



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-57

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: FEBRUARY 24, 2021

IMECA HARDWARE

Request: Major Site Plan
P&Z# 18-12000028
Owner: Cocchiola LLC
Project Location: 2429 NW 4 Street
Folio Number: 484233040500, 484233040510, 484233040520
Land Use Designation: L (Low 1-5 DU/AC) & C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5
Agent: Mark Richards (561-404-7244)
Project Planner: Matt Edge (954-786-5554) / matthew.edge@copbfl.com

Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to construct a home and building supply store. Additional site improvements will include new sidewalks, landscaping, and parking. The footprint of the proposed buildings is 9,200 square feet on a 23,638 sq. ft. (0.54 acre) site (a lot coverage of 39%). This site plan was reviewed by the Development Review Committee on October 7, 2020 and the Architectural Appearance Committee on February 2, 2021.

The property is located on the northwest corner of NW 4 Street and N Powerline Road.

CITY OF POMPANO BEACH LOCATION MAP



The property is located west of
N Powerline Road and north of
NW 4th Street.

Subject Property:

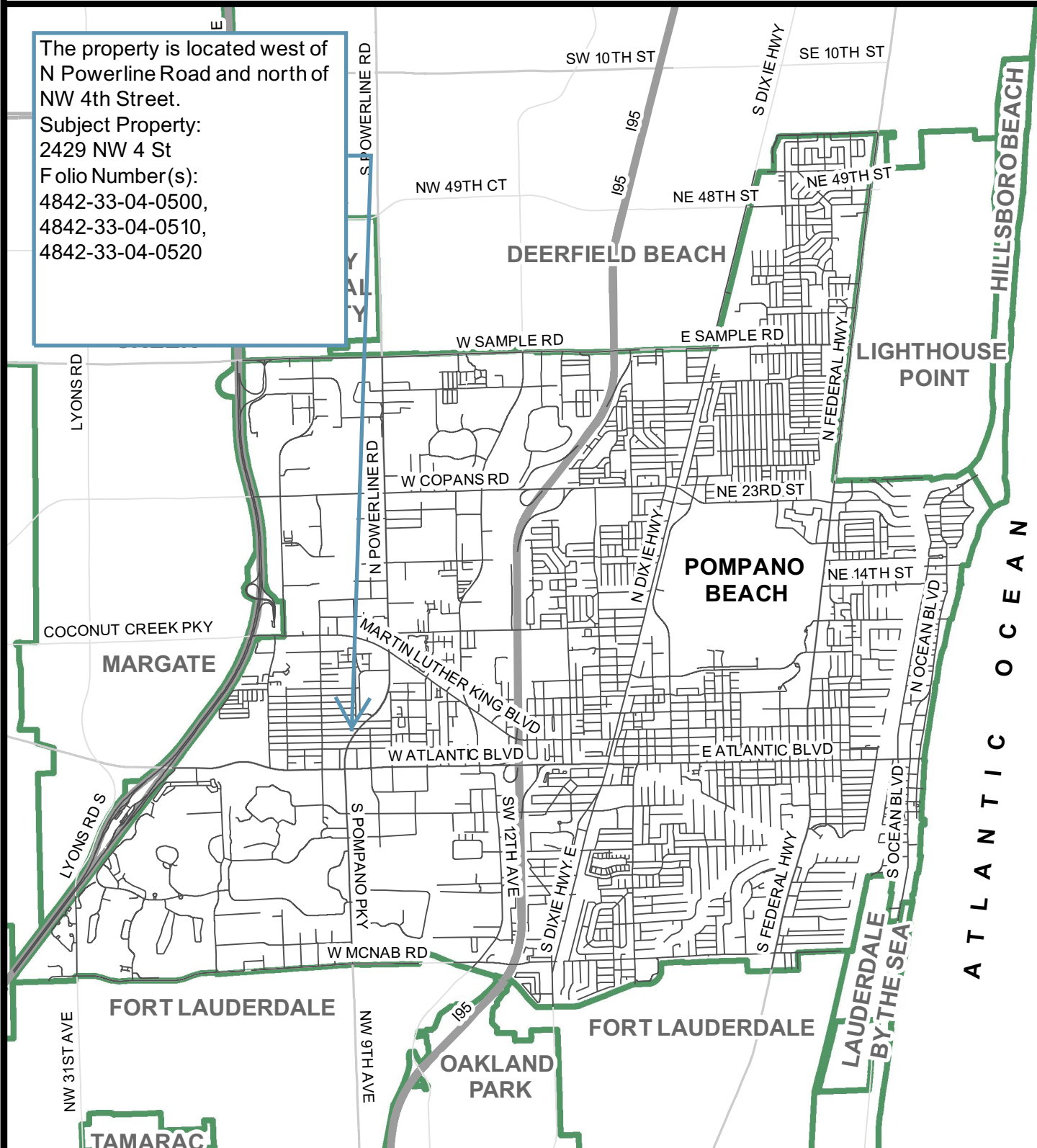
2429 NW 4 St

Folio Number(s):

4842-33-04-0500,

4842-33-04-0510,

4842-33-04-0520



1 in = 1 miles

2

7/30/2017

KeeDan

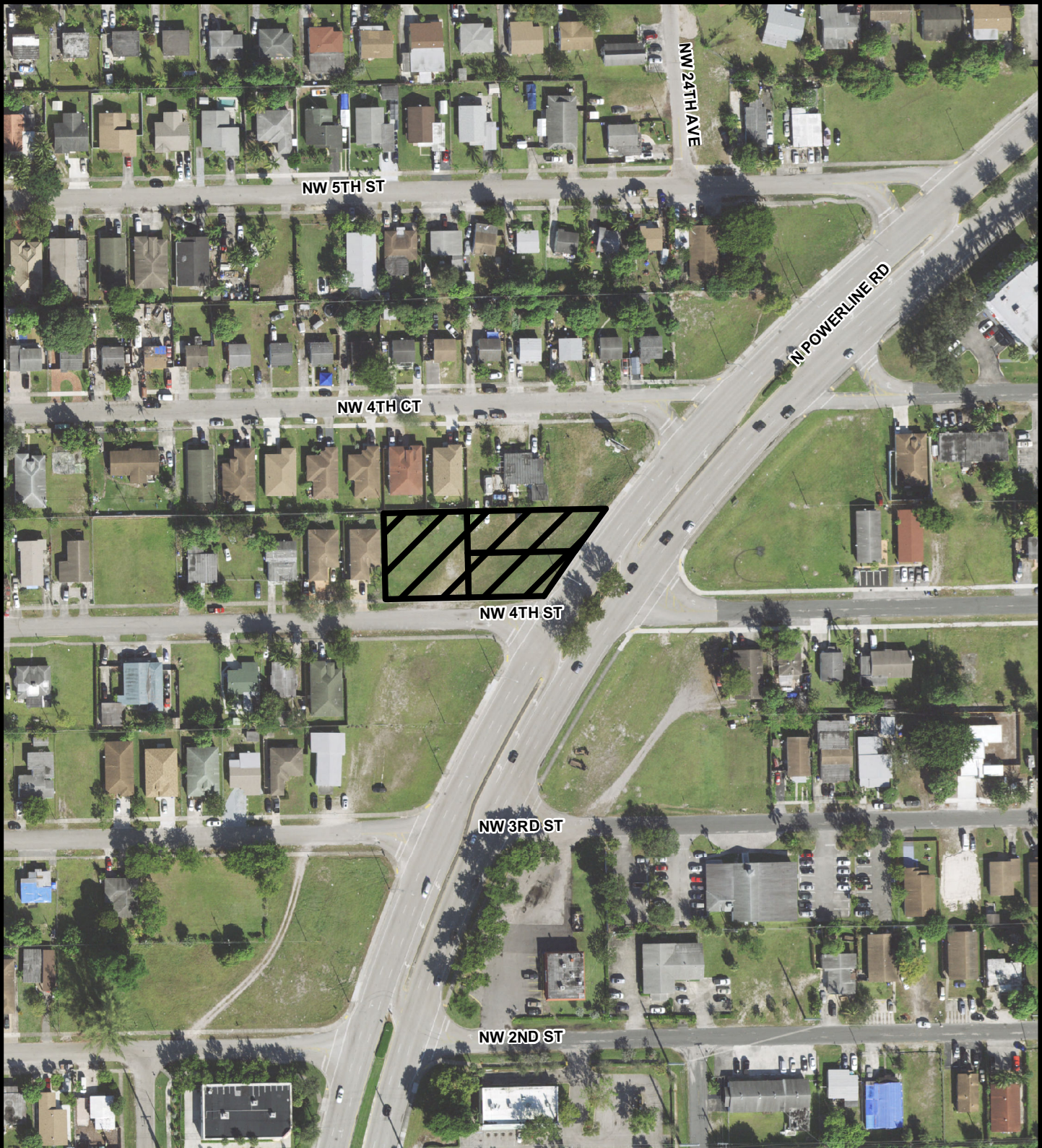
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DEPARTMENT OF
DEVELOPMENT SERVICES

PZ18-12000028

2/24/21

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 167 ft

12/28/2020

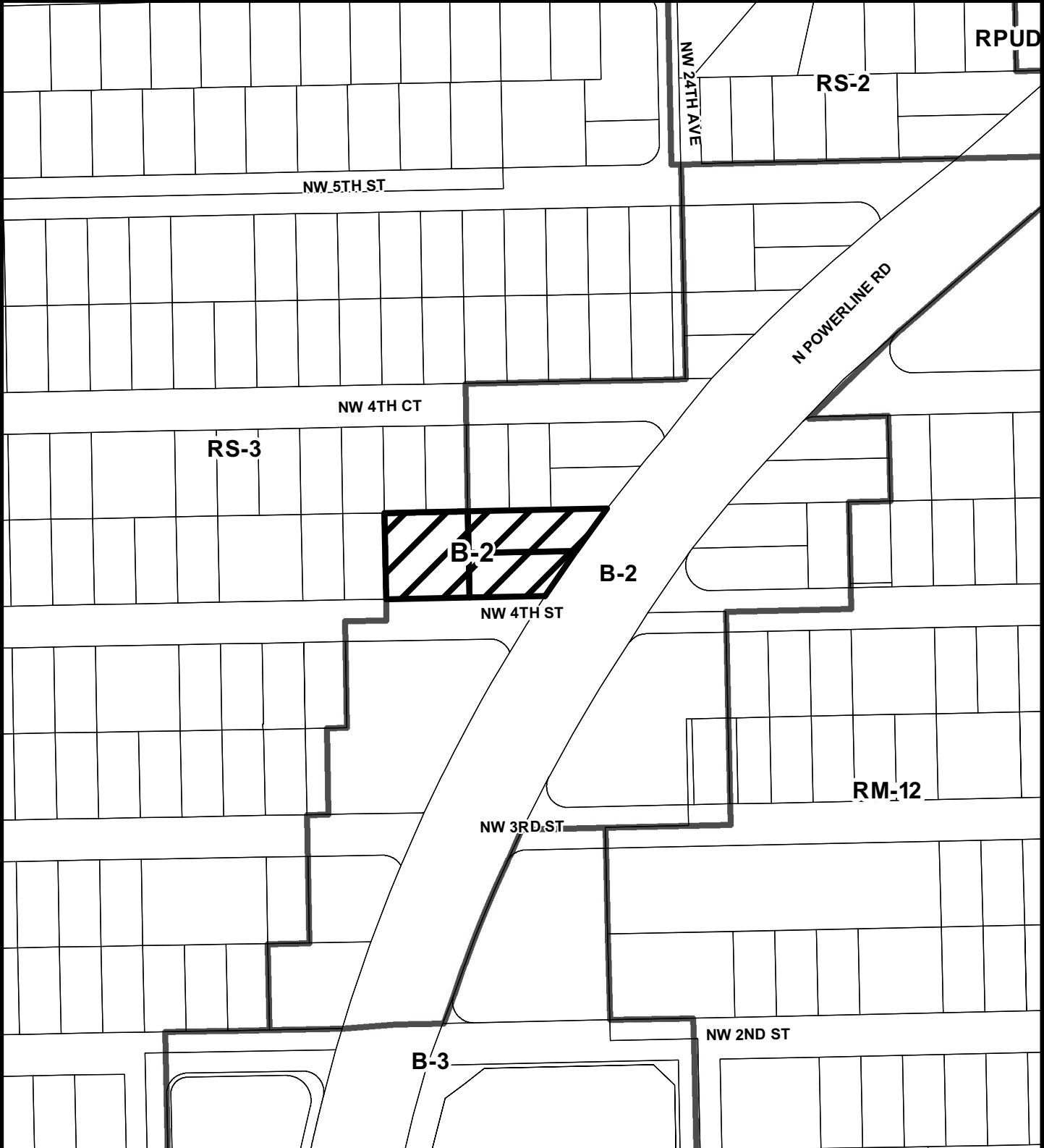
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2/24/21

CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



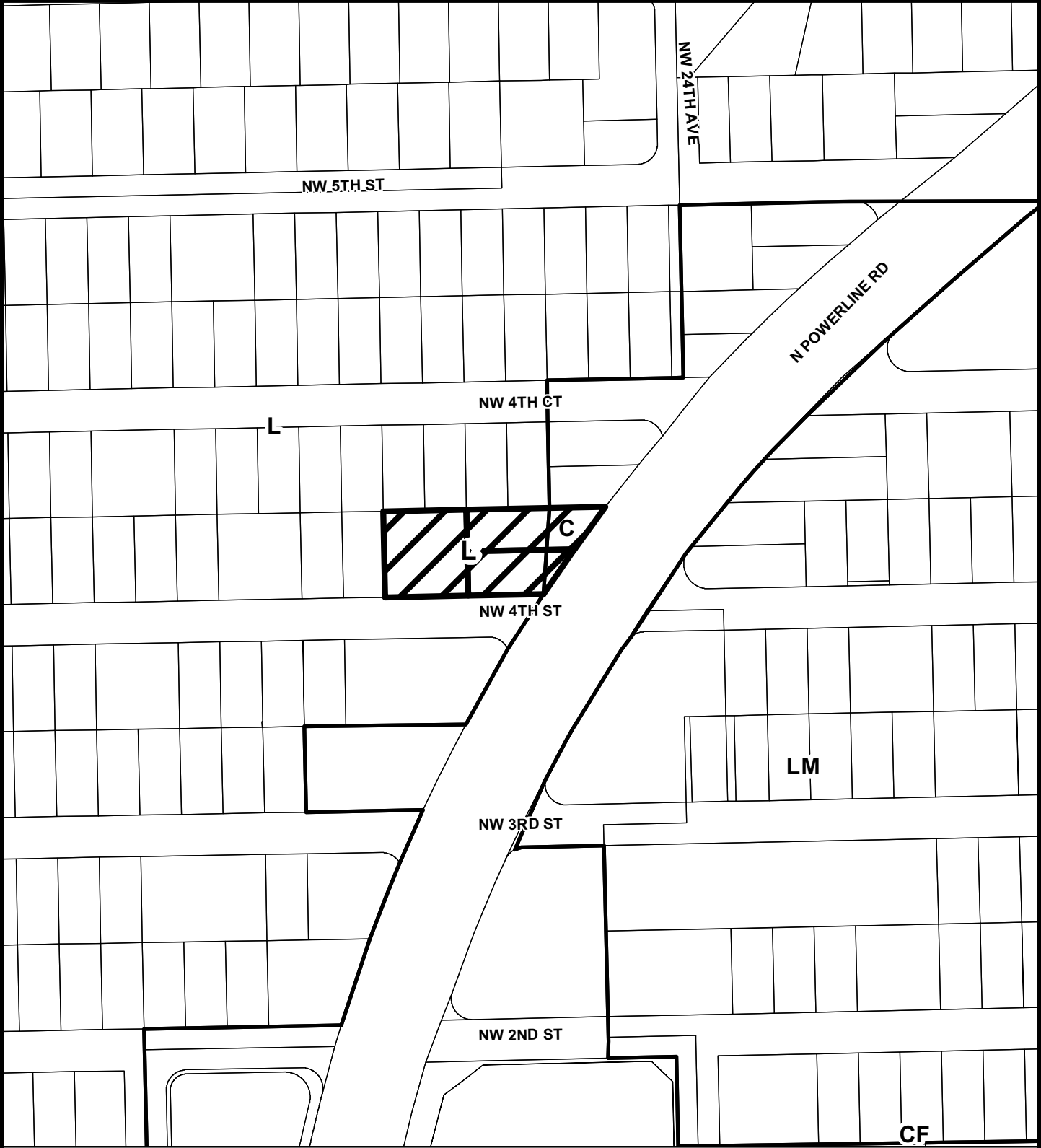
1 in = 167 ft

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2/24/21

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP

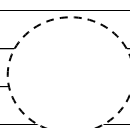


1 in = 167 ft

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PZ18-12000028
2/24/21

LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
	Symbol	Classification Units/ Acre	Symbol	District
			RS-1	Single-Family Residence 1
*	L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
	LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
	M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
	MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisurville
	H	High (25-46 DU/AC)		
	12	Irregular Density	RD-1	Two- Family Residence
	36	Irregular Density		
			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
	DPTOC	Downtown Pompano	PR	Parks & Recreation
		Transit Oriented Corridor	CF	Community Facilities
		Number	PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

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 land use designation for this property is Residential Low 1-5 DU/AC (L) and Commercial (C). The property owner has applied for commercial flexibility in order to build a commercial building in the residential land use area. 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 01.01.06. *All site plan applications shall provide pedestrian facilities, such as but not limited to sidewalks and street trees (where not in conflict with underground utilities and permitted by City Engineer)*

Policy 01.02.02. *Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.*

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 the development within the B-2 (Community Business) zoning district.

Article 4: Use Standards

The development proposes a home and building supply center use that complies with the use-specific standards in Article 4: Use Standards and are consistent with the comprehensive plan.

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.

The project has received Building Design approval from the Architectural Appearance Committee.

As part of the Major Site Plan application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project achieves the required 12 sustainability points required for nonresidential 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;

The property is currently vacant.

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

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

Wastewater Treatment Demand	920.0 gallons per day *
Water Treatment Demand	1,091.12 gallons per day *
Raw Water Demand	1,178.41 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to the Broward County to meet concurrency
Solid Waste Generation	828 lbs. per day (City has a contract with the Waste Management for disposal of all solid waste through 2022)

** 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 abuts N Powerline Road, designated as an arterial street on the Broward County Trafficways Plan and is designed to provide safe, adequate, paved vehicular access between the buildings and streets.

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 will not have any hazardous materials on site.

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 application, the applicant has developed a separate CPTED security plan, which address 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 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.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The proposed development is not located on a roadway that is identified in the Transportation Corridor Study.

Staff Conditions:

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 conditions:

1. Provide cut-sheets illustrating compliance with the standards of 155.5401. Site lighting must be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees.
2. Provide screening on all sides of the backflow preventer in accordance with 155.5301.A.1.a.ii.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - c. Substantial compliance with the plans, as submitted with this application.