



Staff Report

File #: LN-688

PLANNING AND ZONING BOARD

Meeting Date: MARCH 26, 2025

POWER PETROLEUM HQ

Request: Major Site Plan
P&Z# 22-12000026
Owner: 201 Southwest 12 Ave, INC
Project Location: 201 SW 12 Avenue
Folio Number: 494202000110
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Daniel Alonso (305-595-3095 / permits@oa-arch.com)
Project Planner: Diego Guevara (954-786-4310 / diego.guevara@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval to construct a 3-story office building development including an accessory storage area, 28 parking spaces, and landscaping. The footprint of the proposed building is 7,673 sq. ft. on a 32,017 Sq. ft. (0.74 acre). Lot coverage is 23.9%. The Site Plan was reviewed by the Development Review Committee on July 19, 2023; October 24, 2024; November 29, 2024 and a Post DRC review on January 7, 2025. The Architectural Appearance Committee, reviewed and approved the project on its March 4, 2025 meeting.

The property is located on at the northwest corner of S. Andrews Avenue and SW 2nd Street.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property has an Industrial (I) land use designation. The proposed office building with a small accessory storage is a compatible use for this land use category. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-*

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made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

Policy 01.03.13. *Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.*

Policy 01.14.01 *The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the standards for development within the I-1 (General Industrial) zoning district.

Article 4: Use Standards

The development proposes a nonresidential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4220.B. Professional Office.

It is also consistent with section 155.4226.F General Industrial Services.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

As part of the Major Site Plan and Building Design application, the applicant has to provide a narrative addressing how the project will achieve the required sustainability points. There is no information regarding how project will meet the required sustainability points for nonresidential and mixed-use development, this must be provided prior to building permit approval.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

There are no applicable Development Orders on record for the property.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances; *Based on the calculations below, the proposed project complies with concurrency requirements.*

<i>Wastewater Treatment Demand</i>	<i>1,248.50 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>1,480.72 gallons per day *</i>
<i>Raw Water Demand</i>	<i>1,599.18 gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>
<i>School Impacts</i>	<i>N/A</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet concurrency.</i>
<i>Solid Waste Generation</i>	<i>249.7 lbs. per meal (City has a contract with the Waste Management for disposal of all solid waste through 2033).</i>

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development is located on a roadway designated on the Broward County Trafficways Plan, however, is designed to provide safe, adequate, and paved vehicular access.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is not located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02
<<http://library.amlegal.com/nxt/gateway.dll?>

The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive Lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located within an area designated on the approved Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the applicant has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

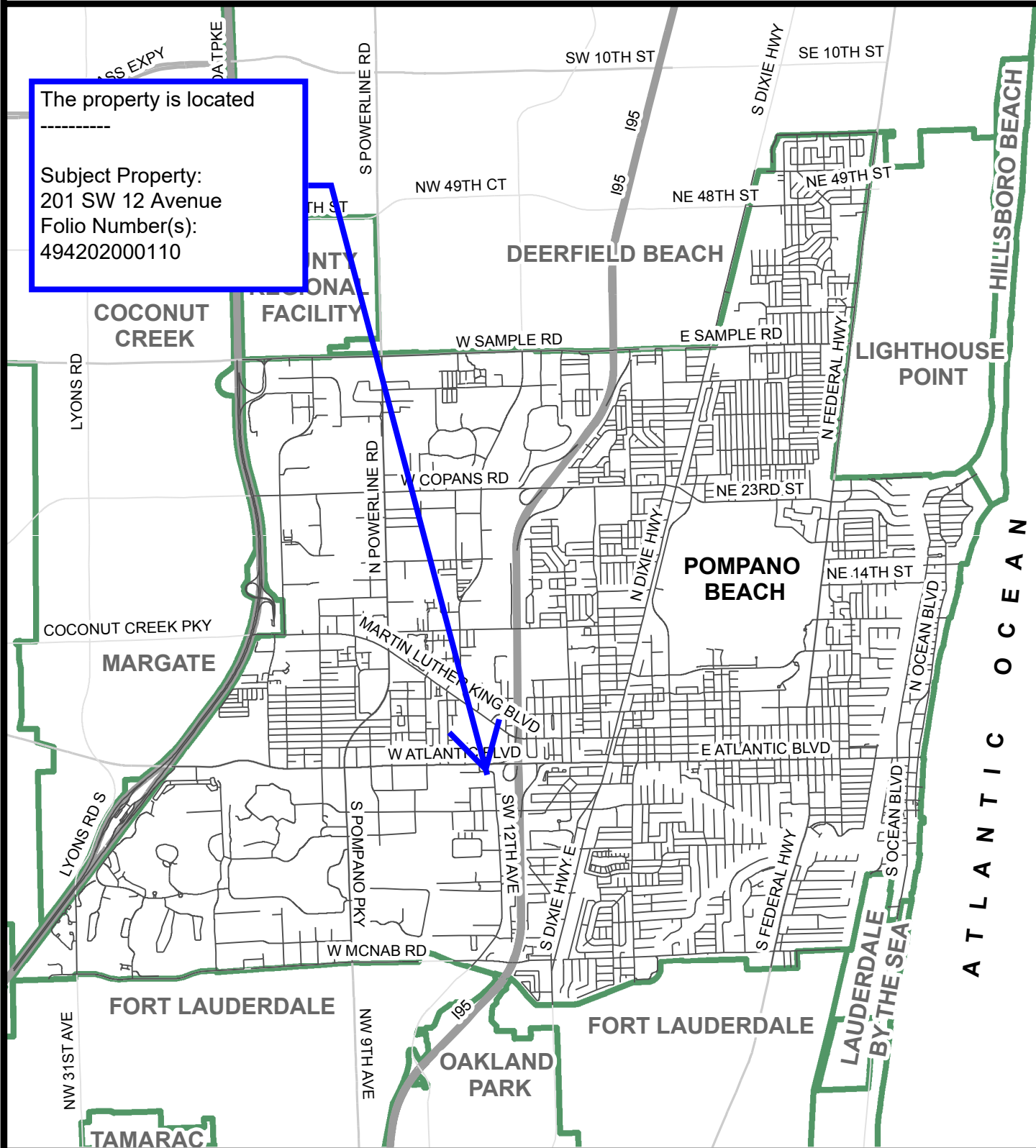
1. Provide evidence that the Sustainable Development Point requirement has been met, with non-residential development required to achieve at least twelve points from Table 155.5802, Sustainable Development Options and Points.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide evidence demonstrating that the plat has been approved and recorded at Broward County.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - d. Substantial compliance with the plans, as submitted with this application.

CITY OF POMPANO BEACH LOCATION MAP



The property is located

Subject Property:
201 SW 12 Avenue
Folio Number(s):
494202000110



1 in = 1 miles

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DEVELOPMENT SERVICES

7/30/2017

KeeDan

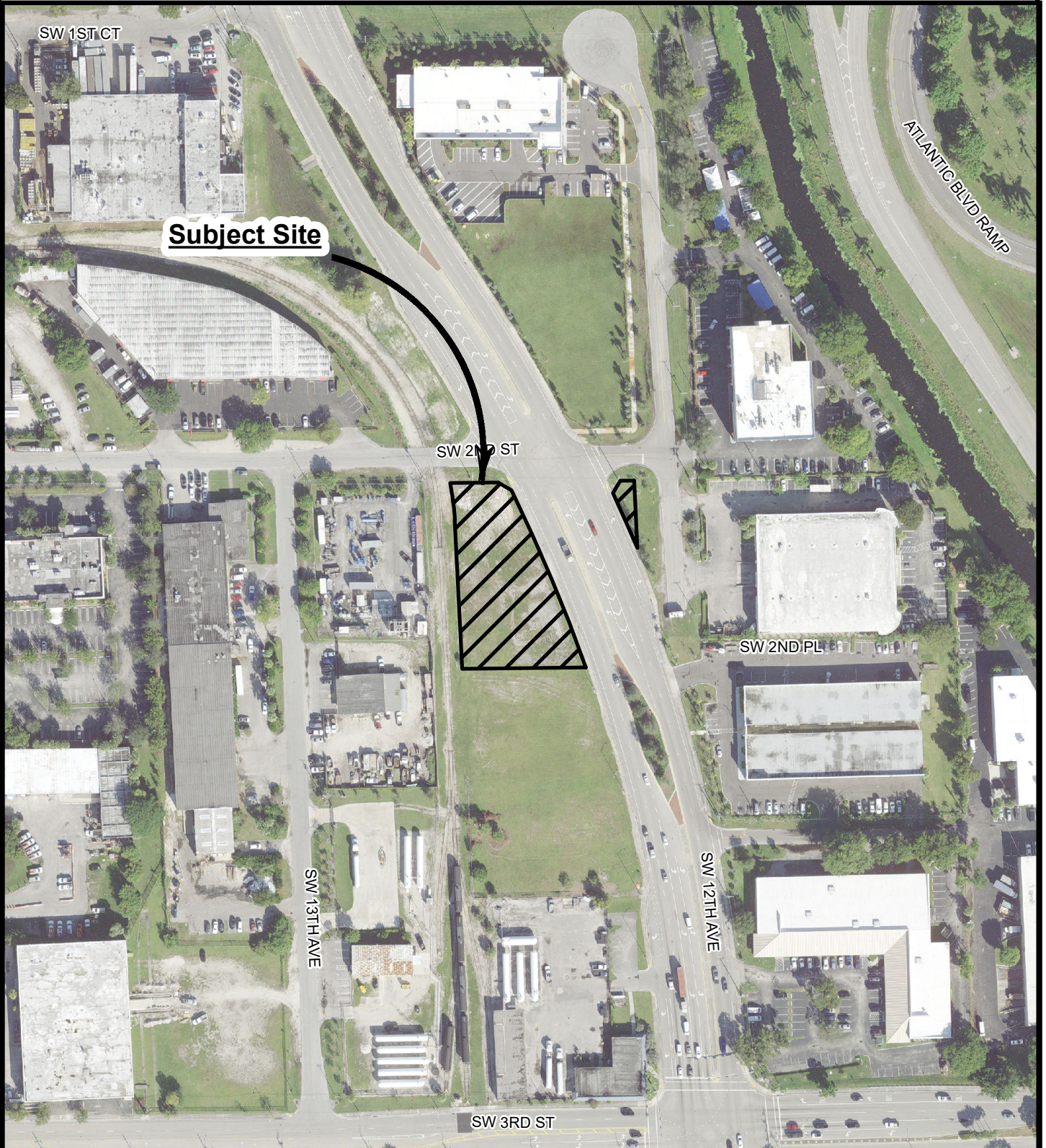
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3/26/2025

CITY OF POMPANO BEACH AERIAL MAP



1 in = 185 ft

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2/25/2025

AdkBob

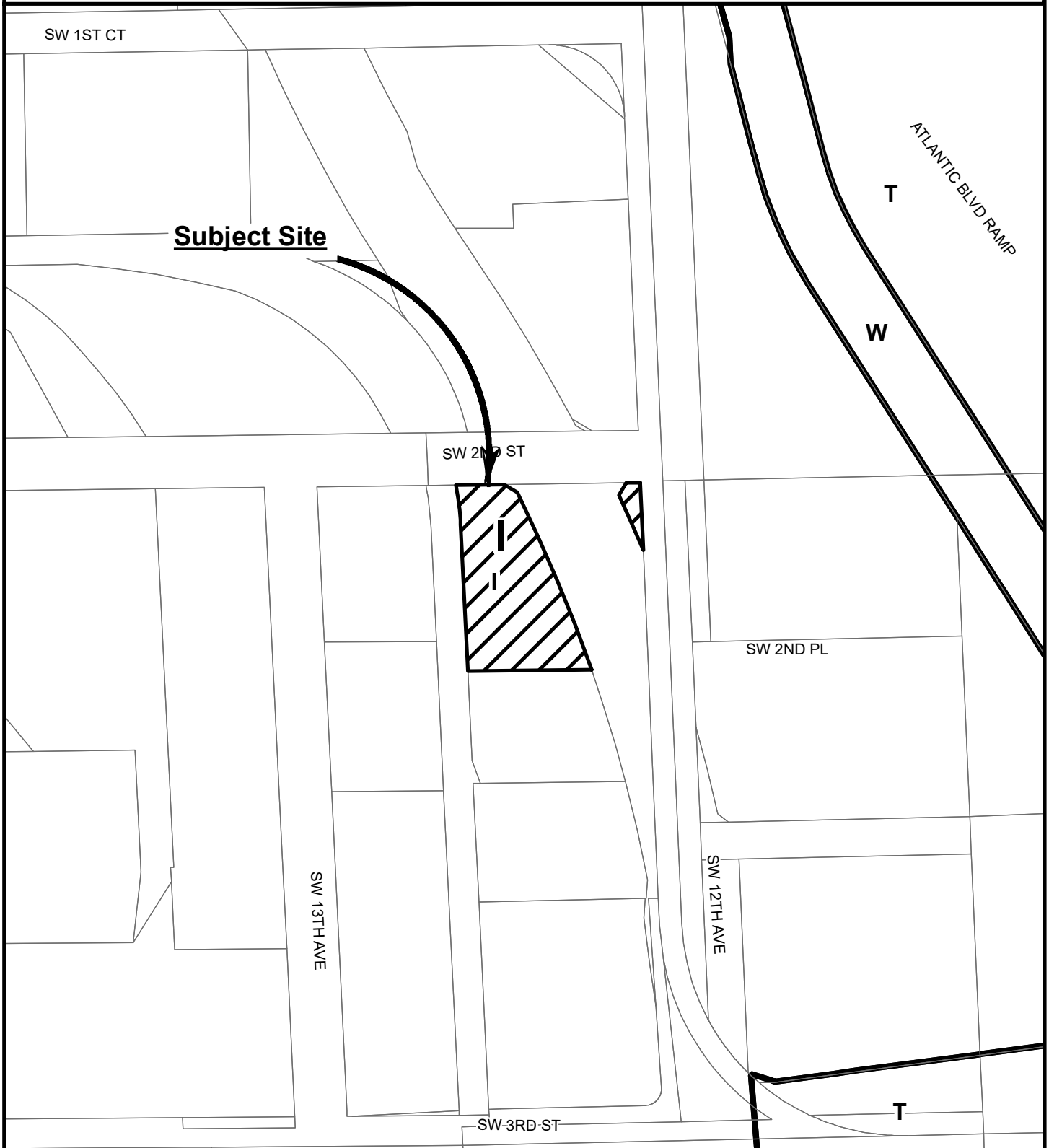
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 185 ft

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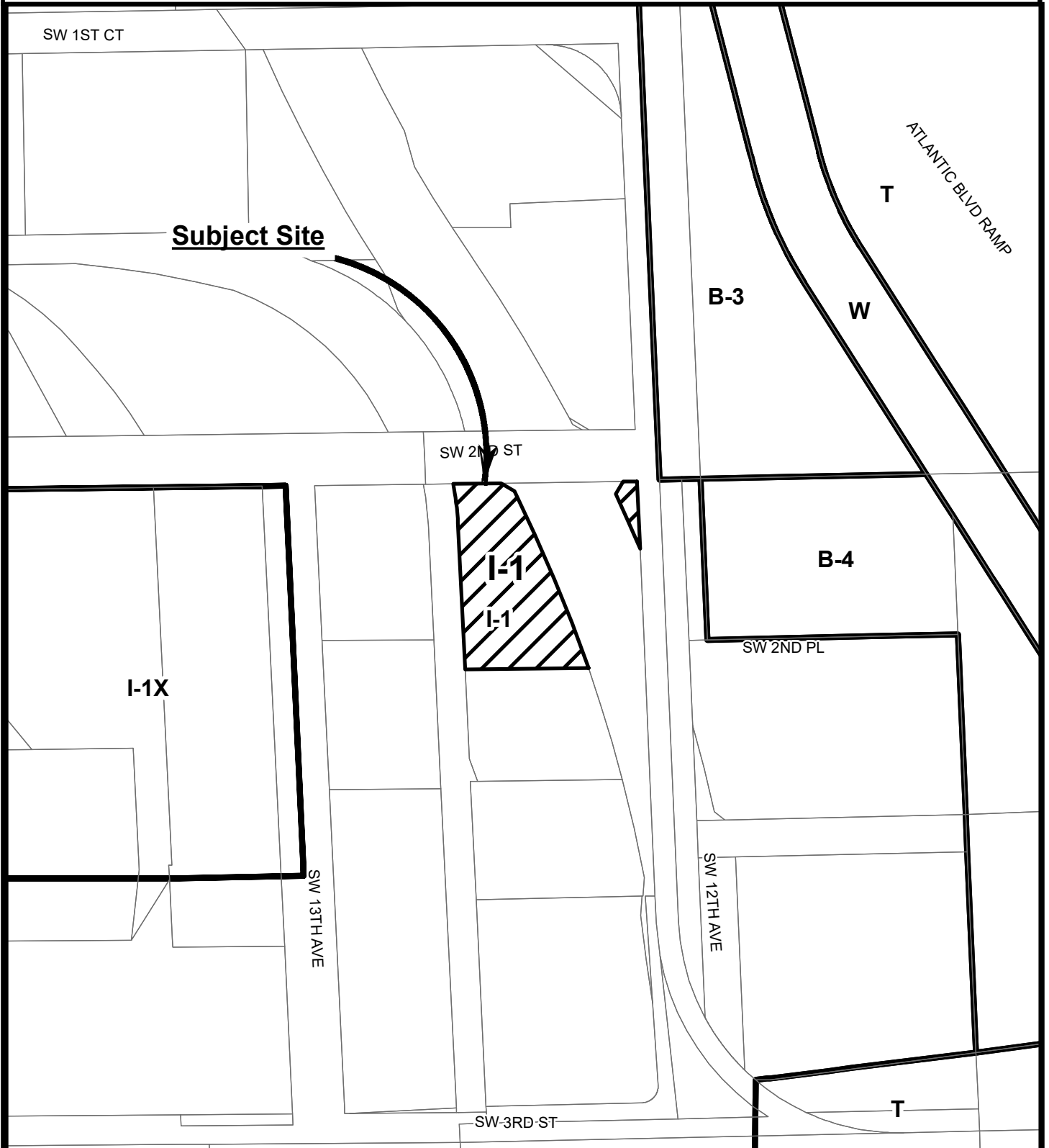
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 185 ft

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3/26/2025

LEGEND					
FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification	Units/ Acre	Symbol	District	
			RS-1	Single-Family Residence 1	
L	Low	(1-5 DU/AC)	RS-2	Single-Family Residence 2	
LM	Low- Medium	(5-10 DU/AC)	RS-3	Single-Family Residence 3	
M	Medium	(10-16 DU/AC)	RS-4	Single-Family Residence 4	
MH	Medium-High	16-25 DU/AC)	RS-L	Single-Family Residence Leisureville	
H	High	(25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence	
36	Irregular Density				
			RM-7	Multiple-Family Residence 7	
C	Commercial		RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20	
			RM-30	Multiple-Family Residence 30	
*	I	Industrial	RM-45	Multiple-Family Residence 45	
			MH-12	Mobile Home Park	
T	Transportation				
			B-1	Limited Business	
U	Utilities		B-2	Neighborhood Business	
			B-3	General Business	
CF	Community Facilities		B-4	Heavy Business	
			M-1	Marina Business	
OR	Recreation & Open Space		CR	Commerical Recreation	
W	Water		*	I-1	General Industrial
				I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park	
			M-2	Marina Industrial	
LAC	Local Activity Center				
			TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
	Transit Oriented Corridor		CF	Community Facilities	
	Number		PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
			RPUD	Residential Planned Unit Dev.	
			PCD	Planned Commercial Development	
			PD-TO	Planned Development - Transit Oriented	
			PD-I	Planned Development - Infill	
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
			AOD	Atlantic Boulevard Overlay District	
			CRAO	Community Redevelopment Area Overlay	
			NCO	Neighborhood Conservation Overlay	
			APO	Air Park Overlay	
			DP	Downtown Pompano Beach Overlay	