

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 18-103

DATE: March 16, 2018

TO: Planning and Zoning Board

VIA: David Recor, Development Services Director
Jennifer Gomez, Assistant Development Services Director

FROM: Maggie Barszewski, AICP, Planner *MB*

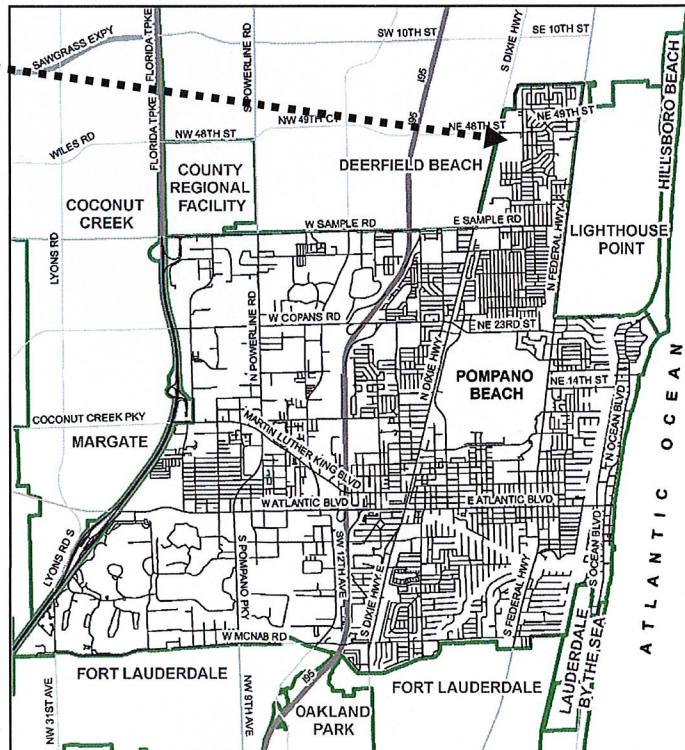
RE: Pompano Crossings Plat Request
March 28, 2018 Meeting

P&Z #17-14000016

The applicant and owner of the property, IPT Dixie Highway Industrial Park DC, LLC., is requesting a plat approval of the subject property in order to construct four industrial buildings totaling 822,158 sq. ft. The project was approved for Major Site Plan review at the January 24, 2018 Planning and Zoning hearing (D.O. 17-12000041 see Attachment I). The proposed plat restricts the property to a maximum building of 1,000,000 sq. ft. of industrial use. The subject property is 2,124,200 sq. ft. or 48.795 acres and is currently operating as a cement plant. The property is Zoned I-1 (General Industrial) and has an Industrial Land Use designation. It is generally located on the south side of NE 48th Street between N Dixie Highway and NE 14th Avenue.

1380 NE 48th Street

Folio: 484213010022,
484213010032,
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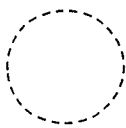


LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
C	Commercial
CR	Commercial Recreation
* I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach

13 Number



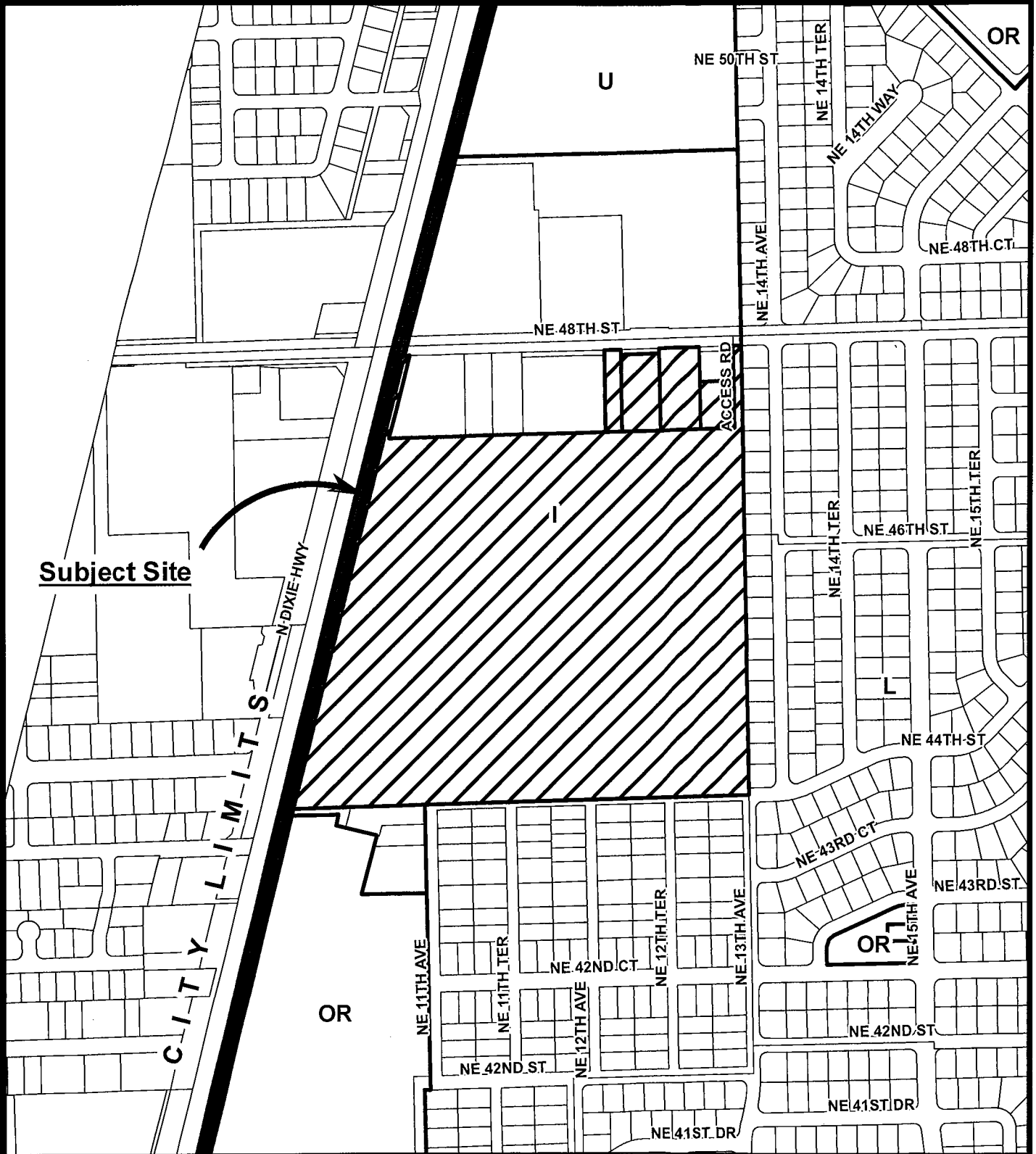
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
* I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility
* PDI	Planned Development-Infill

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 500 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



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CITY OF POMPANO BEACH AERIAL MAP

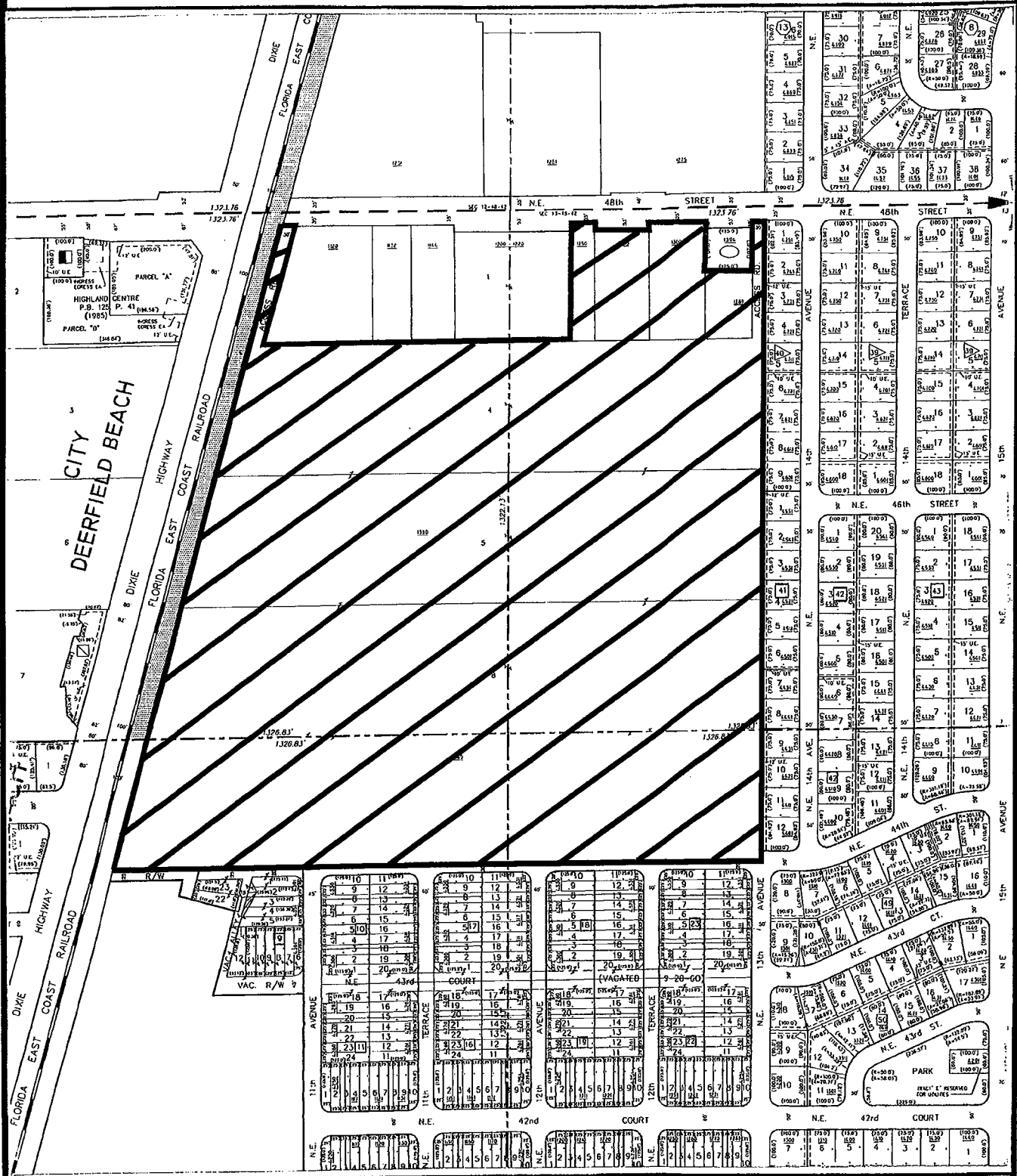


1 in = 500 ft

5

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DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

PLAT REVIEW STANDARDS

Pursuant to Section 155.2410 (D) [Plat Review Standards], this plat was reviewed at a Development Review Committee (DRC) meeting held on December 6, 2017, and found to be in compliance with the City's Land Development Regulations.

Section 155.2410. PLAT

A. Purpose

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's requirement that local governments require compliance with the county's platting requirements and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

D. Plat Review Standards

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in [Part 7](#) (Lots) of [Article 5](#): Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

Service Provider Letters Required Prior to City Commission Approval

FDOT:

A letter from FDOT is not necessary since it is not adjacent to a State roadway.

Teco Peoples Gas:

Teco Gas has reviewed the plat & has no objection.

AT&T:

AT&T has reviewed the plat & has no objection.

Comcast:

Comcast has reviewed the plat & has no objection.

FPL:

FPL has reviewed the plat & has no objection.

Compliance with the Broward County Development Review Report (DRR)

The Broward County Development Review Report (DRR) recommendations are all required to be on the plat prior to placement on the City Commission agenda. Such recommendations are listed on Attachment II, included with this report.

The Development Services Department has determined that the following must be accommodated prior to City Commission placement in order for this Plat submittal to meet standards listed in Section 155.2410.D.

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. State under the "Plat Notes" that this Plat is restricted to 1,000,000 square feet of industrial use.
3. The Broward County Development Review Report (DRR) recommendations listed on Attachment II of this report are all required to be on the plat.

DEPARTMENT OF DEVELOPMENT SERVICES RECOMMENDATION

This Plat was reviewed at a Development Review Committee meeting held on December 6, 2018, and found to be in compliance with the City's Land Development Regulations. All comments from the DRC meeting have been addressed.

Development Services staff recommends **approval** of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. State under the "Plat Notes" that this Plat is restricted to 1,000,000 square feet of industrial use.
3. The Broward County Development Review Report (DRR) recommendations listed on Attachment II are all required to be on the plat.

Attachment I

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 17-12000041

A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR IPT DIXIE HIGHWAY INDUSTRIAL PARK DC, LLC.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the project referenced above as a Major Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to issue a final development order for the subject project to construct four industrial buildings and associated site improvements on a site currently occupied by a precast concrete manufacturing and storage yard. The project consists of two 220,890 sq. ft. buildings, one 220,884 sq. ft. building, and one 159,494 sq. ft. building, all to be constructed in two phases. The project also consists of loading berths, parking, and landscape improvements. The total building footprint is 822,158 sq. ft. on a 48.76 acre site (38.7% lot coverage). The property is located on the south side of NE 48th Street between N Dixie Highway and NE 14th Avenue; more specifically described in the legal description below:

THE EAST 30.00 FEET AND THE WEST 30.00 FEET (AS MEASURED AT RIGHT ANGLES)
OF TRACT 1, LESS THE NORTH 35.00 FEET THEREOF AND ALL OF TRACT 4 OF THE

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

Planning and Zoning No. 17-12000041 Pompano Crossings

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SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PORTIONS OF TRACTS 5 AND 8 OF SAID SECTION 13, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 00°33'47" WEST, ON THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 254.33 FEET; THENCE DUE WEST, A DISTANCE OF 1353.04 FEET; THENCE SOUTH 19°08'10" WEST, A DISTANCE OF 248.02 FEET; THENCE NORTH 74°21'01" WEST, A DISTANCE OF 109.57 FEET; THENCE NORTH 15°38'59" EAST, ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND ON THE WEST LINE OF SAID TRACTS 8 AND 5, A DISTANCE OF 476.75 FEET; THENCE DUE EAST, A DISTANCE OF 1413.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PORTIONS OF TRACT 5 AND 8, AND ALL OF TRACT 9 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE SOUTH 89°59'14" WEST, ON THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 1681.74 FEET; THENCE NORTH 15°38'59" EAST, ON THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND ON THE WEST LINES OF SAID TRACTS 9, 8 AND 5, A DISTANCE OF 552.83 FEET; THENCE SOUTH 74°21'01" EAST, A DISTANCE OF 109.57 FEET; THENCE NORTH 19°08'10" EAST A DISTANCE OF 248.02 FEET; THENCE DUE EAST, ON THE A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 1353.04 FEET; THENCE SOUTH 00°33'47" WEST, ON THE EAST LINES OF SAID TRACTS 5, 8 AND 9, A DISTANCE OF 736.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 1 (WESTERN TRACT):

THE WEST 150 FEET OF THE EAST 305 FEET OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT- OF-WAY, LESS THE NORTH 35 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2 (EASTERN TRACT):

THE EAST 155 FEET OF LOT 1, LESS THE EAST 30 FEET THEREOF AND LESS THE NORTH 35 FEET THEREOF, LESS THE NORTH 125 FEET THEREOF, OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3 (MIDDLE TRACT):

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 139 FEET OF THE EAST 444 FEET OF TRACT 1, SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET, AND LESS THE SOUTH 18 FEET OF THE NORTH 53 FEET THEREOF, AS ADDITIONAL ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET.

TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 504 FEET OF LOT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE NORTH 35 FEET THEREOF.

DEVELOPMENT ORDER

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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND
CONTAINING 2,124,200 SQUARE FEET OR 48.795 ACRES, MORE OR LESS.

WHEREAS, the Development Review Committee has met to review this project and has provided the applicant with written comments; and

WHEREAS, the Application for Development Permit is not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of January 24, 2018.

The Application for Development Permit is hereby approved by the Planning and Zoning Board (Local Planning Agency) subject to the following conditions and bases therefore:

1. Provide the following information:
 - a. Include the height of the berm on the typical berm section as proposed to screen the loading berth and overhead doors on Building "C" in accordance with section §155.5603.F.2.
 - b. Provide additional documentation to verify the techniques that were used to satisfy the requirement of twelve sustainable development points required by section §155.5802.
 - c. Demonstrate on the plans the methods used to direct truck traffic away from residential areas, specifically at the main egress point (§155.5101.A and §155.5604.A.2).
 - d. Demonstrate that the existing wall on the south side of the property is in a safe and attractive condition as required by section §155.5302.H.
2. Make the following revisions on the plans:
 - a. Revise the Phasing Plan as follows:
 - i. Illustrate all perimeter landscaping and buffers for the entire site and all three landscaped entrances to be installed as a part of Phase One.
 - ii. Revise the easternmost and westernmost driveways on the Phasing Plan to be consistent with the one-way driveways proposed on the Site Plan.
 - b. Revise the Landscape plans as follows:

DEVELOPMENT ORDER

Planning and Zoning Board/Local Planning Agency

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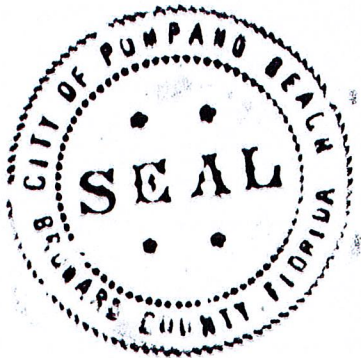
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- ii. Show the location of the proposed wall, hedges and trees evenly spaced within the Type C Buffer to attain a consistent buffering effect for the single family residences.
 - c. Revise plans to show that all vehicular use areas (including the loading berths, the internal vehicular access ways, and the easternmost and westernmost driveways) meet the minimum illumination level of 1.0 foot-candles as established by section §155.5401.E.
3. For permit approval, successfully obtain the following final approvals:
 - a. A Development Order for Major Building Design from the Architectural Appearance Committee. (§155.2408.B.1).
 - b. Access along NE 48th Street and the Plat from Broward County.
 - c. A Unity of Title Agreement from the City's Planning & Zoning Division which shall be recorded in the Public Records of Broward County. (§155.2401.C).
 - d. Nonconforming Certificate for the westernmost driveway located closer than 100 feet to the intersection of North Dixie Highway and NE 48th Street. (§155.5101.G.3).
4. All mechanical equipment screening shall comply with section §155.5301.
5. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.

Be advised that pursuant to Section 155.2407 (G) of the Pompano Beach Code of Ordinances, a DEVELOPMENT ORDER for a site plan application shall remain in effect for a period of 24 months from the date of its issuance.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this

24th day of January, 2018.

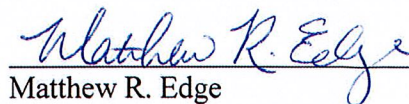

FRED STACER

Chairman

Planning and Zoning Board/Local Planning Agency


DATE

Filed with the Advisory Board Secretary this 31 day of January, 2018.


Matthew R. Edge

Planner

MRE

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Attachment II

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for NE 48th Street except at the following:
 - A) A 30-foot opening with centerline located approximately 15 feet east of the west plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

This opening is restricted to right turns ingress only.

- B) A 100-foot opening with centerline located approximately 390 feet west of the east plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

Right and left turns in and out are allowed at this opening.

- C) A 30-foot opening with centerline located approximately 15 feet west of the east plat limits. Said non-access line shall extend southwest along the property line for a minimum of 150 feet.

This opening is restricted to right and left turns egress only.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for that portion of an eastbound right turn lane on NE 48th Street that lies within this ownership; at the 100-foot opening with 150 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line of NW 48th Street, at any 30-foot, ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 150 feet.
- 4) The minimum distance from the non-vehicular access line of NW 48th Street, at any 100-foot, ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 150 feet.
- 5) For the one-way driveway that will be centered in the 30-foot opening: shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 30 feet.
- 6) For the driveway that will be centered in the 100 foot opening: shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 7) A westbound traffic lane from the 100-foot opening.

- 8) The removal of all existing traffic separators in locations not consistent with approved openings in the non-vehicular access line and the construction of the roadway necessary to complete the required improvement.
- 9) Curbed traffic separators necessary to shift the westbound traffic lane north and allow for a westbound left at the 100-foot opening. The final design is to be approved by the Highway Construction & Engineering Division and the Traffic Engineering Division.
- 10) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

- 11) A continuous eastbound right turn lane on NW 48 Street beginning at the point of transition of the eastbound merge lane and continuing through the 100-foot opening.
- 12) Westbound left turn lane on SW 48th Street at the 100-foot opening with 150 feet of storage and 50 feet of transition.
- 13) The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.
- 14) Median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 15) Along NW 48th Street adjacent to this plat and as displaced by roadway improvements.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 16) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.