</sup>, 2022

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

**Re: Response to Development Review Committee Comments Dated 3-2-22**  
**U-Haul Self Storage**  
**PZ21-12000026**  
**SDA Project #1121A.00**

Dear Ms. Gratzer

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

**Planning**

1. Land use for this parcel is Industrial (I). A warehouse, self-storage and commercial uses are permitted uses within this land use category.  
**Acknowledged.**
2. An application requesting that the City abandon SW 10th Avenue has been submitted, based on a proposal to dedicate the eastern portion of the property & construct a new roadway. SW 10th Avenue is currently the only legal access for the property to the south (820 SW 12 AVE). The proposed design is reliant on the successful abandonment & dedication of the new roadway. The Applicant has coordinated with the City Attorney's office to prepare an agreement that would allow for the City Commission to agree to a plan & schedule for how the proposed abandonment & dedication will be implemented so as to maintain access for 820 SW 12<sup>th</sup> Ave. The agreement must be approved by the City Commission prior to placement of this site plan application on a P&Z agenda.
3. A portion of the property is unplatted (the western property), but the eastern parcels were a part of the Fairview subdivision. An application for a new plat has been submitted for review (P&Z: 21-14000016). Provide a copy of the recorded plat, after approved by the City & County Commission, prior to building permit approval. **A copy of the approved plat will be provided.**

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4. The property fronts onto SW 8 Street & South Andrews Avenue (AKA: SW 12 Avenue). SW 12<sup>th</sup> 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 10<sup>th</sup> Avenue, but not west of SW 10<sup>th</sup> Avenue. The minimum 30 feet to the centerline of the road is required, as illustrated on the site plan. The property must be dedicated prior to building permit approval. **A 5' right-of-way dedication for the western portion of SW 8<sup>th</sup> Street will be dedicated prior to building permit approval.**
5. The city has sufficient capacity to accommodate the proposal. **Acknowledged.**

### **Engineering**

1. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **This will be provided at time of building permit.**
2. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities. **This will be provided at time of building permit.**
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Acknowledged.**
4. 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. **All Utility Division comments will be addressed. No mark-ups were found on the PGD plan.**
5. 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. **This approval will be provided at time of building permit.**
6. 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. **This approval will be provided at time of building permit.**

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7. 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. **This approval will be provided at time of building permit.**
8. 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. **This approval will be provided at time of building permit.**
9. 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. **This approval will be provided at time of building permit.**
10. 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. **This approval will be provided at time of building permit.**
11. ROW abandonment/dedication comments will be submitted during Plat review. **Acknowledged.**
12. Show the clearance of the existing sign from the bottom of the sign to the finish grade of the road on the site plan. **The bottom of the billboard sign is approximately 51' above the existing grade under the sign which is approximately elevation 5.50. The elevation of finished grade in the area below the billboard sign is 7.30. Therefore, the clearance of the existing billboard sign from the bottom of the sign to the finished grade of the road is 49.2'. A note has been added to sheet CE3 showing this clearance.**
13. 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. **Note #1 on sheet CE4 has been revised to reflect this.**

#### **Building Division**

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures. **Acknowledged.**
2. FBC\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an

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asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted. **Acknowledged.**

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable. **Automatic sprinklers have been included for all new buildings.**
4. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code. **Acknowledged.**
5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating. **Acknowledged.**
6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code. **Acknowledged.**
7. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. **No residential occupancies proposed.**
8. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end

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corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details. **Life safety plan to be submitted at time of building permit.**

9. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation. **Acknowledged.**
10. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation. **Acknowledged.**
11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1). **All plans will be electronically signed as required.**
12. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed. **All plans will be electronically signed per F.A.C. requirements.**
13. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval. **Acknowledged.**
14. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector. **Acknowledged.**
15. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. **Acknowledged.**

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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. **Acknowledged.**
17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. **Parking complies.**
18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2. **Parking complies.**
19. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5. **Parking complies.**
20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation. **Acknowledged.**
21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property. **Acknowledged.**
22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. **All site features grade away from buildings.**
23. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real

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property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs. **Acknowledged.**

24. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. **Acknowledged.**

25. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes. **Acknowledged.**

### **BSO**

1. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance. **Landscaping and lighting placements have been made to avoid conflicts and leave adequate separation.**
2. Ensure to design out existing or potential concealment/ambush points to deter/prevent criminal activity. **Potential concealment/ambush points have been minimized to the maximum extent possible with the use of electronic and/or natural surveillance.**
3. Maintain 2' to 2.5' maximum height for all hedges, bushes, low plants and groundcover. **Landscaping has been designed accordingly.**
4. Maintain an 8' clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct natural & electronic surveillance. **Landscaping has been designed accordingly.**
5. Design in dense, low-profile and/or harsh thorny-line non-obstructive 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. **Landscaping has been designed accordingly.**

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6. Install 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. **Notes have been added to sheet CE5, and in the narrative on sheet CE5, to add door viewers to exterior service doors.**
7. 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’, preferably use harsh territorial reinforcement type landscaping to strengthen the fence perimeter access control barrier. **Landscaping has been designed accordingly.**
8. Explain how this mixed use development 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.. **Security cameras will be located around the site to provide coverage of parking areas. Staff will also use natural surveillance to monitor parking areas for unauthorized users.**
9. 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. **Security cameras will be provided so that no gaps in coverage will exist.**
10. Violent robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to both residents, guests, customers and employees, therefore no security surveillance camera coverage gaps can exist. **Security cameras will be provided so that no gaps in coverage will exist.**
11. Ensure comprehensive parking lot area surveillance camera coverage / capture with overlapping sight “cones”. **Security cameras will be provided so that no gaps in coverage will exist.**
12. Ensure all hallways have electronic surveillance cameras and monitors that are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage. **Security cameras inside the building will be placed accordingly to comply with U-Haul company standards.**
13. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or future installation of landscaping. **Camera locations will be chosen to avoid conflicts with landscaping to the maximum extent**

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**possible.**

14. 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. **Lighting and camera locations will be chosen accordingly to avoid conflicts to the maximum extent possible.**
15. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along the building perimeters. **Camera locations will be chosen to cover these areas.**
16. Any potentially vulnerable areas that cannot be observed through natural surveillance must be covered by electronic surveillance monitoring. **Camera locations will be chosen accordingly.**
17. 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 should have access control. **This project does not contain residential units. Video surveillance will be located to cover all building entrances.**
18. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas. **Security cameras will be installed accordingly.**
19. Install video surveillance along the exterior of the property facing the adjacent sidewalks and streets to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc. **Security cameras will be installed accordingly.**
20. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc. **All exterior electrical power outlets will be protected.**
21. Ensure all exterior water spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind. **All exterior water spigots will be protected.**

### Zoning

1. This project is being reviewed as a Major Site Plan with Major Building Design.

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**Acknowledged.**

2. The development agreement for this property must be approved by the City Commission prior to this site plan moving forward to the AAC and PZB for final development orders. **Acknowledged. The Developers Agreement was approved by the City Commission on 4/12/22.**
3. Extend the 10' concrete screening wall located on the east side of the property the full length of this eastern parking lot in order to provide screening of the overhead doors from all angles. **This concrete screening wall has been extended to the full length of the parking area, as shown on sheet CE2.**
4. The percentages provided on the site data table for the impervious and pervious areas are not correct. With the provided numbers the impervious area is 69.33% and 30.67% respectively. Correct the math on this chart. **The Site Data table on sheet CE2 has been corrected.**
5. Revise the elevations to show the building height to be measured from the average elevation of the existing finished grade at 0.0', as discussed, up to the roof deck (155.9401.G). Revise this information on the site data table on the site plan as well if the overall height is changed from 44.95'. **The elevations have been revised accordingly.**
6. Comment not addressed: Provide a note on the elevations that states, "Garage doors or overhead doors serving individual storage units, or similar architectural treatment inside the building shall not be visible from adjacent streets." (155.4223. A. 3. e.). This include I-95. **This note has been added to the elevations.**
7. 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. **Acknowledged. These will be provided prior to the AAC meeting.**
8. Per Section 155.2401.C, a Unity of Title for the subject properties will be required prior to zoning compliance permit approval, and shall be filed with the City. This is different from Platting and has not yet been done. **Acknowledged.**
9. Provide a recorded Plat in accordance with Section 155.2410. Plat, prior to a Zoning Compliance Permit approval. **The recorded plat will be provided.**
10. Condition of approval: Successfully obtain a ROW vacation for SW 10th Ave and create a perpetual access easement over the new private roadway to the east. **Acknowledged.**
11. Formally submit for the 5' dedication along SW 8th Street as shown on the site

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plan, prior to Zoning Compliance permit approval. **This will be submitted accordingly.**

### **Solid Waste and Recycling**

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. Two 8-yard dumpsters or one roll-off container should be sufficient. **The dumpster enclosure size has been increased to 20'x10' to allow for two 8-yard dumpsters. This is reflected on sheets CE2 and CE14.**
2. Although the applicant states that customers are not permitted to dispose of solid waste on-site, it is inevitable that with more than 100,000 square feet of storage and office use, customers will do just that. Storage items that get broken or pest-ridden will need to be disposed of properly. **The dumpster enclosure size has been increased to 20'x10' to allow for two 8-yard dumpsters. This is reflected on sheets CE2 and CE14.**

Revised plans and supporting documents have been uploaded to Electronic Plan Review as part of the AAC and PZB submittals for this project.

Sincerely,

**SHAH, DROTOS & ASSOCIATES**



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

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