



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-313

PLANNING AND ZONING BOARD

Meeting Date: JULY 27, 2022

VERIZON POMPANO BEACH

Request: Major Site Plan
P&Z# 21-12000054
Owner: Verizon Business Network Services, LLC.
Project Location: 599 SW 16th Terrace
Folio Number: 494203160400
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial)
Commission District: 5 (Cyndy Floyd)
Agent: Nathan Spence (813-532-3250)
Project Planner: Diego Guevara (954-786-4310 /
diego.guevara@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval to construct a one-story building with a total of 22,049 sq. ft. as an extension of the existing telecommunications facility and a detached accessory building. The footprint of the proposed building addition and accessory structure combined with the existing 52,496 sq. ft. construction will create a 76,980 sq. ft. complex on a 310,835 sq. ft. (7.14 acre) site. Lot coverage is 24.76%. The Development Review Committee reviewed the Site Plan on March 16, 2022. It is scheduled to review by the Planning and Zoning Board meeting on July 29, 2022 meeting and the August 2, 2022, Architectural Appearance Committee meeting.

The property is located on the east of CSX Rail Road / Seaboard Airline Railroad, west side of SW 16th Terrace, within the Pompano Business Park.

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 an Industrial (I) land use designation. The proposed warehouse 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 01.03.07 *Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.*

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);

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 a nonresidential 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 and section 155.4227.G. Manufacturing, Assembly, or Fabrication, Light.

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.

As part of the Major Site Plan and Building Design application, the applicant has to provide a narrative addressing how the project will achieve the required sustainability points. There is no information regarding how project will meet the required sustainability points for nonresidential and mixed-use development, this must be provided prior to building permit approval.

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 applicable Development Orders on record for the property.

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.*

<i>Wastewater Treatment Demand</i>	<i>2,425.20 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>2,876.29 gallons per day *</i>
<i>Raw Water Demand</i>	<i>3,106.39 gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>
<i>School Impacts</i>	<i>N/A</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet concurrency.</i>
<i>Solid Waste Generation</i>	<i>485.04 lbs. per meal (City has a contract with the Waste Management for disposal of all solid waste through 2022).</i>

** 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 is not located on a roadway designated on the Broward County Trafficways Plan, however, is designed to provide safe, adequate, and paved vehicular access.
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 designated on the approved 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 applicant 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. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
 - c. Substantial compliance with the plans, as submitted with this application.
 - d. Provide a Unity of Title, as required by Section 155.2401 Unity of Title, prior to building permit approval.
2. The Code requires that the height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Provide revised elevations illustrating conformance.
3. Prior to building permit approval, the applicant must provide a narrative explaining how will the project achieve the required sustainability points. Non-residential uses require at least 12 sustainability points.

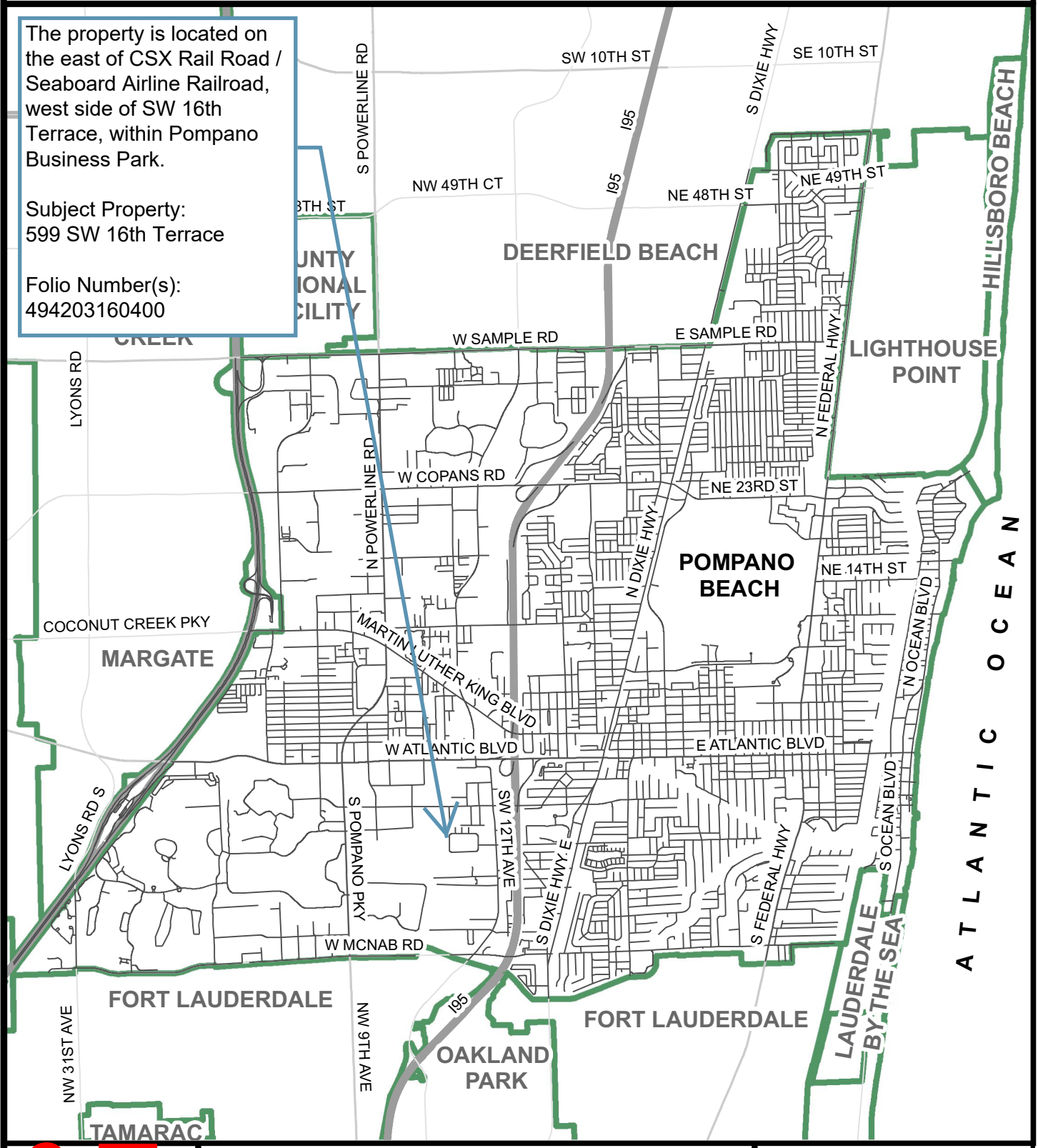
CITY OF POMPANO BEACH LOCATION MAP




The property is located on the east of CSX Rail Road / Seaboard Airline Railroad, west side of SW 16th Terrace, within Pompano Business Park.

Subject Property:
599 SW 16th Terrace

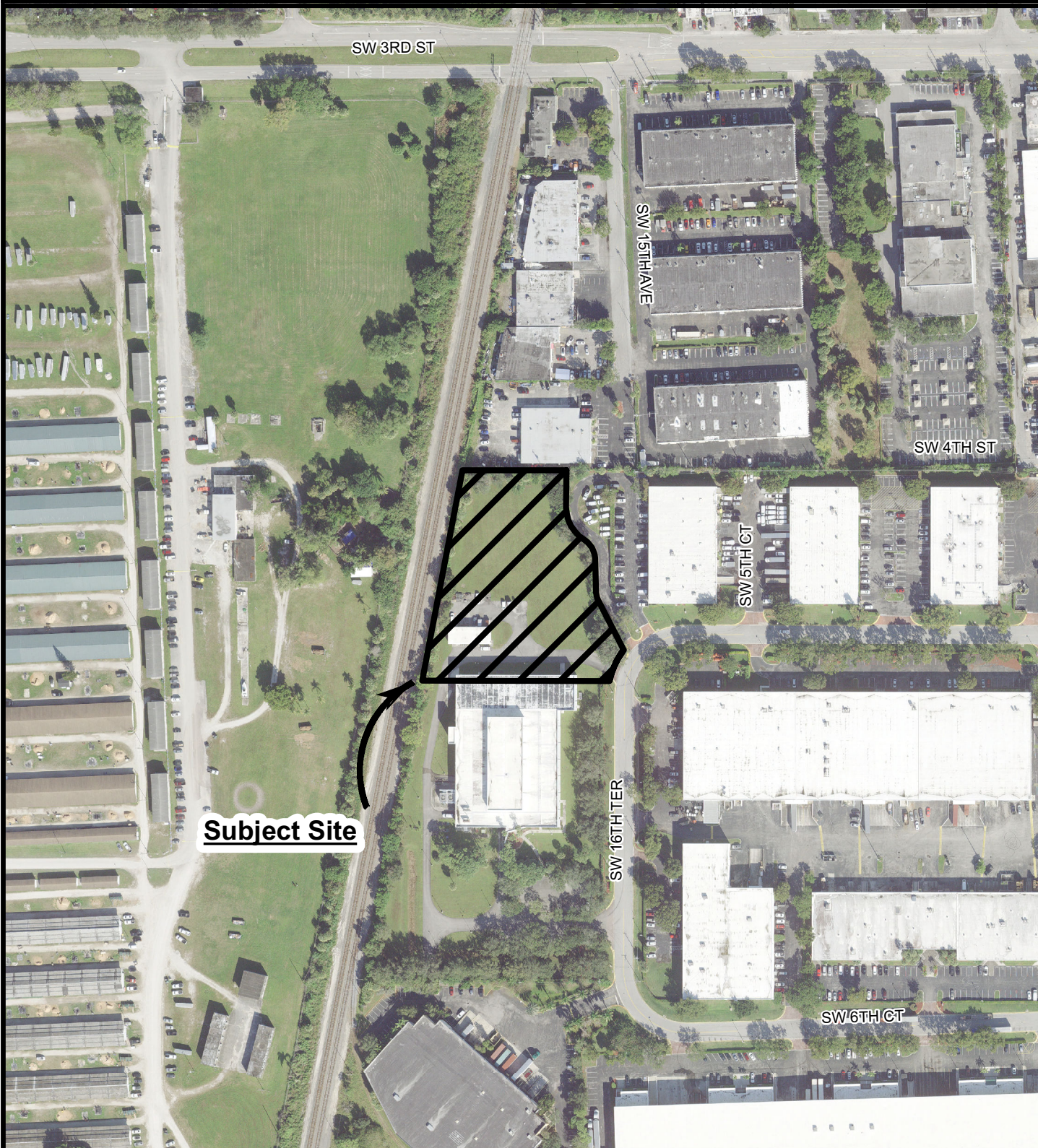
Folio Number(s):
494203160400



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		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

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

P & Z
Scale = 250 ft
6/29/2022 UmaSau

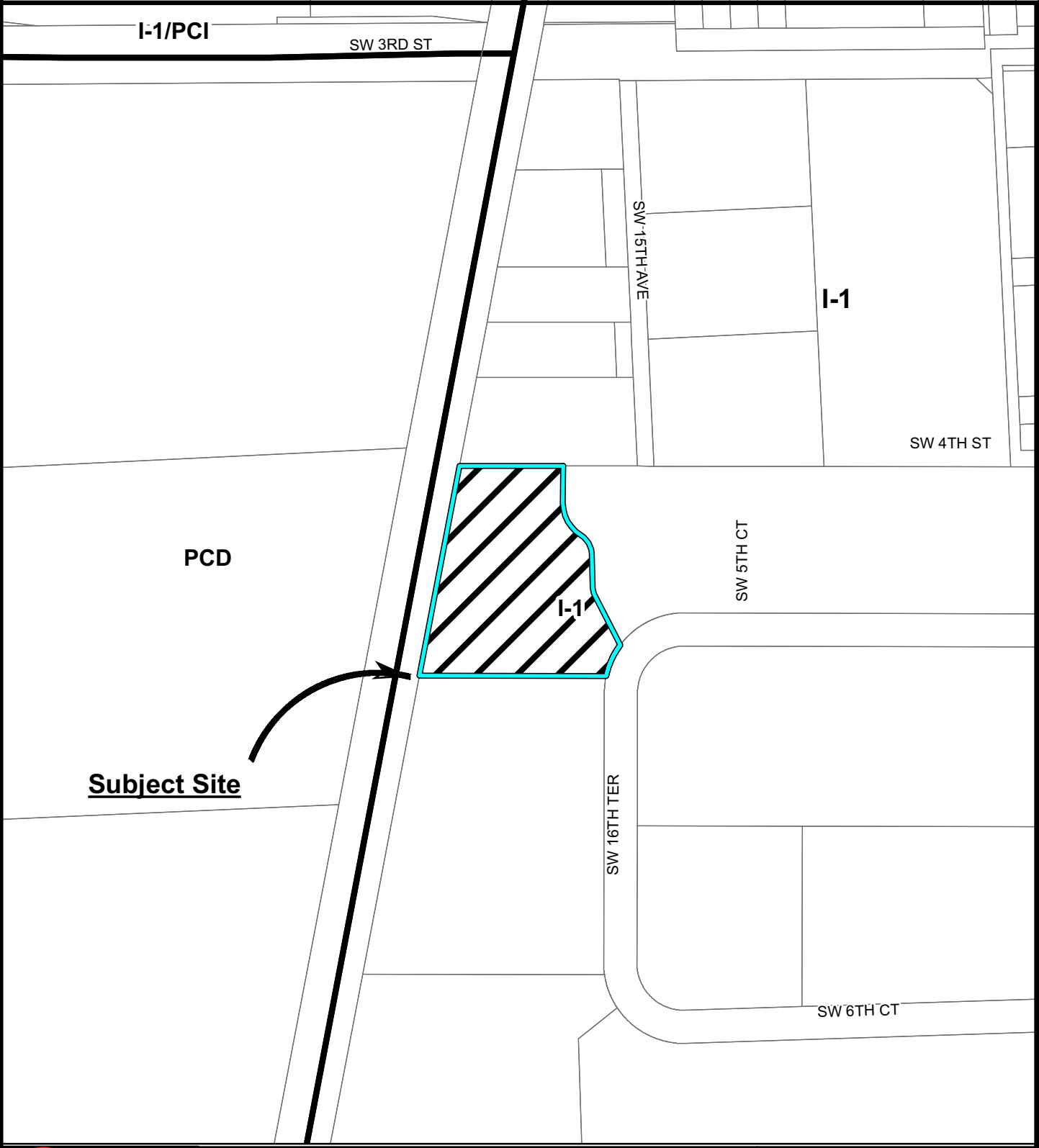
599 SW 16th Terrace

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-12000054
7/27/2022

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

P&Z
1 in = 250 ft

599 SW 16th Terrace

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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



P&Z
6/29/2022 UmaSau

599 SW 16th Terrace

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7/27/2022

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