

October 7th, 2021

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

**Re: Response to Development Review Committee Comments Dated 8-24-21
U-Haul North Pompano
PZ21-12000027
SDA Project #1085A.00**

Dear Mr. Edge,

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 and showroom are permitted uses within this land use category. **Acknowledged.**
2. The property is unplatted. A letter from the Broward County Planning Council indicates that platting is required for the proposed development. A plat application has been submitted to the City & reviewed by the DRC. Provide a copy of the recorded plat, prior to building permit approval. **A recorded copy of the plat will be provided prior to building permit approval.**
3. The property front onto NE 48 Street, which is identified on the Broward County Trafficways Plan. The Trafficways Plan requires a minimum of 70 feet for this roadway. The survey illustrates the minimum 35 feet to the centerline of the road, and thus no additional dedications are required. **Acknowledged.**
4. The city has sufficient capacity to accommodate the proposal. **Acknowledged.**

Engineering

1. Submit / upload Broward County Environmental Protection and Growth

P&Z

PZ21-12000027

11/17/2021

Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings. **A Broward County Surface Water Management License will be obtained and submitted during engineering permitting.**

2. Any proposed utility work is located within Broward County Water and Waste Water Service Utility area. Please procure approval from Broward County OES for the proposed water and sewer connections. **Broward County Water and Wastewater permit and approval will be obtained at time of engineering permitting.**
3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans. **Acknowledged.**
4. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices. **An Erosion Control Plan, sheet CE10, has been submitted.**
5. 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. **An FDEP NOI for stormwater discharge from construction activities will be provided at time of engineering permit.**
6. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities. **An FDEP acknowledgement to use the NPDES general permit for stormwater discharge from construction activities will be provided at time of engineering permit.**
7. Broward County Highway Construction and Engineering Division for the proposed street roadway improvements. NE 48 St. Submit copy of the approved permit or exemption. **Broward County Highway Construction and Engineering Division approval will be submitted at time of engineering permitting.**
8. Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan. NE 48 St. Submit copy of the approved permit or exemption. **Broward County Traffic Engineering Division approval will be submitted at time of engineering permitting.**

Fire Department

1. Additional fire hydrants required for spacing and access around property as per NFPA 1-2018ed. Provide fire flow data. Complete attached form "Water Supply

P&Z

PZ21-12000027

11/17/2021

Fire Flow". **A fire hydrant flow test was previously uploaded. The Fire Flow form was previously uploaded. The project includes three fire hydrants, all within 170 feet of the building, and complies with NFPA 1.**

2. 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. **This plan will be reviewed by a qualified BDA designer at the time of building permit submittal.**

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 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 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

P&Z

PZ21-12000027

11/17/2021

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

Utilities

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process. **Acknowledged.**
2. Please submit a sedimentation and erosion control plan for the proposed private and public right-of-way work. **An Erosion Control Plan, sheet CE10, was submitted.**
3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official e-plan submittal. **A Broward County Surface Water Management License will be obtained for this project and will be submitted at time of engineering permitting.**
4. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official e-plan submittal. **A Broward County Wastewater Collection permit will not be required for this project. This development will utilize the existing gravity sewer connection to the property.**

Landscaping

1. Clarify variety of Lagerstroemia's Natchez or Muskogee, or alternating. **The variety of the Lagerstroemia has been listed as "Natchez".**
2. Please show SG's to be field grown as they are historically poorly produced in containers. **The SG's are now shown as "field grown" on the plant list.**
3. Change Cathedral Live Oak to regular seeding Live Oak Quercus Virginiana – no cultivars. **The Cathedral Live Oaks have been changed to regular Live Oaks.**

P&Z

4. Provide superior landscaping, Crepe Myrtles and Vietchias in the open foundation planting areas south of the showroom by the dumpster enclosure. **Crape Myrtles were added in the open foundation planning areas south of the showroom by the dumpster location.**
5. Adjacent mitigation note, no extra credit will be given for tree / palms as they are being provided to offset compromise for lack of VUA foundation planting requirements in the spirit of superior landscape design. **The mitigation note was revised.**
6. As per 155.5203.B.2.g.ii a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet. Two landscape islands on the west side and on the east side do not meet the minimum standards. **The site plan was revised to meet the minimum island standards.**
7. 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. **The VUA calculation was added to the code data chart.**
8. If no outdoor storage is proposed, note NO OUTDOOR STORAGE on the landscape and sire plans. Please make bigger and put on the actual plan, maybe in the asphalt area. **More "No Outdoor Storage" notes were added to the plan and made larger.**
9. Drive aisle appears to be larger than usual. Reduce and convert these areas to landscape areas. **The site plan was changed to revise reducing the drive isle.**
10. All ground mounted mechanical equipment is to be screened from view. Provide detail. **All ground mounted mechanical equipment is being screened by planting material.**
11. Show any retention areas on the landscape plan. **Retention areas are shown on the plans.**
12. All tree work will require permitting by a registered Broward County Tree Trimmer. **This note was added to the plans.**
13. A Tree Permit Application for all proposed tree work will be required at the time of permit submittal. **This note was added to the plans.**

Zoning

1. Provide a cross-access easement agreement for automobiles, bicycles and pedestrians. **Cross-access easement agreement for automobiles will be**

P&Z

PZ21-12000027

11/17/2021

provided at time of building permit, as required.

2. Provide a bicycle cross-access easement. **Cross-access easement agreement for bicycles will be provided at time of building permit, as required.**
3. Provide pedestrian cross-access easement. **Cross-access easement agreement for pedestrians will be provided at time of building permit, as required.**
4. 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. Points of vehicular access into or from the loading or service area need not be screened, provided they are located and designed to minimize direct views into the service or loading area from adjacent streets and properties. **The off-street loading area is screened from view by a dense 6' continuous hedge.**
5. Provide screening for the loading spaces to the south of the building. Indicate the screening on the landscape plan and/or the site plan. Provide a detail as well. **The off-street loading area is screened from view by a dense 6' continuous hedge.**
6. Provide a dumpster enclosure detail that shows compliance with 155.5301.C.1.a. **The dumpster enclosure detail, found on sheet CE7, is compliant with this code section as follows:**
 - a. **It is screened on three sides by a durable sight obscuring masonry wall that is 6" above the height of the dumpster.**
 - b. **It is screened on the fourth side by a metal gate that is 6" above the height of the dumpster.**
 - c. **The exterior walls of the dumpster enclosure will match the building paint color.**
 - d. **The external sides of the screening walls will have a stucco and painted finished surface.**
 - e. **Dumpster enclosure is landscaped on three sides.**
7. Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted façade does not exceed 30 feet. **The East façade now has paint color interrupting the wall to comply with this code requirement. Additionally, this paint color has been revised per AAC comments.**
8. The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the façade. **The East and West facades now have variations in parapet heights at least every 60 feet of roofline.**

P&Z

PZ21-12000027

11/17/2021

9. Provide product information for the façade materials that will be used. **Material information has been provided for all façade materials. Additionally, the black & white elevations now include call-outs to all paint colors and material types per the AAC comments.**
10. Remove all signs from the submission. **All signage has been removed and replaced with dashed lines indicating signage locations.**

Revised plans and supporting documents have been uploaded to Electronic Plan Review as part of this DRC submittal, for your review.

Sincerely,

SHAH, DROTOS & ASSOCIATES



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