



Staff Report

File #: LN-55

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: FEBRUARY 24, 2021

**BANYAN ENVIRONMENTAL**

**Request:** Major Site Plan  
**P&Z#** 20-12000033  
**Owner:** Demisol Holdings, LLC  
**Project Location:** 1550 NW 24 Ave  
**Folio Number:** 484228010560, 484228010481, 484228010570  
**Land Use Designation:** I (Industrial) & C (Commercial)  
**Zoning District:** I-1 (General Industrial) & B-4 (Heavy Business)  
**Commission District:** 4  
**Agent:** James Kahn (954-788-3400)  
**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 3,300 square-foot addition to an existing building in order to provide space for a waste-related services facility and also a new 10,400 square-foot free-standing industrial warehouse building. Additional site improvements include new sidewalks, landscaping, parking, and site lighting. The combined footprint of the existing and proposed buildings is 18,700 square feet on a 77,865 sq. ft. (1.78 acre) site (a lot coverage of 24%). This site plan was reviewed by the Development Review Committee on December 16, 2020.

The applicant has applied for a Special Exception approval from the Zoning Board of Appeals (21-17000002) in order to establish a waste-related services use on this site. This application is scheduled to be heard at the February 18, 2021 ZBA meeting.

The subject property has been cited by code compliance and the property owner is working with City staff to resolve all outstanding issues. If approved, this proposal and the corresponding Special Exception will allow the current uses to continue and additional site improvements to be made.

The property is located on the northeast corner of Martin Luther King Boulevard and NW 24 Avenue.

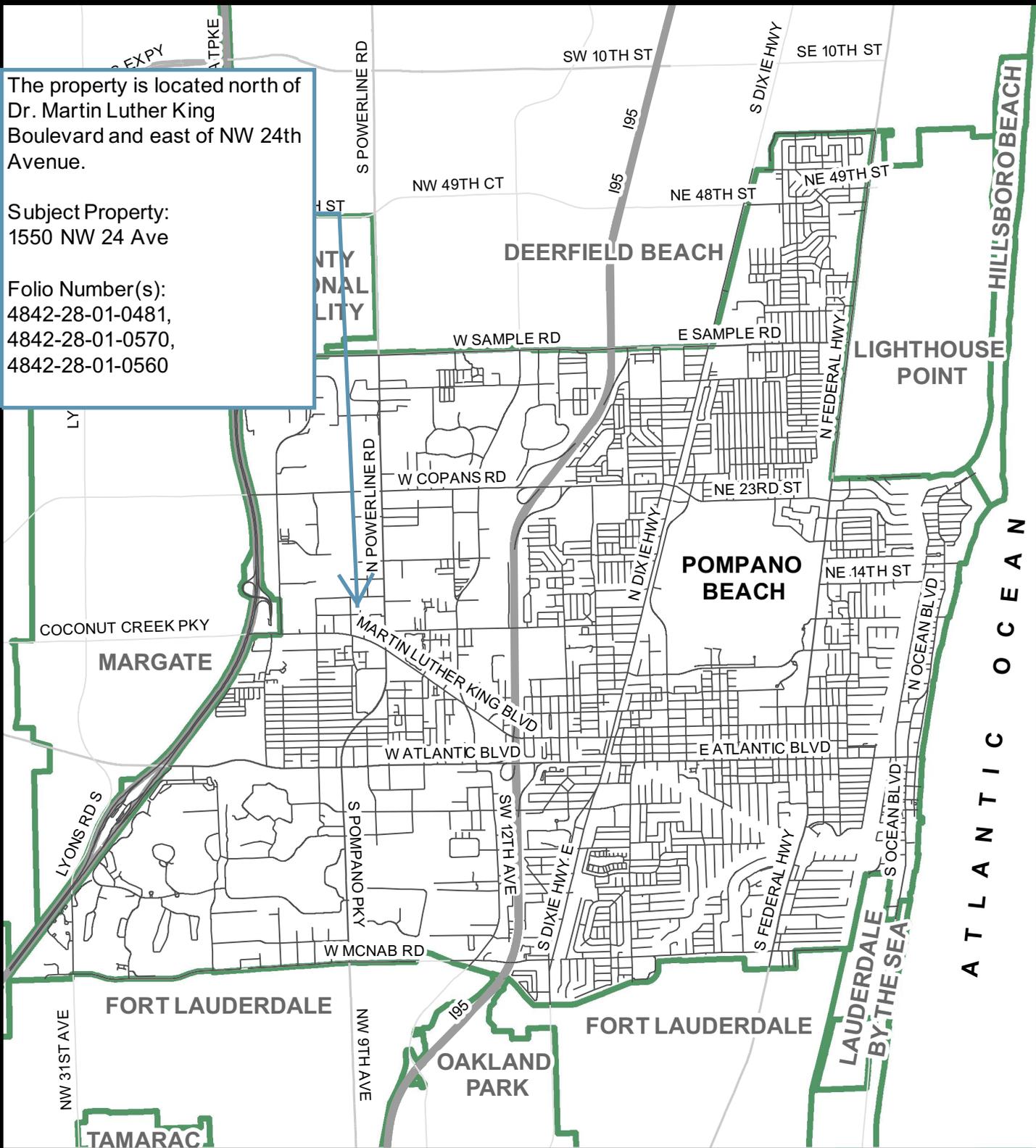
# CITY OF POMPANO BEACH LOCATION MAP



The property is located north of Dr. Martin Luther King Boulevard and east of NW 24th Avenue.

Subject Property:  
1550 NW 24 Ave

Folio Number(s):  
4842-28-01-0481,  
4842-28-01-0570,  
4842-28-01-0560



1 in = 1 miles

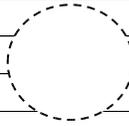
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES  
**P&Z**







## 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 Leisureville
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 Transit Oriented Corridor	PR	Parks & Recreation
		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 Industrial (I) and Commercial (C). The proposed buildings are located solely within the Industrial 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 01.04.04.** *Special exception uses on major corridors including the city's gateway streets (Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue) will be required to provide landscaping and beautification in excess of standard code requirements along all major street frontages.*

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 I-1 (General Industrial) zoning district and the B-4 (Heavy Business) zoning district.*

### Article 4: Use Standards

*The development proposes a waste-related services use and a warehouse 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 will receive 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 existing warehouse building was built prior to the annexation of this area from Broward County. No changes to this structure are proposed. The remainder of the site will be improved in order to meet the standards of the code.*

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	1,040.0 gallons per day *
Water Treatment Demand	1,233.4 gallons per day *
Raw Water Demand	1,332.115 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	280 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 Dr. Martin Luther King Boulevard, 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. Obtain approval of a Special Exception for the waste to energy business at this location.
2. Relocate the light fixture near the entrance in order to maintain a minimum of 15 feet of separation between the light and nearby trees.
3. Provide a floor plan and life safety plan for the existing portion of the north building.
4. Provide landscaping and beautification in excess of standard code requirements along all major street frontages as required by the City's Comprehensive Plan (Policy 01.04.04).
5. Revise the following inconsistencies with the plans:
  - a. The elevations appear to confuse the east and west façade of the building.
  - b. The landscape plan is not accurately portrayed on LC101.
  - c. Remove from the photometric plan the unpermitted containers and any other site features that will be removed.
  - d. Correct the call outs on the landscape plan so the labels match the abbreviations on the plant list.
6. 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.