



## Staff Report

**File #:** LN-331

### PLANNING AND ZONING BOARD

Meeting Date: MAY 24, 2023

### ALLIANCE GATEWAY INDUSTRIAL

**Request:** Major Site Plan  
**P&Z#** 22-12000009  
**Owner:** Alliance SW 27<sup>th</sup> Avenue LLC  
**Project Location:** SW 27 Avenue  
**Folio Number:** 4942090010  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Robert Morgado (561-571-0280)  
**Project Planner:** Diego Guevara (954-786-4310 /  
diego.guevara@copbfl.com)

### Summary:

The applicant is requesting Major Site Plan approval to construct a one-story warehouse with a total of 41,739 sq. ft. on a 96,175 sq. ft. (2.2 acres approximately) site. The property is vacant, but the proposed building results in a total lot coverage of 43.4% of the site. The Development Review Committee reviewed the site plan most recently on April 19, 2023. The Architectural Appearance Committee approved it at the May 2, 2023 meeting.

The property is located on the west side of SW 27th Avenue, between W. McNab Road (AKA: SW 15 Street) and Gateway Drive (AKA: SW 14 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 warehouse 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-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

**Policy 01.03.07** *Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.*

**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 155.4228.C. Warehouse, Distribution, and Storage and section 155.4227.G. Manufacturing, Assembly, or Fabrication, Light.*

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. The proposed development includes a 37,337 square foot warehouse with 6 loading bays facing east. The site has been designed to include a perimeter wall and additional trees and landscaping to screen the loading and overhead doors from the view in the public right-of-way.*

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.*

Wastewater Treatment Demand	4173.90 gallons per day *
Water Treatment Demand	4,950.25 gallons per day *
Raw Water Demand	5,346.27 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees paid to the Broward County to meet concurrency.
Solid Waste Generation	834.78 lbs. per meal (City has a contract with the Waste Management for disposal of all solid waste through 2033.)

*\* 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 not 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.

*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:

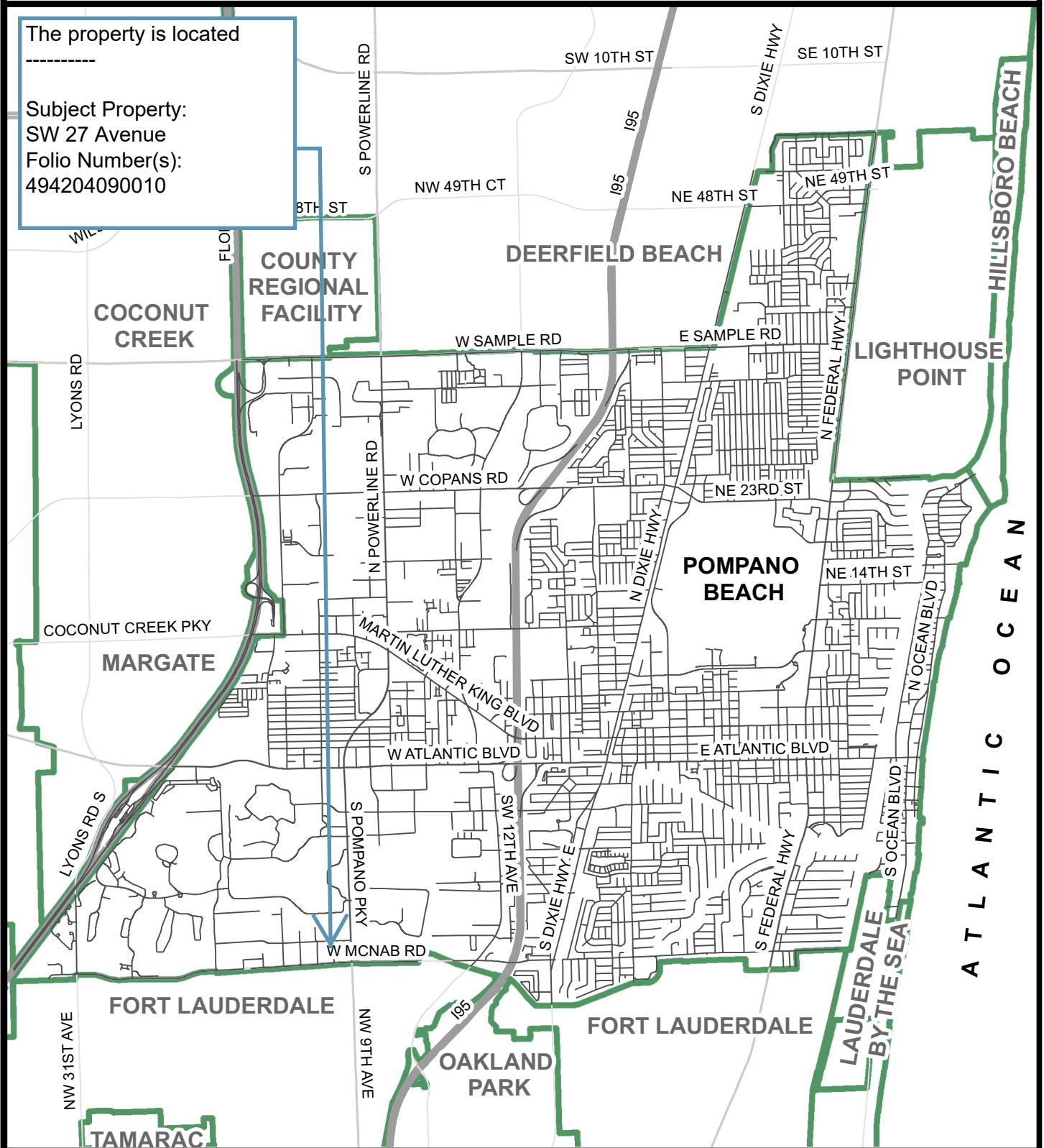
1. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - b. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - c. Substantial compliance with the plans, as submitted with this application.
  - d. 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.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located

Subject Property:  
SW 27 Avenue  
Folio Number(s):  
494204090010



# CITY OF POMPANO BEACH AERIAL MAP



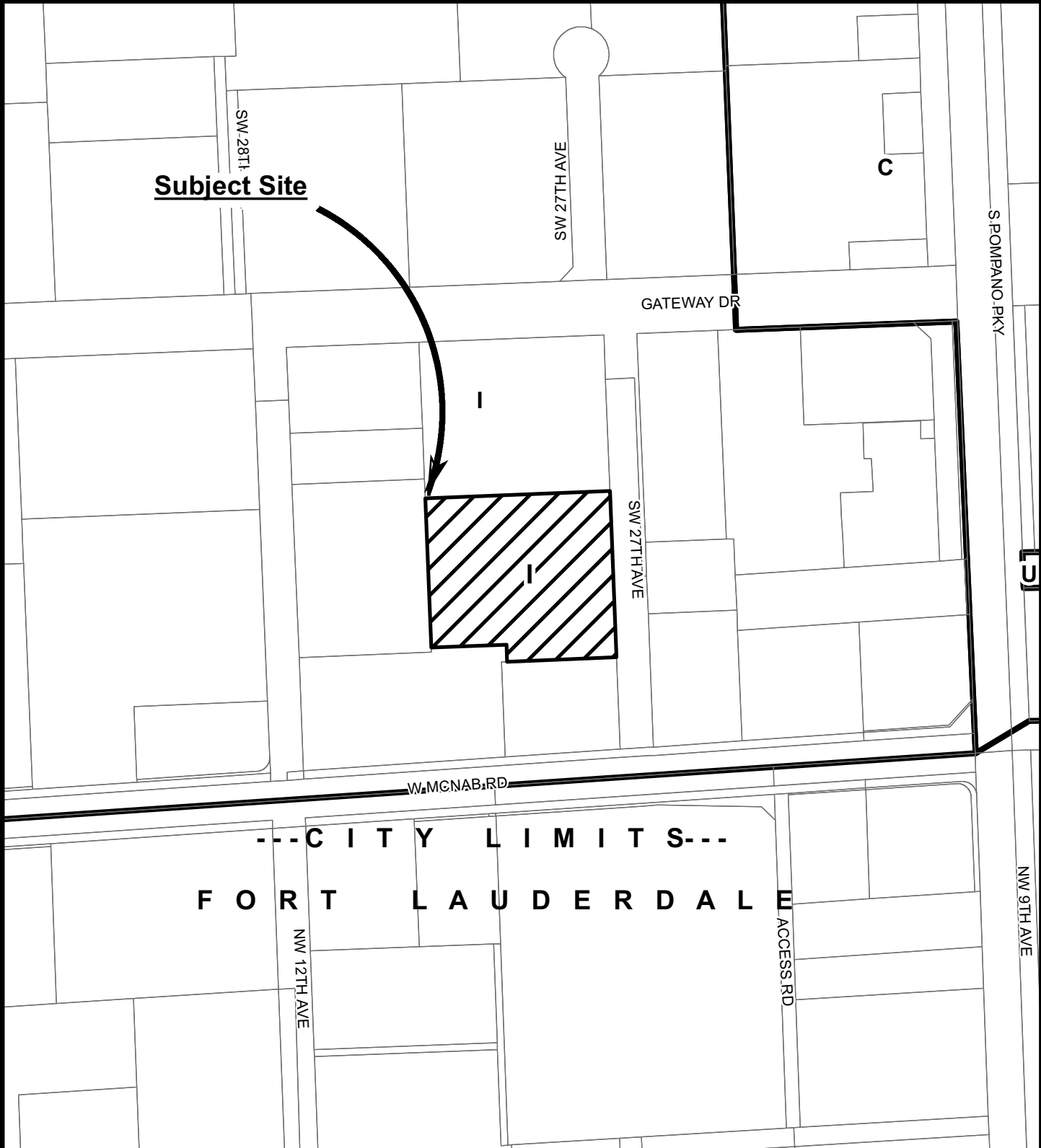
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Scale = 250 ft

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000009  
05/24/2023

CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



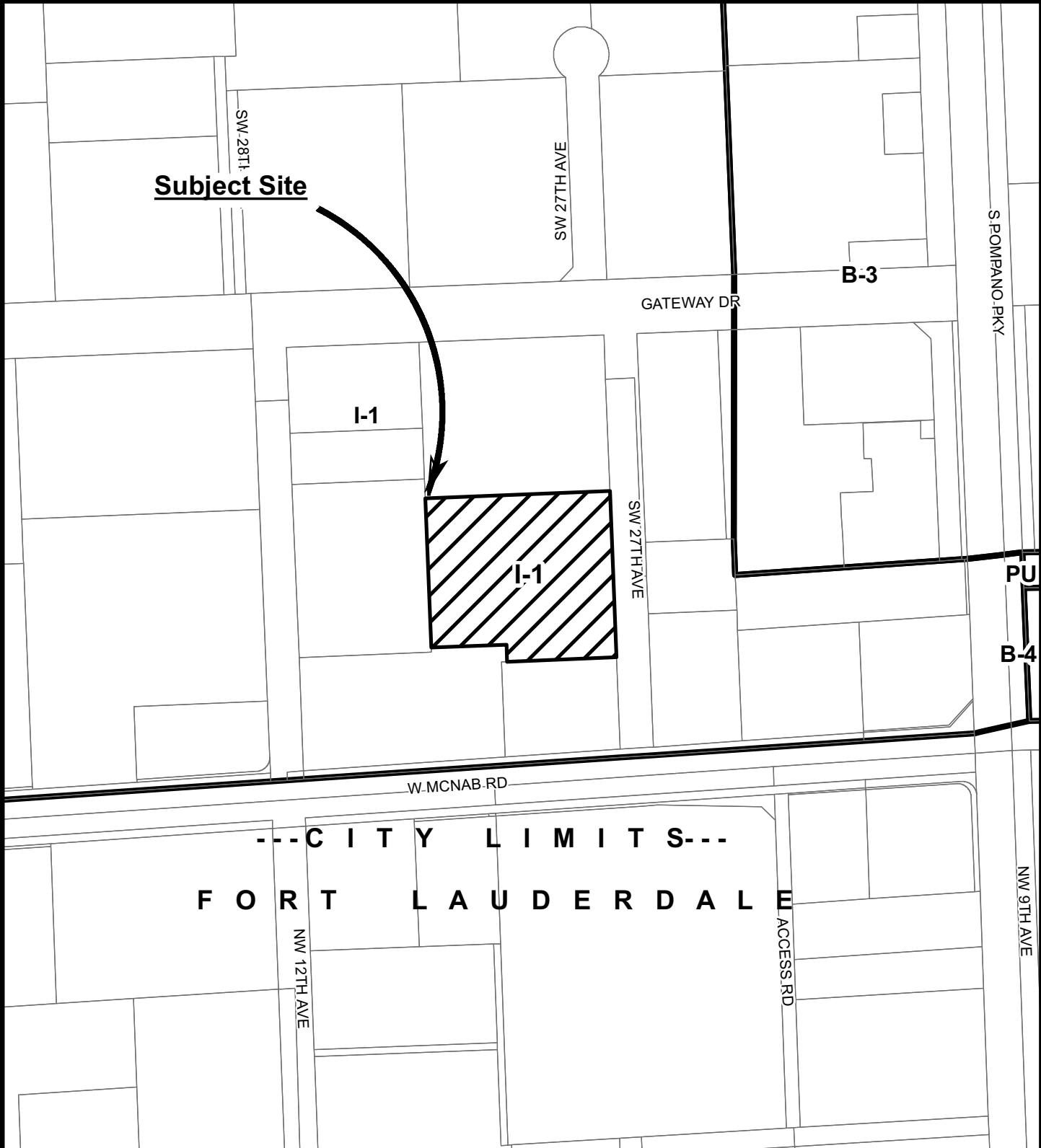
**P&Z**  
1 in = 250 ft

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CITY OF POMPANO BEACH  
OFFICIAL ZONING MAP



**P&Z**  
1 in = 250 ft

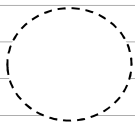
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## LEGEND

FOR LAND USE PLAN			FOR ZONING MAP		
Symbol	Classification Units/ Acre		Symbol	District	
L	Low (1-5 DU/AC)		RS-1	Single-Family Residence 1	
LM	Low- Medium (5-10 DU/AC)		RS-2	Single-Family Residence 2	
M	Medium (10-16 DU/AC)		RS-3	Single-Family Residence 3	
MH	Medium-High 16-25 DU/AC)		RS-4	Single-Family Residence 4	
H	High (25-46 DU/AC)		RS-L	Single-Family Residence Leisureville	
IRR	Irregular Density		RD-1	Two- Family Residence	
MUR-H	Mixed Use Residential (High)		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	
	Transit Oriented Corridors:		PR	Parks & Recreation	
DPTOC	Downtown Pompano		CF	Community Facilities	
ETOC	East Atlantic Blvd		PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
				<i>Planned Developments</i>	
			RPUD	Residential Planned Unit Development	
			PCD	Planned Commercial Development	
*	Current Designation		PD-TO	Planned Development - Transit Oriented	
>	Proposed Designation		PD-I	Planned Development - Infill	
				<i>Overlay Districts</i>	
			RM-45 HR	Multiple-Family Residence 45 High Rise	
			DPOD	Downtown Pompano Beach	
			EOD	East Atlantic Blvd.	
			AOD	Atlantic Boulevard	



P&Z

G:\Zoning 2009\Site Plans\Templates\P&Z Report Legend

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05/24/2023