



Staff Report

File #: LN-349

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 5, 2022

31ST AVE WAREHOUSES REZONING

Request: Rezoning from B-3 & B-4 to I-1
P&Z# 22-13000011
Owner: Pompano Beach Hospitality LLC
Project Location: 1201 NW 31 Ave
Folio Number: 484233280010; 484233000323; 484233000328
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Commercial)
Commission District: 5 (Cyndy Floyd)
Agent: Jonathan Cady (jcady@keithteam.com)
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a Rezoning request from B-3 & B-4 to I-1 in order to allow a property with a Land Use Designation of Commercial to develop a for future transportation oriented business. The property is located the west side of NW 31st Avenue south of the entrance to the Florida Turnpike on Dr. Martin Luther King Jr. Blvd. It is 5.19 net acres and consists of three parcels. One of the parcels is platted as Motel 6 (112/27) and the other two parcels are vacant and unplatted.

Staff Conditions:

Statement to the Applicant:

Please email response stating how these DRC comments will be addressed to Maggie Barszewski (maggie.barszewski@copbfl.com), then contact Maggie when you are ready to move forward to upload for the P&Z Board.



PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comment:

1) A small portion of the NW 33 Dr. Right of Way is zoned B-4 with the balance and majority of the site being B-3 Zoning.

RESPONSE: Without the benefit of GIS the zoning map shows the entire property as B-3 except for the area on the west where the drainage retention is located as B-4.

2) This rezoning request to I-1 may be considered spot Zoning since there is no I-1 Zoning contiguous. There is B-3 to the East and B-4 on all other sides. Therefore I-1 Zoning does not appear to be compatible.

RESPONSE: This request is based on future redevelopment potential of the immediate area. Access to the turnpike and FDOT plans make this area attractive for transportation uses other than B-3 or residential. The existing uses in the area that are B-4 could be considered industrial. The redevelopment of the immediate area could upgrade the existing deteriorating structures and unwanted uses. There needs to be an initial application to start the redevelopment process which this project provides.

3) Since the Land Use designation for this property is currently Commercial, this rezoning must follow a Land Use Plan Amendment.

RESPONSE: The LUPA is requesting Industrial which would make the request compatible.

4) Applicant should state gross & net acreage in application & Narrative.

RESPONSE: acreage has been added.

5) A Conceptual Site Plan must be submitted.

RESPONSE: This is a straight rezoning request and site plan submittal not a code requirement.

6) When uploading for P&Z, please place the documents & drawings in their respective folders.

RESPONSE: understand

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized

Comment: 9-6-

22

No comments



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FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comment:

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Plan Reviewer: james.demars@copbfl.com

Status: Authorized

Comment: 9-6-

22

BSO

Plan Reviewer:

Status: Authorized

Comment:

Development Review Committee Reviewed: September 12th, 2022

Subject: CPTED and Security Strengthening Report:

PZ: 22-13000011

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

File #: LN-349

Disclaimer:

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

CRA

Plan Reviewer:

Status: Authorized

Comment:

No comment

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Authorized With Conditions

Comment:

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. have no comment at this time for the requested Rezoning approval.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comment:

9.13.22

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the site.

ZONING

Plan Reviewer: Saul.Umana@copbfl.com

Status: Authorized With Conditions

Comment:

1) A preliminary site plan review was not review. Formal site plan review will be provided at the time of site plan submittal

RESPONSE: Site plan will be provided as separate application.

2) Correct the folios number on the project narrative

RESPONSE: correction has been made.

3)A Unity of Title, or similar instrument, will be required to develop the site as a single site.

RESPONSE: Will be provided as part of site plan. Platting is required and will combine parcels.

4) Advisory comment : This proposed rezoning will result in this property losing uses permitted by right in the B-3 zoning district.

RESPONSE: Understood.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comment:

Environmental Services Comments

Project Name: 31st Avenue Warehouses REZONING

Address: 1201 NW 31st Avenue

P&Z#: 22-13000011

Review: 09/19/2022

DRC Date: 10/05/2022

The Environmental Services Department has no comments relating to this proposed rezoning application. No site plan was included with this application.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).



