



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-415

PLANNING AND ZONING BOARD

Meeting Date: JULY 26, 2023

1801 N ANDREWS AVE

Request: Major Site Plan
P&Z# 22-12000052
Owner: FR 1801 Andrews LLC
Project Location: 1801 N Andrews Ave
Folio Number: 484227260044
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Jonathan Cady (954-788-3400 / jcady@keithteam.com)
Project Planner: Hellena Lahens (954-786-5554 / hellena.lahens@copbfl.com)

Summary:

The applicant is requesting a Major Site Plan approval in order to construct a new 124,071 square feet industrial building on the subject property. The total building footprint of the proposed warehouse is 124,071 sq. ft. on a 364,333 sq. ft. site (34% lot coverage on 8.36 acres). The site is currently developed with an 114,340 square feet industrial building. The intent is to redevelop the property with a new building landscaping and parking. The site plan for the proposed development was reviewed by the Development Review Committee (DRC) on March 1, 2023, April 19, 2023, and June 7, 2023.

The property is located south of West Copans Road, and at the intersection of Bonsal Way and N Andrews Avenue.

SITE PLAN REVIEW STANDARDS

An application for a Major 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 comprehensive plan;

Staff Response: The property has an industrial future land use category. The proposed warehouse building is a compatible use for this land use category. The project intends to redevelop the existing industrial building with a new warehouse. 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 01.14.01 *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);

Staff Response:

Article 3: Zoning Districts

The applicant proposes an industrial warehouse and distribution facility within an I-1 General Industrial zoning district. The proposed development complies with the dimensional and intensity standards outlined in 155.3402.

Article 4: Use Standards

The proposed industrial warehouse and distribution facility complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4228.C: Warehouse, Distribution and Storage. The proposed facility will primarily be industrial catering to warehouse and distribution tenants.

Article 5: Development Standards

The proposed industrial warehouse and distribution facility is consistent with the development standards outline in Article 5. The proposed development provides adequate vehicle access via two driveway entrances, vehicle/pedestrian circulation, and a shared pedestrian/bicycle path. The minimum

amount of parking is exceeded, loading is properly screened and provided at the rear of property.

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

Staff Response:

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 complies with the applicable Development Standards of Article 5, including access, circulation and parking, screening, exterior lighting, and design standards. The applicant must also provide evidence that the project includes a minimum of 12 points from Table 155.5802 [Sustainable Development Point Options].

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

Staff Response: *The proposed site plan meets or exceeds all applicable standards of the City of Pompano Beach code of ordinances.*

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

Staff Response: *There are no applicable Development Orders related to this request. The applicant is demolishing an existing building on a portion of the property.*

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Staff Response: *Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.*

*Wastewater Treatment Demand 12,328.00 gallons per day **

*Water Treatment Demand 14,621.01 gallons per day **

*Raw Water Demand 15,790.69 gallons per day **

Park Acreage Required Not Applicable

School Impacts Not applicable

Transportation Transit fees paid to the Broward County to meet concurrency.

Solid Waste Generation 2,465.60 lbs. per day

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

Concurrency Review Certificate attached.

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;

Staff Response: The development abuts N Andrews Avenue which is identified as an arterial on the Broward County Trafficways Plan. However, the project has been designed to minimize maneuverability conflicts between automobiles and loading/ garbage & delivery trucks; thus, facilitating ease of mobility, circulation, clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth has adequate and unobstructed means for the ingress and egress of vehicles.

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

Staff Response: The proposed site is not located within a Wellfield Protection area as stipulated by Broward County, Broward County Wellfield Map Chapter 27- Pollution control, Article XIII. WELLFIELD PROTECTION, Ord. No. 2013-23, adopted June 11, 2013.

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

Staff Response: A CPTED plan and narrative has been submitted to address the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support which we believe complies with crime prevention and security strengthening standards.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

Staff Response: 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.

Staff Response: 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.

Staff Response: The proposed development is not located within the area affected by 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. Provide a revised landscape plan that demonstrates that the proposed trees do not conflict with the required 15-foot radius from the light fixtures, as required by code (155.5203.B.2.g.).
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Provide evidence Sustainable Development Options and Points has been met for the nonresidential development required to achieve at least at least twelve points from Table 155.5802.
 - b. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - c. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - d. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - e. Substantial compliance with the plans, as submitted with this application.

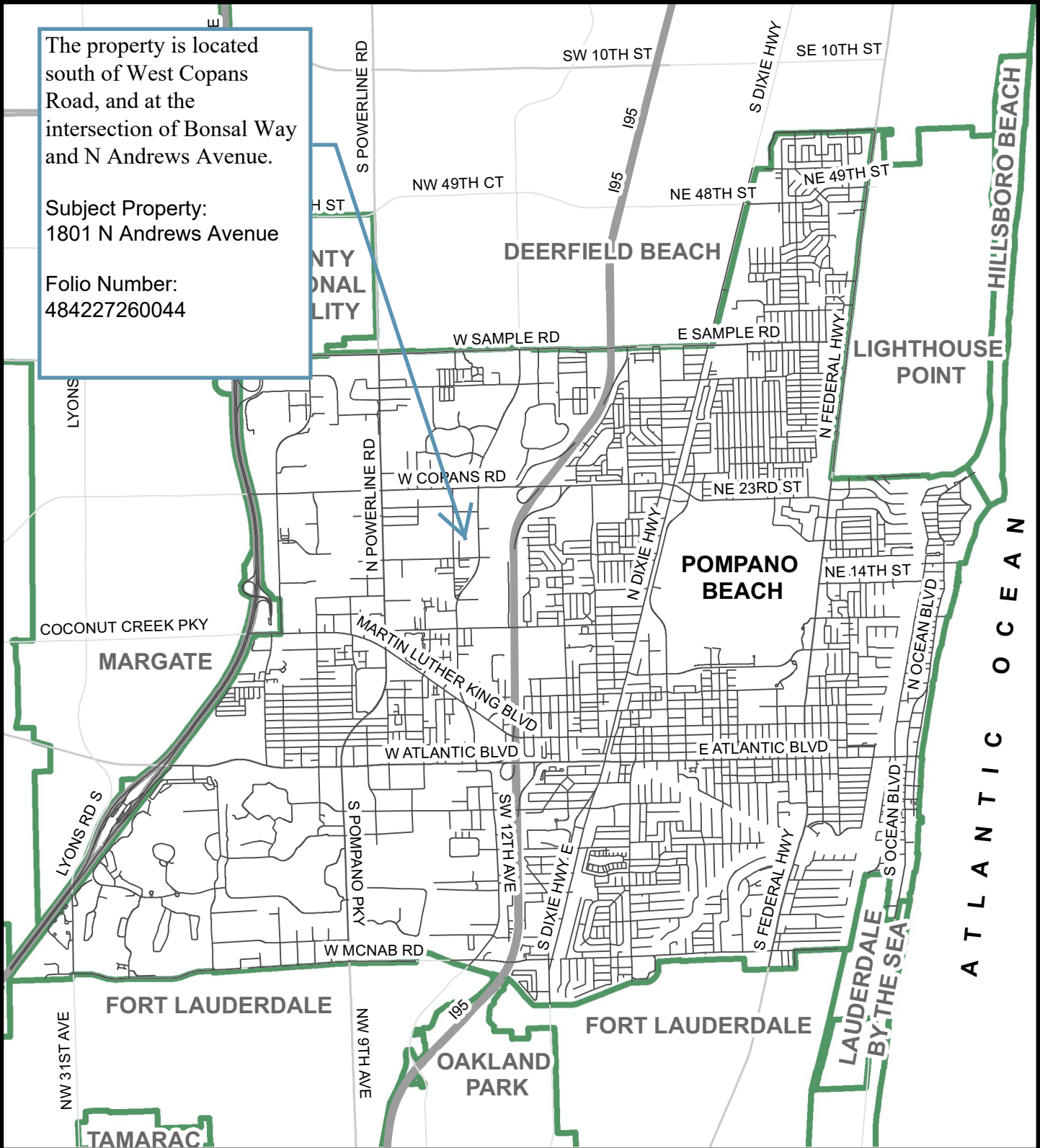
CITY OF POMPANO BEACH LOCATION MAP



The property is located south of West Copans Road, and at the intersection of Bonsal Way and N Andrews Avenue.

Subject Property:
1801 N Andrews Avenue

Folio Number:
484227260044



P&Z

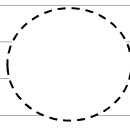
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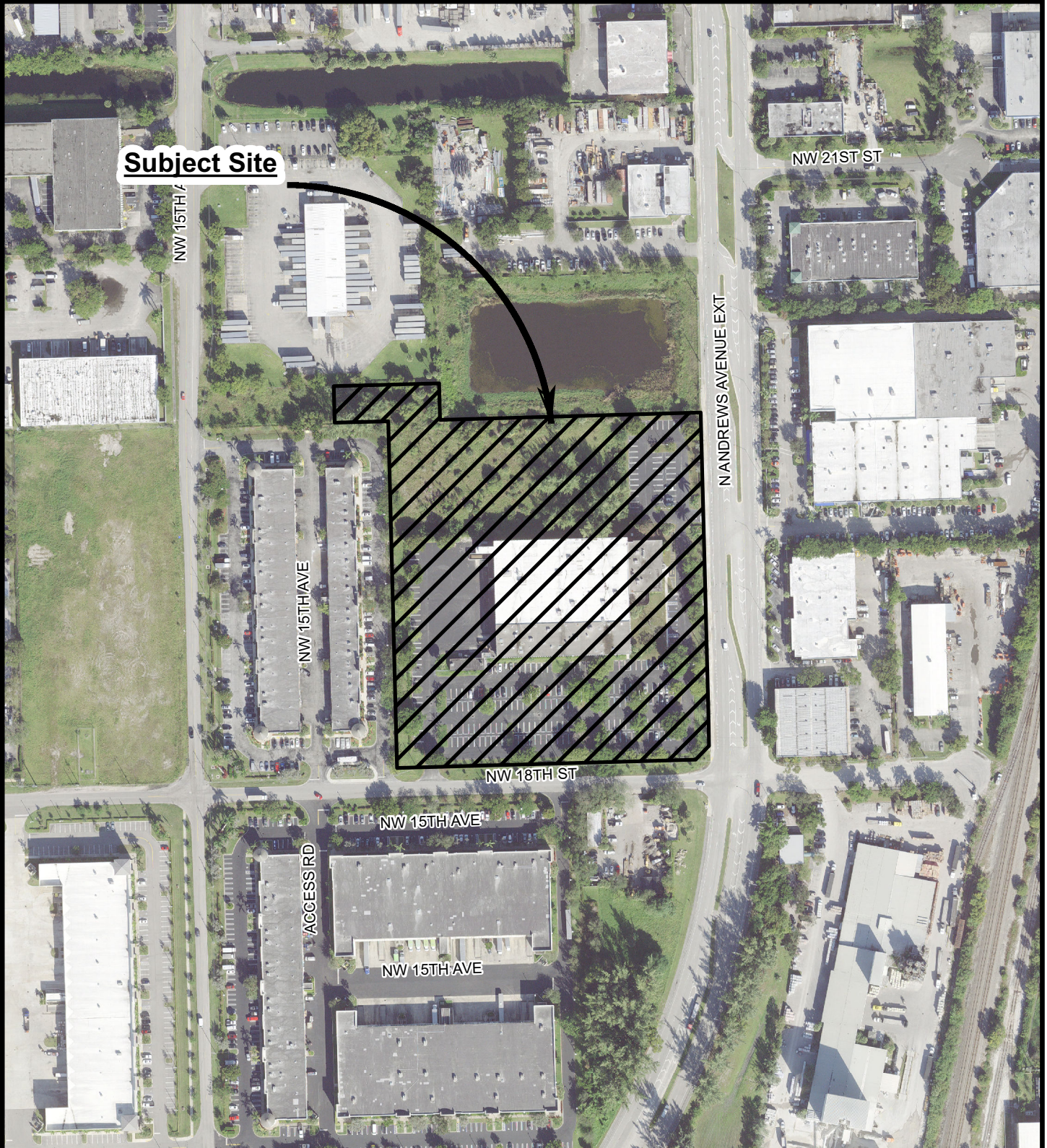
LEGEND

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	
x 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	x	B-4	Heavy Business	
RAC	Regional Activity Center		M-1	Marina Business	
LAC	Local Activity Center		CR	Commerical Recreation	
	Transit Oriented Corridors:		I-1	General Industrial	
DPTOC	Downtown Pompano		I-1X	Special Industrial	
ETOC	East Atlantic Blvd		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	
*	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

CITY OF POMPANO BEACH AERIAL MAP



P&Z
Scale = 250 ft
5/23/2023 AdkBob

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-12000052
07/26/2023

NW 21ST ST

NW 15TH F

N ANDREWS AVENUE EXT

I-1

NW 15TH AVE

1-1

-NW-18TH-ST

NW 15TH AVE

ACCESS RD

NW 15TH AVE

O-IP/PCD

P&Z

7/5/2023

SkoRya

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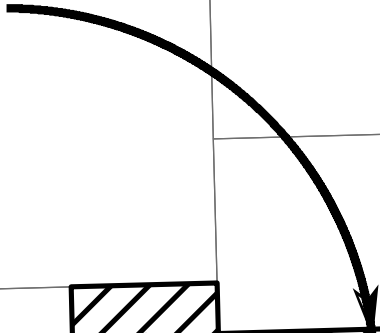
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07/26/2023

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



Subject Site



NW 21ST ST

NW 15TH /

N ANDREWS AVENUE EXT

Industrial (I)

NW 15TH AVE

NW 18TH ST

NW 15TH AVE

ACCESS RD

NW 15TH AVE

P&Z

1" = 250 ft

7/5/2023

SkoRya

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