



## Staff Report

**File #:** LN-611

PLANNING AND ZONING BOARD

Meeting Date: JULY 24, 2024

### CHENEY BROTHERS POMPANO PROCESSING FACILITY

**Request:** Building Design  
**P&Z#** 22-12000051  
**Owner:** GWB, LLC.  
**Project Location:** 2001 N. Andrews Avenue  
**Folio Number:** 484227260041, 484227260040, 484227260061  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Matthew Wojciechowski (561-684-6141 / mwojciechowski@SNlandplan.com)  
**Project Planner:** Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

#### Summary:

The applicant is requesting Major Site Plan approval in order to construct a new 71,873 square foot warehouse for a meat and fish processing center, along with associated parking and landscaping. The total footprint of all buildings is 58,657 square feet on a 146,965 square foot (3.37 acre) site, a total lot coverage of 40%. The site plan was reviewed by the Development Review Committee on April 3, 2024 and May 15, 2024. Additionally, the project was approved by the Architectural Appearance Committee on June 4, 2024.

The property is located on the west side of N Andrews Avenue, between NW 22nd Street and NW 18th 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 a land use designation of I (Industrial). The proposed industrial development 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 01.03.13**

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

**Policy 01.06.12** *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

**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.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

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 an industrial use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4227.E. Food and/or Beverage Products Manufacturing (without slaughtering).*

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 project's Building Design was approved by the Architectural Appearance Committee (AAC) on June 4, 2024.*

*As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for non-residential development.*

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 prior applicable development orders of record.*

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	5,836	gallons per day *
Water Treatment Demand	5,921	gallons per day *
Raw Water Demand	7,475	gallons per day *
Park Acreage	N/A	
Required School Impacts	N/A	
Transportation	Transit fees paid to the Broward County to meet concurrency	
Solid Waste Generation	1,167 per meal (City has a contract with the Waste Management for disposal of all solid waste through 2032)	

*\* 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 project is designed to provide safe, adequate, and paved vehicular access from N Andrews Avenue, a street identified on the Broward County Trafficways Plan.*

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 identified on the 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 application 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:

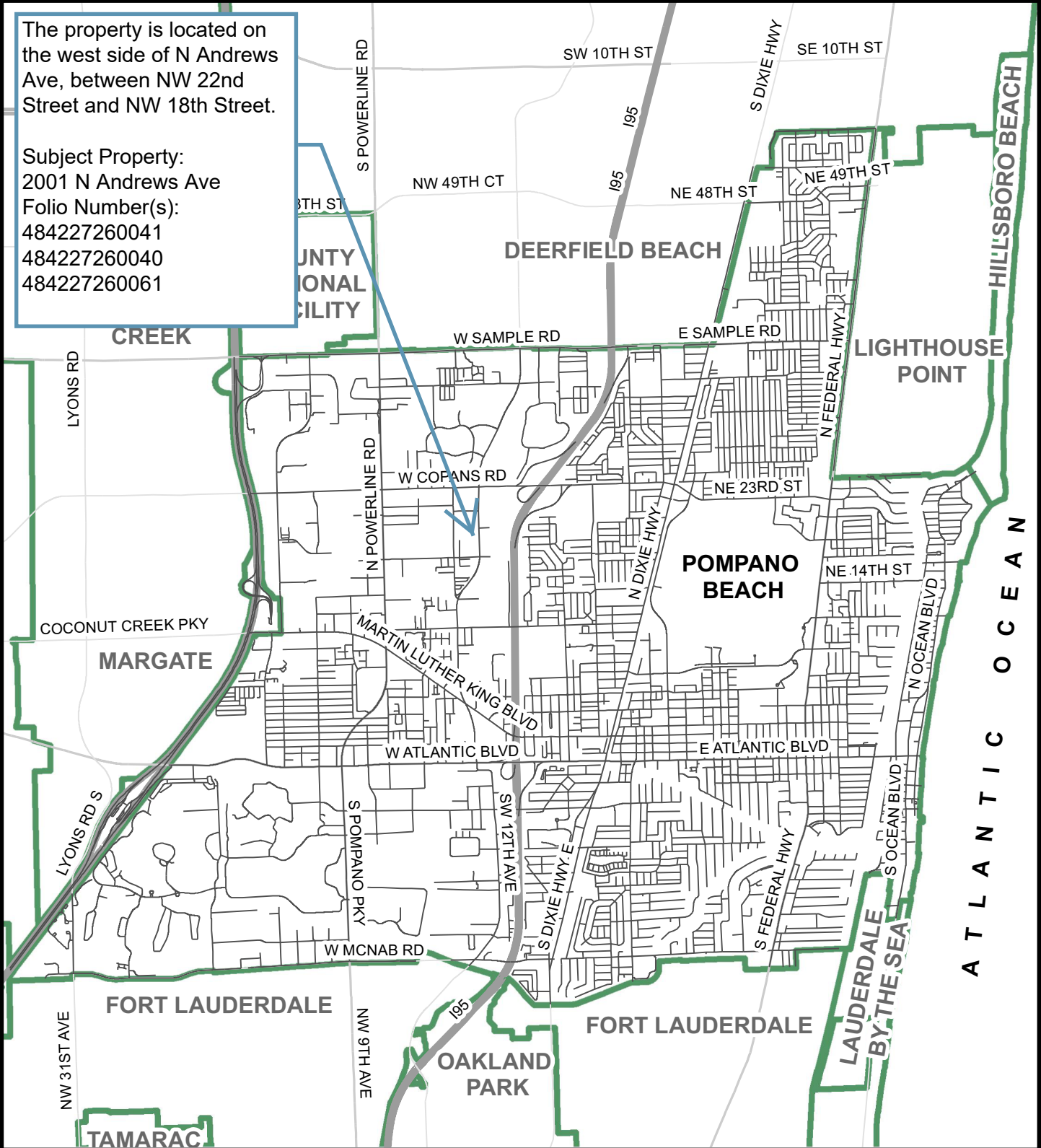
1. The following items shall be provided prior to building permit approval:
  - a. Documentation of approval for the proposed 15-foot abandonment of the northern utility easement.
  - b. A Unity of Title for the three subject folios.
  - c. The standard easement agreement form shall be submitted for the proposed construction within the utility easements along the perimeter of the property.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. The applicant shall provide evidence of compliance for the points used for the Sustainability Narrative as submitted to the PZB by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
  - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
  - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

CITY OF POMPANO BEACH  
LOCATION MAP



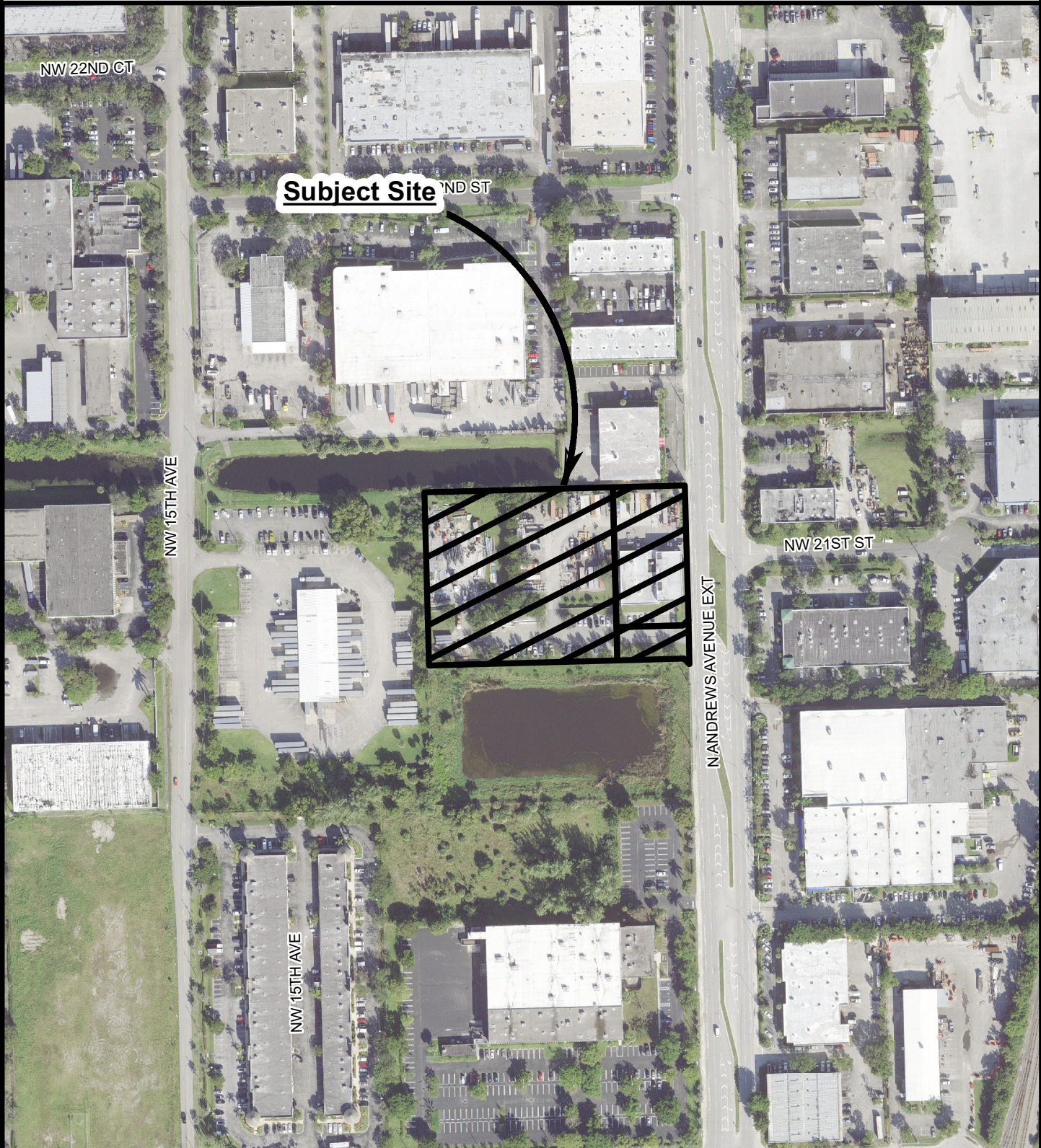
The property is located on the west side of N Andrews Ave, between NW 22nd Street and NW 18th Street.

Subject Property:  
2001 N Andrews Ave  
Folio Number(s):  
484227260041  
484227260040  
484227260061





# CITY OF POMPANO BEACH AERIAL MAP



**P&Z**  
Scale = 250 ft

5/23/2024

SkoRya

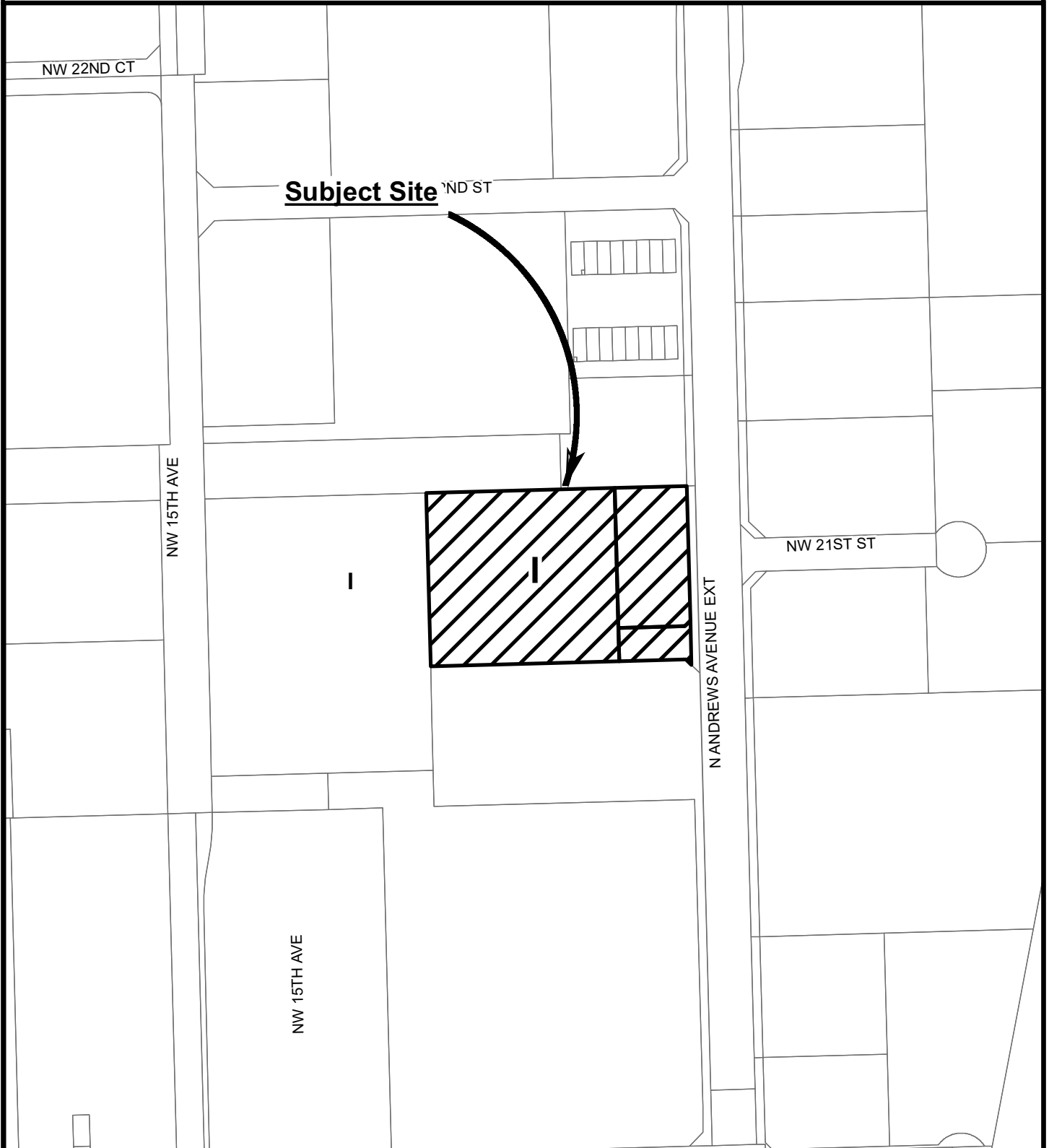
Z:\arcgis\Planning\All\_Maps\P&Z Packets\2022\12000051\_Aerial Map.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000051  
07/24/2024



# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**P&Z**  
in = 250 ft

7/9/2024

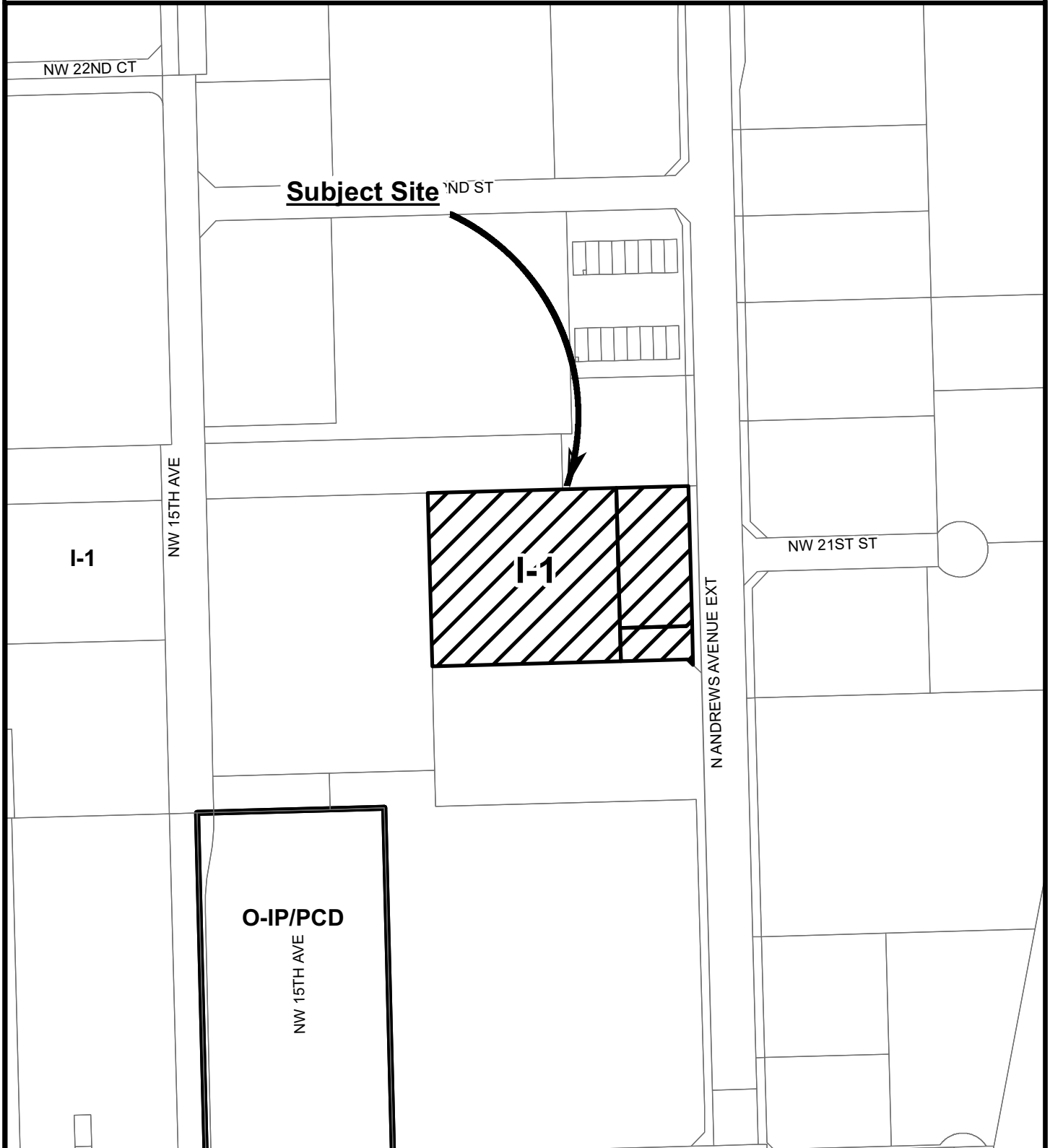
AdkBob

\\pwgishosting\directories\arcgis\Planning\All\_Maps\P&Z Packets\2022\PZ22-12000051\_Aerial Map.mxd

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000051  
07/24/2024

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**P&Z**  
in = 250 ft

7/9/2024

AdkBob

\\pwgishosting\directories\arcgis\Planning\All\_Maps\P&Z Packets\2022\PZ22-12000051\_Aerial Map.mxd

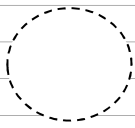
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-12000051  
07/24/2024



## 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				
	Transit Oriented Corridors:		TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
ETOC	East Atlantic Blvd		CF	Community Facilities	
			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

PZ22-12000051

07/24/2024