



## Legislation Text

**File #:** LN-530, **Version:** 2

### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JULY 17, 2024

### POMPANO WAREHOUSES

**Request:** Major Site Plan  
**P&Z#** 23-12000023  
**Owner:** Celu Developments LLC  
**Project Location:** W McNab Road  
**Folio Number:** 494203000521  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Joseph Kaller (954-920-5746 / joseph@kallerarchitects.com)  
**Project Planner:** Saul Umana (954-786-4662 / saul.umana@copbfl.com)

### Summary:

The project consists of 2 buildings on the site for warehouse/storage/office use. Building A consists of approximately 17,922 sf and Building B at 3,400 sf. The project provides a portion of a shared access drive with the property to the east and complies with all requirements for landscape, parking, setbacks, and access.

### Staff Conditions:

### PLANNING

**Plan Reviewer:** Max Wemyss | max.wemyss@copbfl.com

**Status:** Authorized with Conditions

Max Wemyss | max.wemyss@copbfl.com | 954-786-4671

23-12000023

-Land use for this parcel is Industrial (I). The proposed use listed on the site plan indicates this is two buildings for:

contractors offices (2,089 square feet), warehouses (16,920 square feet) with ancillary offices (3,591 square feet) which is a permitted use in this land use category. The total building area is 22,868 square feet & the offices are less than 20% of the total area.

-The property is unplatted. Wilferz Plat (PZ22-14000007) has been processed through City and must be recorded with Broward County prior to Building Permit issuance.

-The property is abuts W McNab Rd (AKA: SW 15 Street). The survey indicates that there is an existing 53 feet to the centerline. The required right-of-way width at this location is 106 feet, on the Trafficways Plan & Chapter 100. Thus, no additional dedications are required.

- Pompano has available raw water withdrawal as well as water and wastewater treatment plant capacity to serve the proposed development.

## **FIRE**

**Plan Reviewer:** Jim Galloway | jim.galloway@copbfl.com

**Status: Pending Resubmittal**

1 - Provide on plans how water will be supplied and locations of FDC for Building B

2 - Proposed fire alarm control panels must be protected within a temperature and humidity controlled environment as per the FACP specs

## **CRA**

**Plan Reviewer:** Kimberly Vazquez | kimberly.vazquez@copbfl.com

**Status:** Authorized

This is outside of the CRA District.

## **UTILITIES**

**Plan Reviewer:**

**Status:**

**No comments rendered at this time**

## **LANDSCAPING**

**Plan Reviewer:** Wade Collum | wade.collum@copbfl.com

**Status: Pending Resubmittal**

1. Provide a copy of the approved landscape plan of record for the landscaping adjoining the property to the north with is a required buffer for the multi family residences to the north. What was submitted is not accurate

for discussion.

2. As per 155.5203.B.2.ii. Based on the height of the building half of all required canopy trees are to be 16' tall and palms to be 22' OA, please adjust.

3. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design or how you are attempting to meet the requirement

4. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements: Can be reduced to +/- 7' provided the below is met. Spoke with LA for solutions.

i. Palms must be provided in multiples (doubles or triples);

ii. If palms and trees are combined, one row of shrubs can be provided;

iii. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;

iv. If trees are provided, design must include a minimum of 2 species;

v. Trees or palms must be a minimum of 14 feet in height;

vi. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;

vii. Suspended pavements systems are provided for the adjacent vehicular use area.

5. Provide a minimum of 8' landscaped area between the building and the vehicular use areas, or 4' per the above.

6. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings. End island.

7. As per 155.5203.F., provide the required Type C Landscaping Buffer on the rear of the property (Facing the Cypress Bend Community -Zoned RM45). Please note on the plans including the wall and also a cross section detail.

8. Please switch Gumbo's to the rear and incorporate Oaks in the parking islands.

9. Change out CS' in the parking islands in round about for large canopy trees

10. Provide a graphic scale on landscape plan.

11. Correct planting detail to reflect the planting hole be 2 ½ - 3 times the size of the root ball to more closely mirror industry best management practices.

12. As per 155.5203.B.5.a thru e: Provide a note referencing rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Please note on the irrigation plan.

13. Bubblers will be provided for all new and relocated trees and palms, staff could not locate symbol or note

on the irrigation plan. Staff could not locate bubbler symbols, callout or note on the irrigation plan.

14. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

15. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

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

## **BSO**

**Plan Reviewer:** Anthony Russo | Anthony\_Russo@sheriff.org

**Status:** Authorized with Conditions

Development Review Committee Date Reviewed: 06/20/24

Subject: CPTED and Security Strengthening Report: PZ#: 23-12000023

Address: 2003-2033 W. McNab Rd., Pompano Beach, FL

Type: Major Site Plan

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

anthony\_russo@sheriff.org

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

patrick\_noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 4 PM

\*\*\* ATTENTION IMPORTANT \*\*\*

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, and to expedite processing.

\*\*\* 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.

**\*\*\*PLEASE NOTE\*\*\***

When a Broward Sheriff's Office CPTED Practitioner is required to assist in an inspection of the project during the Certificate of Completion &/or Certificate of Occupancy Application Phase, Security Strengthening & CPTED measures that have not been adequately addressed will still be required to ensure the safety & well-being of the employees, residents, tenants, visitors & all legitimate users of the site.

**\*\*\* ATTENTION IMPORTANT \*\*\***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

**\*\*\*ATTENTION IMPORTANT\*\*\***

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**\*\*\* CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: \*\*\***

Please Read:

The CPTED Narrative in the DRC Documents folder & the CPTED Narrative in the DRC Drawing folder should be synonymous.

Please include all of the verbiage from your CPTED Drawing Plan & incorporate it into your CPTED Narrative Plan.

**ENGINEERING**

**Plan Reviewer:** David McGirr | david.mcgirr@copbfl.com

**Status: Authorized with Conditions**

10-3-23

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.
2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

3. Submit / upload a copy of the Broward County Highway Construction and Engineering Division permit or exemption for the proposed street roadway improvements. W. McNab Rd.
4. Submit / upload a copy of the (BCOES) Broward County Water and Waste Water Service Utility permit or exemption for the proposed utility work.
5. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.
6. 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.
7. There is a Utility pole in the center of your driveway approach off of McNab Road.

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

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process

## **ZONING**

**Plan Reviewer:** Saul Umana | Saul.Umana@copbfl.com

### **Status: Authorized with Conditions**

1. At the time of Architectural Appearance Board submittal submit a physical material board, no larger than 11" by 17"
2. Provide specs of the lightning fixtures. Wall packs on buildings may be used at entrances to a building to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of the building shall be fully shielded (e.g., with true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and have a light output of 900 lumens or less.
3. Coordinate with Landscaping regarding the buffer to the north and see if the easement area needs to come into compliance.
4. Site Plan Data shows that loading berth is being provided. Remove or clarify
5. FYI - The rear yard corner for the fences height is not applicable to this property - continue with the 8 ft. height fence throughout.
6. Easements allowing cross-access to and from properties served by a shared driveway, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the Broward County Records Division before issuance of a Zoning Compliance Permit for the development proposing the shared driveway access.
- 7) ) At time of AAC submittal, show the dumpster enclosure screening details

8) Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509. A note has been added to the site plan (SP-1), as well as the narrative, which states that all overhead utilities will be buried for this project.

9) Elevations - Building A - Front View Only - The AAC has previously rejected louvered screening for mechanical equipment. I recommend using a design that is more architecturally similar to the façade for the front-facing elevation of Building A. The other elevations do not face the street, so the louvered screening is acceptable for those.

10) Prior to the submittal of Planning and Zoning Board, demonstrate how this project meets or will meet the required 12 sustainability points.

## **BUILDING**

**Plan Reviewer:** Todd Stricker | todd.stricker@copbfl.com

**Status:** Authorized With Conditions

BLDG 10-4-23

### Advisory Comments

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this

Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.

City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

1. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.
3. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.
4. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or



assemblies shall not reduce the required fire-resistance rating.

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

6. FBC\_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.

7. 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.

8. 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.

9. 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).

10. 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.

11. 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.

12. 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.

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

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

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

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

16. FBC 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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