



Staff Report

File #: LN-42

Development Review Committee
Meeting Date: December 2, 2020

NW 8TH ST WAREHOUSES

Request: Major Site Plan & Major Building Design
P&Z# 20-12000034
Owner: Glenn Speck
Project Location: 621 NE 1 Ave
Folio Number: 484235920010
Land Use Designation: C
Zoning District: B-4
Commission District: 2
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Lauren Gratzer (954-545-7792) / Lauren.Gratzer@copbfl.com

Summary:

The applicant is requesting Major Site Plan and Major Building Design approval in order to construct two (2) 5,000 square-foot 1-story warehouse buildings. This project includes associated landscaping and parking.

Staff Conditions:

PLANNING

Daniel Keester | daniel.keester@copbfl.com <<mailto:daniel.keester@copbfl.com>>
Review Complete Pending Development Order

- The proposed entrance driveway is encroaching into the NVAL on the north property line. Prior to building permit approval, a plat note amendment will be required to proceed with the plan as submitted.
- Land use for this parcel is Commercial (C).
- NE 8th Street appears to have the minimum 60 feet of right-of-way required for this street & thus no additional dedications are required.
- The city has sufficient capacity to accommodate the proposal.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com <<mailto:david.mcgirr@copbfl.com>>

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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.
2. Landscaping materials other than sod are not allowed within (5'') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Upload 2019 COPB Engineering Standard street tree detail 316-1.
3. FDEP permit or exemption for the proposed water main construction.
4. Proposed 2- 1" water services show coming of 2 16" x 8" tee's??? should be two 1" taps and the 2 service lines need to be straight with the meters just inside the property line per the detail.
5. Note the pipe material for the proposed 8" watermain.
6. No for coating sewer manhole should read "SEWPER COAT" or approved equal.
7. Any proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.
8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections, off-site paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

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

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com <<mailto:jim.galloway@copbfl.com>>

Review Complete Resubmittal Required

() 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.

() Provide Fire Flow Data: 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 2015ed chapter 18) City of Pompano requires a

minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow"

BUILDING DIVISION

Carpelo Jeoboam | Carpelo.Jeoboam@copbfl.com <<mailto:Carpelo.Jeoboam@copbfl.com>>
Review Complete Pending Development Order

11.18.2020

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 2017 FBC Accessibility.

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 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 [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 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.

5. 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.

6. 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.

7. FBC_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, joists, window walls, railings...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.

8. 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).

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

BSO

BSO Deputy Patrick Noble #9436 | Patrick_Noble@sheriff.org <mailto:Patrick_Noble@sheriff.org>
Review Complete Pending Development Order
November 19th, 2020

Subject: CPTED and Security Strengthening Report: P&Z # 20-12000034 for NW 8th Street
Warehouses at 621 NE 1st Ave

Reviewer: Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday -
Thursday; 8 AM - 4 PM

Attention:

The services of an independent, and highly experienced, qualified and certified Security Crime

Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity.

Disclaimer:

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

CRA

Kimberly Vazquez | kimberly.vazquez@copbfl.com <<mailto:kimberly.vazquez@copbfl.com>>
Review Complete Pending Development Order

- The location is just north of the Northwest CRA Boundary and zoned Commercial (C)
- Request there is proper landscaping on the west frontage
- Adequate parking onsite for the proposed use

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>
Review Complete Pending Development Order

11-18-2020

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. Please show on civil plan 320 CU 101 Water and Sewer Plan an 8" in-line resilient seated gate valve midway of the proposed water main.
3. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. During official Bldg. permit submittal.
4. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
5. Civil plan 320 CU 101 Water and Sewer Plan appear to show two City accessible sewer cleanouts in the public right-of-way. When the design is increased in size the circles state C/O. Provided these are cleanouts, please eliminate and show a City accessible sewer cleanout either just behind or outside of the recorded property line.
6. Please procure an approved FDEP permit for the proposed water public water main extension. During official Bldg. permit submittal.

LANDSCAPE REVIEW

Wade Collum | wade.collum@copbfl.com <<mailto:wade.collum@copbfl.com>>

Review Complete Resubmittal Required

1. No landscape comment response sheet found.
2. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended. Include the adjoining banyan tree on NE corner as per previous comments.
3. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.
4. Provide required Type C Perimeter Buffer on East side as per 155.5203.F.3. and provide a cross section detail. Minimally meet the tree count and shrub height.
5. Site plan references note about the modified wall along the west side facing Dixie of overhead doors and dense landscaping. No note of LP.1010 as per site plan, correct.
6. Add more landscaping in this area as only 3 Sabals are proposed directly in front of overhead doors
7. Provide VUA 10' requirements as per 155.5203.D along the West side.
8. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14' tall and palms to be 18' OA, please adjust.
9. Pervious area calculations seem off, verify.
10. Provide Street Trees at 1:40' as per 155.5203.G.2.c.
11. Shift northern most Sabal adjacent to building out from under OHW's
12. Show light poles on the landscape plan with setback radii's
13. Show sod in the plant list and on the plans.
14. 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
15. 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.
16. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.
17. All tree work will require permitting by a registered Broward County Tree Trimmer.
18. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

19. Additional comments may be rendered a time of resubmittal.

ZONING

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

1. The proposed entrance driveway is encroaching into the NVAL on the north property line. The site plan mentions this is being amended. A Plat Note Amendment must be approved before building permit approval.
2. A complete site photometric plan was not submitted. Provide a photometric plan that shows all proposed lighting for the entire site. Site lighting must have a minimum of 1.0 foot-candle in the vehicular use area and a maximum of 3.0 foot-candles at the property line. Lighting affixed to the building will not suffice for site lighting.
3. Provide the distance between the proposed trees and the proposed light pole(s). Trees must be at least 15' from light poles.
4. The proposed light pole to the west of the parking lot is permitted be a maximum of 20 feet tall as it is located within 200 feet of a residential zoning district (RM-20). Reduce the height from 25 feet (155.5401.D.1.b).
5. Provide the height of the Type C buffer wall shown on the site plan. This wall must be at least 8 feet tall per the Type C buffer standards (155.5203.F.3).
6. There is currently no mechanical equipment rendered on the site plan or elevations. Any ground floor mechanical equipment must be at least 3 feet from the property line and screened with either a solid fence or dense landscaping per 155.5301.A. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened. Note that mechanical equipment is not permitted to be placed in front of the principal structure. If the mechanical equipment will be placed on the roof, show this on the elevations. If it will be on the ground, show it on the site plan.
7. Provide VUA 10' requirements as per 155.5203.D along the West side.
8. Provide more dense landscaping with a solid wall along the entire west property line. Provide a detail of this wall.
9. Be aware: the number of parking spaces that are proposed is specifically designed for warehouses with a small office. There are several uses that may be permitted in this zoning district, that would require more parking. Providing limited amount of parking puts limitations on future tenants and the possibilities for the use of these warehouses. Other uses with higher parking requirements would not be permitted unless relief is sought after.

SOLID WASTE AND RECYCLING

Beth Dubow | beth.dubow@copbfl.com <<mailto:beth.dubow@copbfl.com>>

Review Complete Pending Development Order

Review: 11/18/2020

DRC Meeting Date: 12/02/2020

1. Label the turning radii information for the garbage truck access and maneuverability to and from the dumpster enclosure on the vehicle circulation plan. Be sure minimum radii of 35' (inside) and 50' (outside) are provided. It appears that these requirements are not being met; angling the garbage enclosure may help.

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 highly 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.