



Staff Report

File #: LN-663

PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 18, 2024

3081 MCNAB WAREHOUSE

Request: Major Site Plan
P&Z# 24-12000016
Owner: Perla Rubbin & Sons USA INC
Project Location: 3081 W McNab Rd
Folio Number: 494204050010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Todd Nezmek (tnezwek@bluewaterbuild.com)
Project Planner: Saul Umana (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is requesting Major Site Plan approval to construct a one-story, 16,929-square-foot industrial building for warehouse use, positioned directly next to an existing two-story, 20,602-square-foot building that will remain. The proposed functions of the site include warehousing and distribution. All loading and service areas will be located at the rear of the property, out of public view from McNab Road. The existing landscape buffers and parking areas will be preserved. The updated lot coverage is 36.26%, or 32,929 square feet, bringing the total gross square footage of industrial use to 39,376 square feet. The scope of work includes façade renovations to the existing building for a more cohesive design with the new addition.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on October 16, 2024 and approved by the Architectural Appearance Committee (AAC) on December 3rd, 2024.

The property is located north of West McNab Road, west of South Powerline Road, and east of NW 36 Avenue.

P&Z

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:

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.

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 project complies with the Intensity and Dimensional Standards of the I-1 (General Industrial) in Article 3.

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 155.4228.C. Warehouse, Distribution and Storage

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 December 3rd, 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 complies with the applicable standards in the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

There are no prior applicable development orders of record.

6. The concurrency review has been completed in accordance with [Chapter 154](#)
<http://library.amlegal.com/nxt/gateway.dll?>
(Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	1,692.90 gallons per day *
Water Treatment Demand	2,007.78 gallons per day *
Raw Water Demand	2,168.40 gallons per day *
Park Acreage Required	Not Applicable
School Impacts	Not Applicable

Transportation	Transit fees are paid to the Broward County to meet concurrency.
Solid Waste Generation	338.58 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2027)

** 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 was designed to provide safe and adequate paved vehicular access between the proposed buildings and the adjacent streets as 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. The Development does not anticipate requiring any hazardous material licensing.

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's team 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 the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed and conditionally approved by Fire Plans Examiner during DRC.

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.

Staff Conditions:

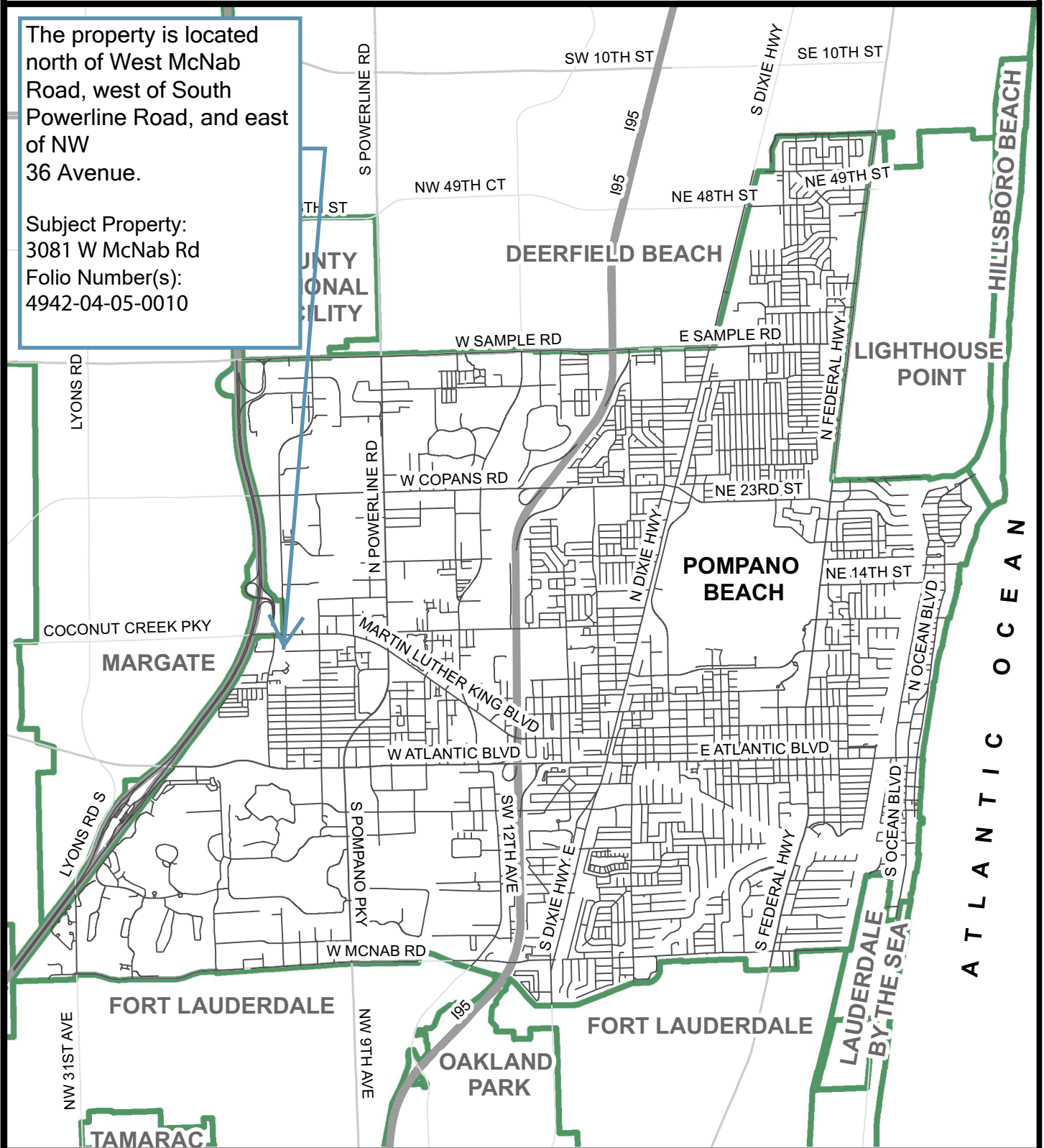
1. Prior to Building Permit approval, applicant must successfully vacate FPL easement depicted on the survey, to be consistent with the site plan.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC 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. Provide a photometric plan that complies with Code Section 155.5401: General Exterior Lighting Standards.
 - e. 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 north of West McNab Road, west of South Powerline Road, and east of NW 36 Avenue.

Subject Property:
3081 W McNab Rd
Folio Number(s):
4942-04-05-0010



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7/30/2017 KeeDan

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CITY OF POMPANO BEACH AERIAL MAP



Subject Site

GATEWAY DR

SW 30TH AVE

SW 14TH CT

SW 31ST AVE

W MCNAB RD

NW 17TH AVE

NW 16TH TER

NW 16TH AVE

NW 15TH WAY

NW 15TH AVE

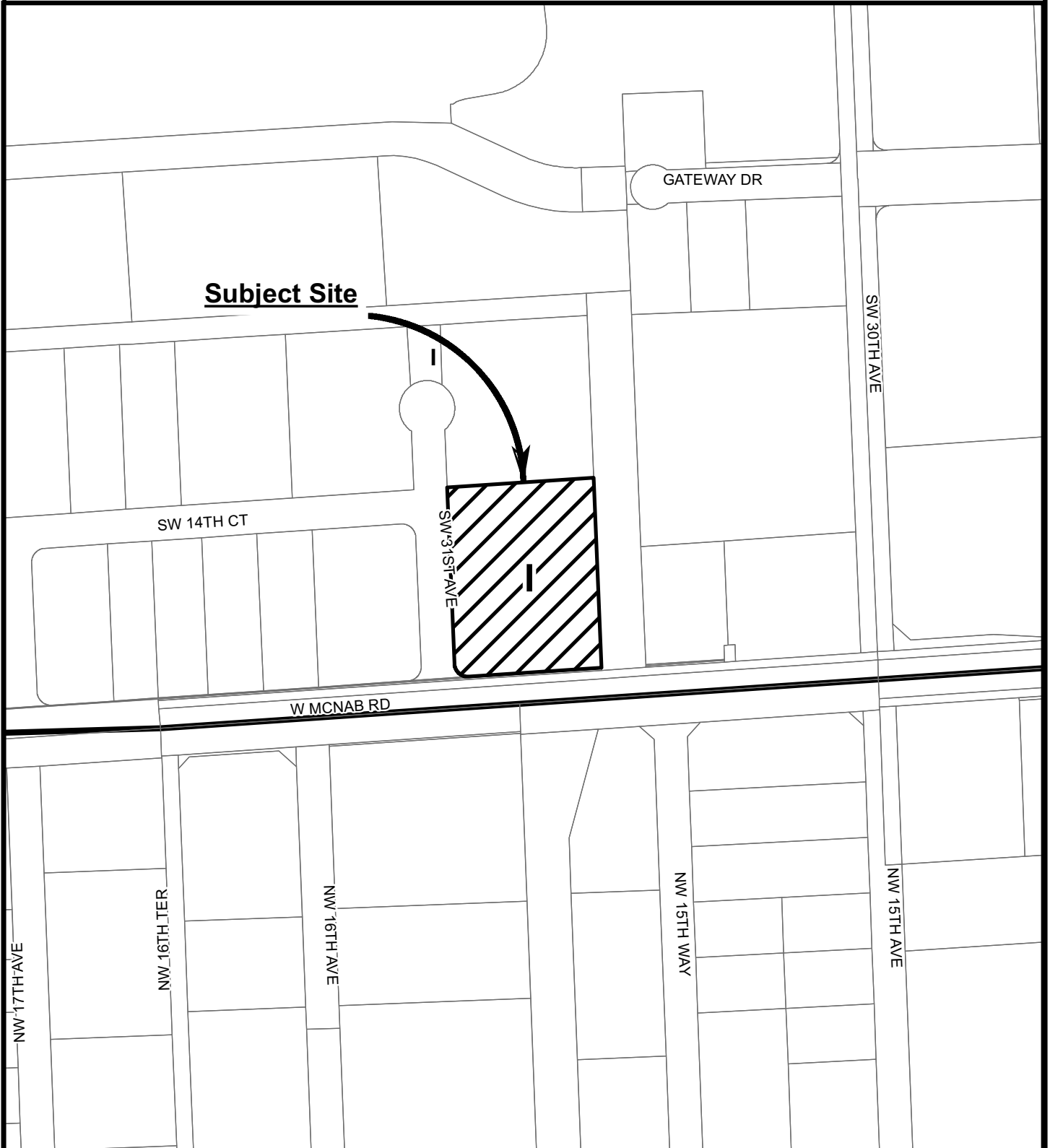
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PZ24-12000016
12/18/2024

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



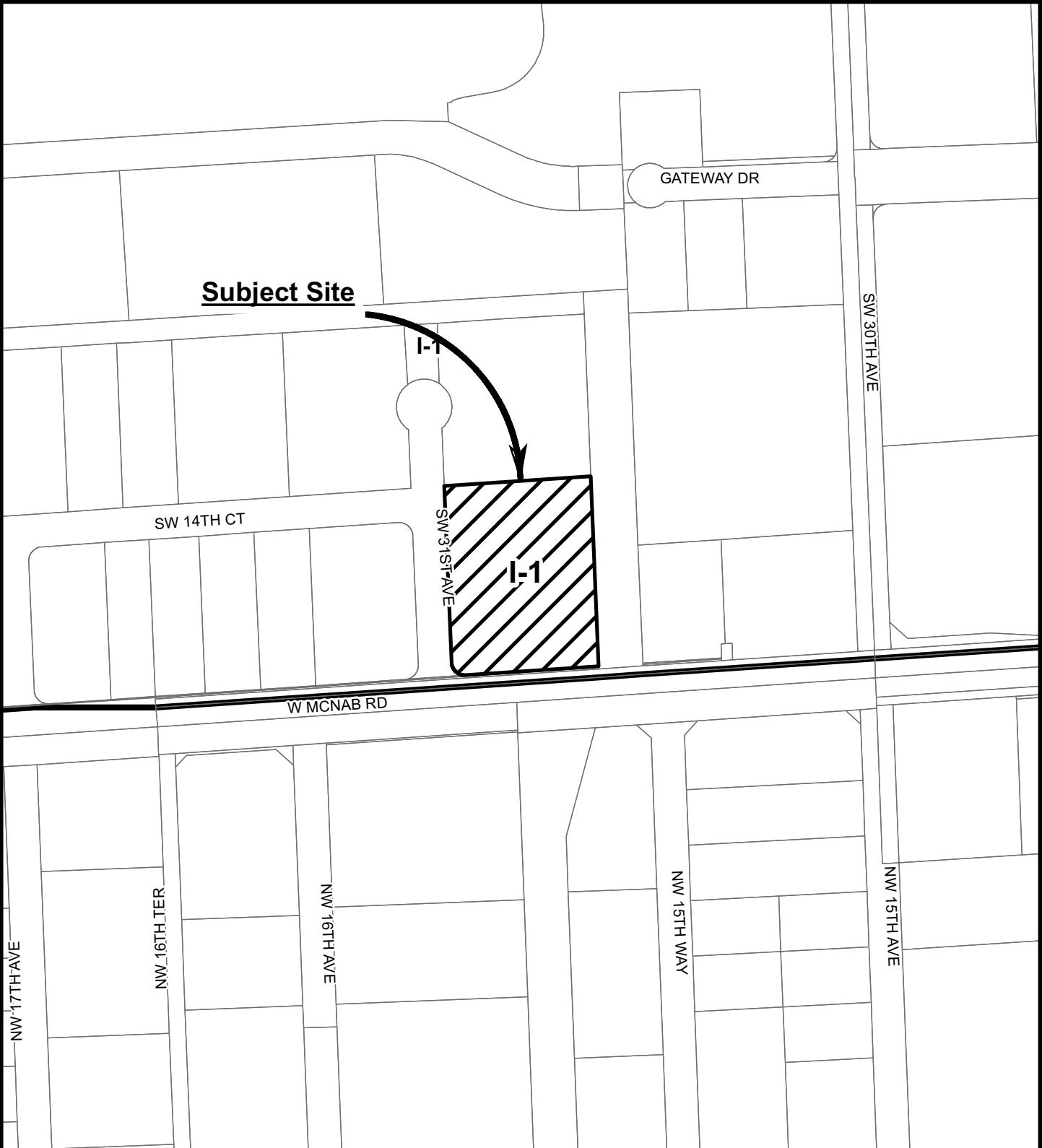
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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



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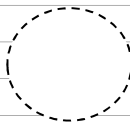
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12/18/2024

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	
T	Transportation		MH-12	Mobile Home Park	
U	Utilities		B-1	Limited Business	
CF	Community Facilities		B-2	Neighborhood Business	
OR	Recreation & Open Space		B-3	General Business	
W	Water	* I	B-4	Heavy Business	
RAC	Regional Activity Center		M-1	Marina Business	
LAC	Local Activity Center		CR	Commerical Recreation	
	Transit Oriented Corridors:				
DPTOC	Downtown Pompano		I-1	General Industrial	
ETOC	East Atlantic Blvd		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
			M-2	Marina Industrial	
			TO	Transit Oriented	
			PR	Parks & Recreation	
			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	
			PD-TO	Planned Development - Transit Oriented	
			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	



Number

*

Current Designation

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Proposed Designation

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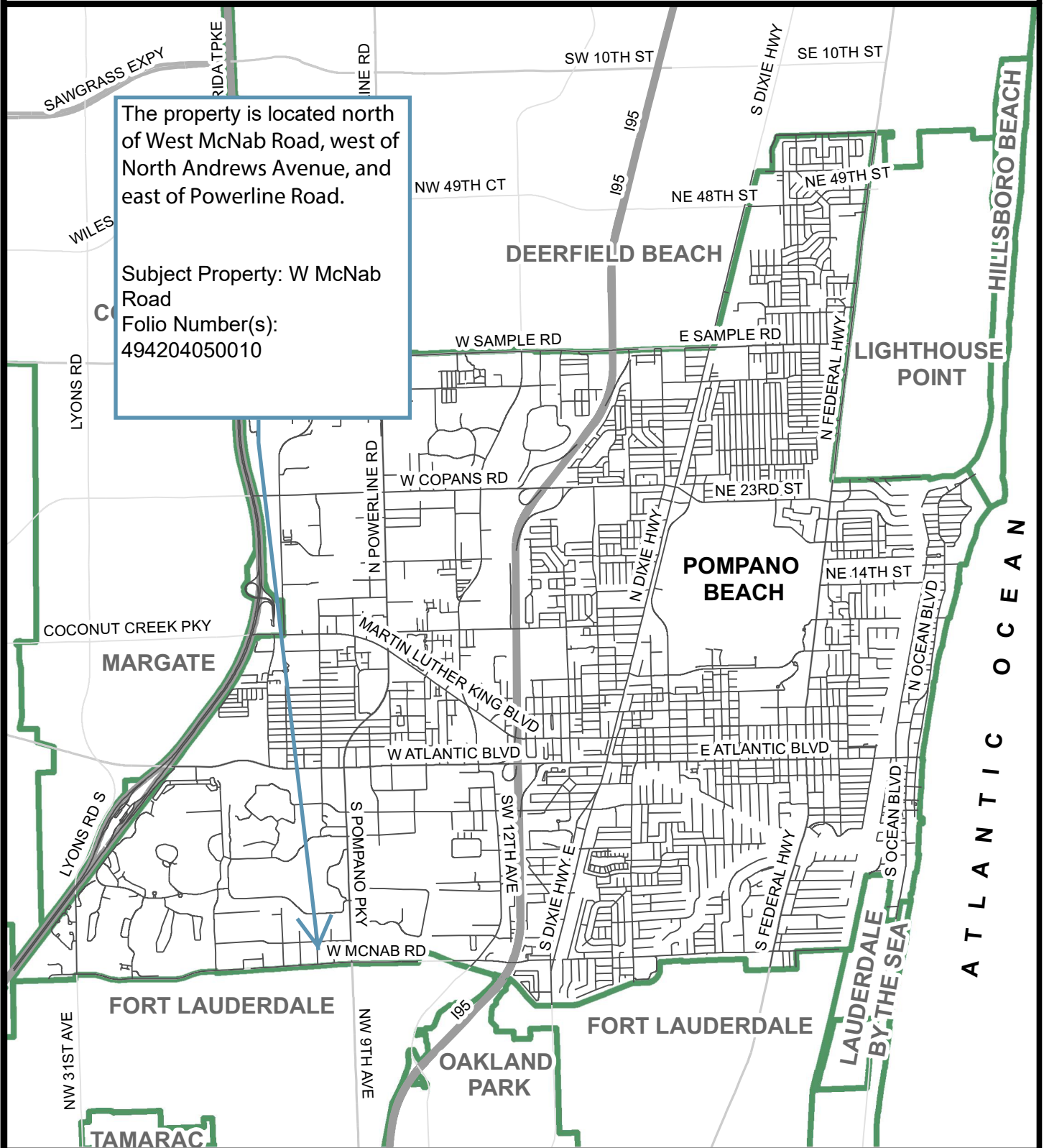
12/18/2024

CITY OF POMPANO BEACH LOCATION MAP



The property is located north of West McNab Road, west of North Andrews Avenue, and east of Powerline Road.

Subject Property: W McNab Road
Folio Number(s): 494204050010



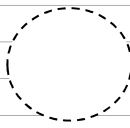
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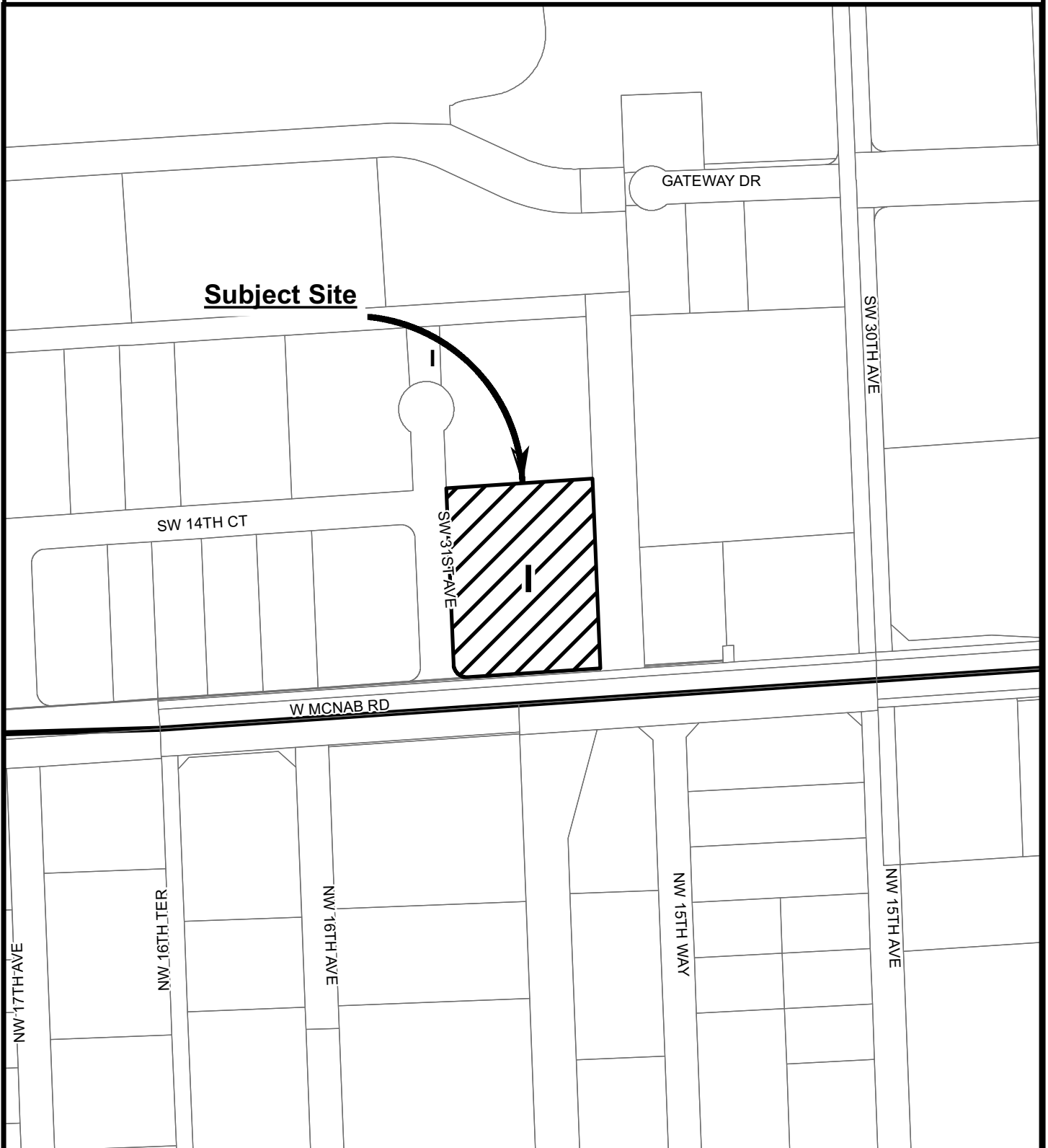
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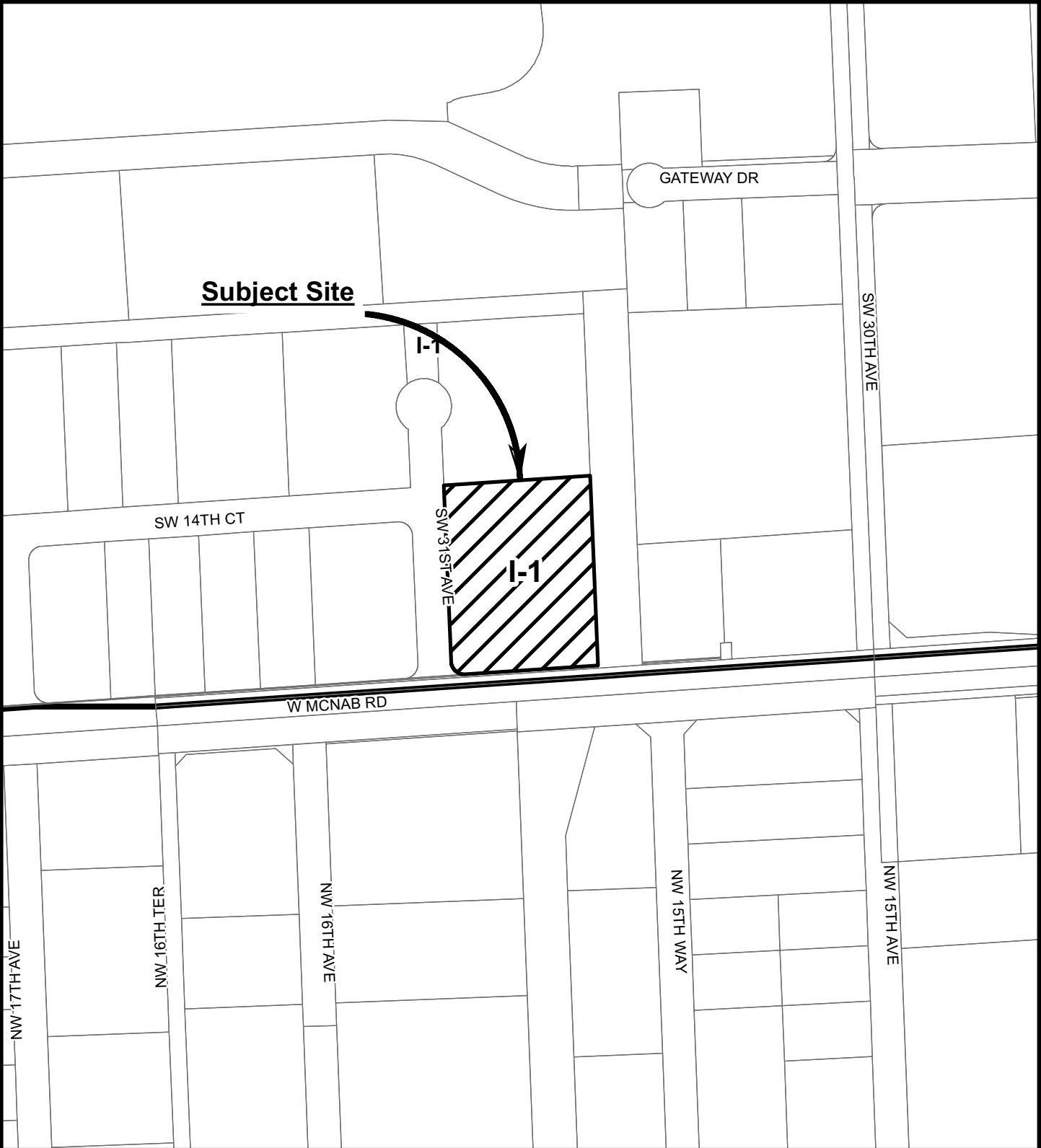
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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



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