



Staff Report

File #: LN-76

Development Review Committee
Meeting Date: February 3, 2021

POMPANO CENTER EXCHANGE REZONING

Request: Planned Development Rezoning
P&Z# 20-13000004
Owner: Pompano Industrial Venture LLC
Project Location: 1700 NW 18th St
Folio Number: 484227440030
Land Use Designation: I
Zoning District: O-IP/PCD
Commission District: 4
Agent: Drew Melville (954-336-9366)
Project Planner: Daniel Keester-O’Mills (954-786-5541) / daniel.keester@copbfl.com

Summary:

Applicant is requesting approval of a REZONING application amending the adopted Master Plan to include “Outdoor Storage (as an accessory use)” as a use permitted within the Planned Development.

Staff Conditions:

PLANNING & ZONING

Plan Reviewer: Daniel Keester-O’Mills

Status: Resubmittal Required

General Comments

1. The original Master Plan was adopted by Ordinance (2009-32) and included 3 Exhibits. Exhibit “A” was a copy of the survey, Exhibit “B” outlined the details and restrictions for the property, Exhibit “C” listed the permitted uses allowed on the property. The Applicant has provided a “Narrative” explaining the desired outcome of the Applicant & rationale for approval. The Narrative must be amended as follows:

- a. A rezoning may only be approved by the City Commission if the Applicant: (1) provides competent substantial evidences that the proposed amendment is consistent with the comprehensive plan (155.2405 D.), and compliance with the standards for the specific Planned Development (155.3602). The narrative begins to address conformance with the comprehensive plan, but must respond to the general purpose of the PD (155.3601), and explain how the proposed amendment is still compatible with the surrounding areas.
 - b. Exhibit “A” should be replaced, with the current survey of the property.
 - c. Exhibit “B” must be amended, to update the information & replace the previous details. So as to prevent confusion for future tenants and staff, Exhibit “B” should be updated with current conceptual plans, updated maps (land use, zoning, landscaping, etc.)
 - d. Exhibit “C” must be updated to include all applicable uses permitted in the development.
2. The ordinance included a reference to a Declaration of Covenants & Restrictions (O.R. Book 36618 & Page 1816). The Declaration of Covenants refers to another property in Pompano Beach, not the subject parcel. Please confirm, that there are no Declarations of Covenants & Restrictions recorded in the Broward County Records, related to this property.
3. If approved by the City Commission, the property’s zoning designation will be amended to a PCD, and the “O-IP/PCD” designation will be replaced. Additional changes that should be made to Exhibit “C” include;
- a. “Bakery (not retail)” shall be updated as a “Food and/or Beverage Products Manufacturing (without slaughtering).
 - b. “Building materials and equipment sales, leasing, storage and repair within a totally and fully enclosed building” shall be updated as a “Building, Heating/ Air Conditioning, Plumbing, or Electrical Contractor’s Storage Yard,” “Home and Building Supply Center,” “Contractor’s Office,” and “Automobile and Light Truck Rental.”
 - c. “Day Care Center,” shall be updated as a “Child Care Facility.”
 - d. “Equipment repair within a totally and permanently enclosed building” shall be updated as “Automotive Repair and Maintenance Facility,” “Electric Motor Repair,” and “General Industrial Services.”
 - e. “Food processing (but no slaughtering)” shall be covered under a “Food and/or Beverage Products Manufacturing (without slaughtering).
 - f. “Indoor commercial recreation uses” shall be updated as “Other Indoor Commercial or Membership Recreation/Entertainment Use”
 - g. “Interior Auto repair or paint and body within a permanently and totally enclosed building,” shall be updated as “Automotive Painting or Body Shop,” “Automotive Parts Sales without Installation,” “Automotive Parts Sales with Installation,” “Automotive Repair and Maintenance Facility.”
 - h. “Metal working and machine shops within an enclosed building,” shall be updated as a “Metal

- Working, Welding, Plumbing, or Gas, Steam, or Water Pipe Fitting”
- i. “Motion picture studio” shall be updated as “ Audio and Visual Recording and Production Studio”
- j. “Restaurant in conjunction with Implementation Section 3.02 of the Future Land Use Element,” shall be updated to “Restaurant - subject to the allocation of Commercial Flex”
- k. “Telecommunications tower (stealth only)” shall be updated as a “Telecommunications Facility, on New Freestanding Tower - (stealth tower only)”
- l. “Truck Terminals, all enclosed, no outside storage,” shall be updated to a “Truck or Freight Terminal.”
- m. “Vegetable and fruit packing houses,” shall be covered under a “Food and/or Beverage Products Manufacturing (without slaughtering).”
- n. “Warehousing including storage, wholesaling, indoor recycling and distribution; no outside storage” shall be updated to “Warehouse, Distribution and Storage”
- o. “Water tanks (screened and accessory to primary)” shall be updated to “Utility Use, Minor (screened and accessory to primary use)”
- p. New use: “Outdoor Storage (as accessory use)”

Staff recommendations:

4. Based on discussion with the Applicant, staff recommends an updated conceptual master plan that identifies areas where “outdoor storage (as accessory uses)” shall be permitted on the property. Identifying and limiting the areas where outdoor storage may be helpful in supporting the proposed change to the master plan.
5. Staff recommends that the areas for permitted accessory outdoor storage, be out of view from the public right-of-ways and adjacent parcels to the maximum extent practical & that adequate screening be provided between the storage areas & the property lines.
6. Review Ordinance 2009-32 and update the relevant pages & exhibits. The narrative states that the Applicant requests to deviate from the minimum standards for a “Type B” buffer as it does not fit within the overall plan. Provide amended plans, identifying where and how the “outdoor storage area” will be limited. If the application of the “Type B” buffer on this property is extraneous or irrelevant based on the limited scope of where the outdoor storage areas will be located, explain why or how the screening provided is superior to the minimum code standards. Screening provided by an “aluminum” or “vinyl-coated aluminum fence” is insufficient & not comparable.

Make the necessary changes to the plan & documents, for staff to review prior to resubmitting to DRC for review.

ENGINEERING DEPARTMENT

File #: LN-76

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

Status: Review Complete No Comments

Engineering has no comments at this time for REZONING APPROVAL.

FIRE DEPARTMENT

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

Status: Review Complete Pending Development Order

Each proposed exterior storage area will require review and approval through building permits:

1 - All building exit doors must maintain exit discharge access to public right of way as per NFPA 101 chapter 7.

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Plan Reviewer: Carpelo Jeoboam | Carpelo.Jeoboam@copbfl.com

Status: Review Complete

No Comments

BSO

Plan Reviewer: Scott Longo | scott_longo@sheriff.org

Status: Review Complete

No Comments

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.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

CRA

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

Status: Resubmittal Required

The CRA has concerns with the following;

- 1) The CRA does not support the general idea of rezoning the property from O-IP/PCD to that of PCD zoning only.
- 2) No conceptual or site plan provided showing the compatibility of the proposed outdoor storage as an accessory use on the property.
- 3) The application is lacking pertinent information to evaluate further.

UTILITIES

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

Status Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Department has no comment at this time regarding the requested Master Plan Rezoning amendment.

LANDSCAPE REVIEW

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

Status: Pending Development Order

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow | beth.dubow@copbfl.com

Status: Review Complete

No comments at this time. Review for a garbage collection plan will be made at time of site planning.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).