



## ARCHITECTURAL ALLIANCE ARCHITECTURE

**Date:** 10-18-2021  
**Project Name:** Riva Motorsports  
**Project Address:** 5100 NE 13 Way  
Pompano Beach, FL 33064  
**Permit #:** PZ21-12000024

To Whom It May Concern:

### **PLANNING:**

Daniel Keester | daniel.keester@archall.net  
Order

**Received after DRC Meeting  
to address DRC comments  
prior to the submission of a  
Building Permit Application.**

**10/27/2021**

Complete Pending Development

-Land use for this parcel is in the  
land use category.

Warehouse is permitted within this

-The property is platted (Willah Plat No. 1 Parcel A; Plat Book 112, Page 41). Based on Broward County's Administrative Rules Document Broward Next (4.3. (C)) regarding platting exemption, platting does not appear to be required; however, staff recommends requesting written confirmation via a "Platting Determination Letter," from Broward County Planning Council.

-The property is abuts NW 13 Way (dedicated by plat Morgan Plat No. 1 - PB 110 Pg 42). No additional right-of-way is required.

-The property does not front onto any roadways identified on the Broward County Trafficways Plan.

-The city has sufficient capacity to accommodate the proposal.

***Response: Duly noted***

## **ENGINEERING DEPARTMENT:**

David McGirr | david.mcgirr@copbfl.com 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 permit or exemption for paving and drainage plans.

***Response: The plans will be submitted to Broward County Surface Water Management for permit***

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.

***Response: The plans will be submitted to Broward County Office of Environmental Services for permit***

3. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

***Response: Noted***

\*\*\*\* Please note - additional comments were issued by the City Engineering Division throughout the review process while the civil engineering plans are being finalized for the Building Permit Application.

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***Response: Duly noted***

## **FIRE DEPARTMENT:**

Plan Reviewer: Jim Galloway (jim.galloway@copbfl.com) Status: Review Complete Resubmittal Required

1 - FDC for proposed building required to be accessible on property with access to the building.

***Response: FDC has been located within the site accessible to the proposed building***

2 - proposed fire hydrant is not accessible to proposed building along fire apparatus access routes to proposed building.

***Response: Fire Hydrant has been located within the site accessible to the proposed building***

The following information is required and conditional for development:

3 - Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

***Response: Hydrant Flow Test is provided by the G.C. and newly submitted.***

4 - Provide Required Fire Flow Data for each proposed structure: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

***Response: Fire Flow Report indicated 1 psi drop with project The two (2) fire hydrant requirements for required***

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***0 GPM fire flow. Fire Flow test in adequate supply for this (the proposed) meet nfpa 2)."***

**BUILDING DIVISION:**

James DeMars | james.demars@copbfl.com Review Complete 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 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 2017 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\_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.

3. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

4. FBC 701.1 The enforcing agency shall require that all provisions of this chapter, governing the materials, systems and assemblies for structural fire resistance and fire-resistance-rated construction, be provided in spaces to safeguard against the spread of fire and smoke within the building and of fire to or from buildings, comply with this section of the code.

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5. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

6. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

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

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

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

10. FBC BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building, doors, window walls, railings, awnings, chutes...etc), new or existing, shall be with applicable codes; shall be approved by the architect or engineer and submitted to the building official prior to installation.

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11. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).

12. FBC BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.

13. FBC BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.

14. FBC BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.

15. FBC BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.

16. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.

Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High- Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.

17. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

18. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 2

19. FBC A502.6 The enforcing agency shall require that all parking space identification comply with the following code: sign shall contain the International Symbol of Accessibility (wheelchair symbol) and the words "Accessible Parking Spaces" or "Reserved for Accessible Vehicles." Reference Engineering Standard 300-5.

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20. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.

21. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.



22. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

23. FBC BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.

24. FBC BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including mechanical, electrical, gas, and plumbing, and any permanent systems.

25. FBC BCA 110.8.5.4 All plans and specifications shall be required to be signed and sealed by the architect or engineer. The architect or engineer shall state, to the best of the architect's or engineer's knowledge, that 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.

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***Response: Duly noted***

**BSO:**

Plan Reviewer: Scott Longo | [scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org) <[mailto:scott\\_longo@sheriff.org](mailto:scott_longo@sheriff.org)>

Status: Review Complete Pending Development Order

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED

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



## 2. CPTED Landscaping Standards

### 2A: Natural Surveillance

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

### 2B: Territorial Reinforcement

- a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscapes such as under windows, around fencing or walls, re a deterrent to loitering, trespassing and to deny a brush opportunity for potential more serious criminal activ sexual crimes, etc.

Parking Garage & Lot, and :

- a. Parking garages and lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:

robberies, sexual assaults & batteries, etc.

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

- c. 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.

- d. Ensure comprehensive parking lot area surveillance camera coverage/ capture

- e. Show overlapping sight "cones".

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## Electronic Surveillance - Security Strengthening

a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.

## Miscellaneous: CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

***Response: Duly noted***

## **CRA:**

Plan Reviewer

Status: Comments not available

## **UTILITIES:**

Plan Reviewer: Nathaniel  
not available as of 9/28/20

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(copbfl.com) Status: Comments

## **LANDSCAPE REVIEW:**

Plan Reviewer: Wade Collum (wade.collum@copbfl.com) Status: Review Complete No Comments.

## **SOLID WASTE AND RECYCLING:**

Beth Dubow | beth.dubow@copbfl.com Review Complete Pending Development Order

NOTE: Owners of this commercial property are responsible for securing garbage collection service directly from Waste Management, Inc.

NOTE: Recycling collection is not required, but it is encouraged. Recycling collection service may be obtained from a recovered materials hauler.

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

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

***Response: Duly noted***

## **ZONING:**

Plan Reviewer: Lauren Gratzner | lauren.gratzner@copbfl.com  
<mailto:Lauren.Gratzer@copbfl.com> Review Complete Pending Development Order

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1. This site plan is being reviewed as a Major Site Plan and Building Design.

***Response: Duly noted***

2. Provide a note on the roof plan stating that all roof surfaces will be painted white, per the submitted sustainability narrative.

***Response: See revised sheet A-3 roof plan for added white roof surface note.***

3. Because of the visibility of the east elevation from the adjacent single-family neighborhood, Staff recommends to visually enhance the east elevation with windows or some architectural design elements prior to submittal to the Architectural Appearance Committee.

***Response: See revised sheet A-5 East elevation for architectural enhancements: added windows, color changes to interrupt the wall plane, and reveals.***

4. Comment not addressed: There are two light poles that are not labeled in the middle of the photometric plan. Label their height if they are remaining or note if they are being removed.

**Response: See revised sheet PH-1 photometric plan for extra light poles removed.**

5. Comment not addressed, the note still says “new 4’ conc. Sidewalk”. Pedestrian walkways shall be at least five feet wide in industrial zoning districts (155.5101.I.3). Revise the sidewalk to be 5’ rather than 4’ wide. The Development Services Director may waive all or part of the standards in this subsection if it is demonstrated that pedestrian access and circulation is unneeded or undesirable in the proposed development or that compliance with the required pedestrian improvements is infeasible. A formal waiver request would have to be submitted for review if desired.

**Response: See revised sheet SP-1 site plan for sidewalk note updated to 5’ wide.**

6. Per the Industrial Design Standards (155.5603.E) Each street-facing building facade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards: This applies to west elevation. Revise this elevation.

1. Wall Plane Horizontal Articulation

Each facade greater than 30 feet in height shall be articulated with wall offsets (e.g., projections or recesses in facade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted facade does not exceed 30 feet.

2. Vertical Articulation

Each facade greater than 30 feet in height shall incorporate a change in the wall surface plane or in facade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted facade does not exceed 30 feet.

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### 3. Roof Line Variation

The facade 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 facade.

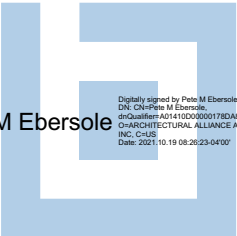
Provide colored elevations to demonstrate how option number 1 is being used for the west elevation, per your DRC response sheet.

***Response: Utilized #2 vertical articulation standard by adding horizontal reveals for color changes to interrupt the wall plane at less than 30' high intervals. Colored elevations will be provided for the AAC submittal.***



Regards,

Pete M Ebersole



Digitally signed by Pete M Ebersole  
DN: cn=Pete M Ebersole,  
c=US, o=ARCHITECTURAL ALLIANCE ARCHITECTURE  
INC., ou=US  
Date: 2021.10.19 08:25:23-04'00'

Pete Ebersole, AR # 0011636