



September 15, 2020

NE 8TH ST Warehouse Project Narrative

KEITH on behalf of the Applicants, Tommy Hink and David Jenkins; property owner, Glenn Speck, is requesting major site plan approval and major building design for a proposed Warehouse Project located at 621 NE 1st Avenue, Pompano Beach FL 33069.

The .78-acre site is comprised of one parcel (folio 4842 35 92 0010) within Section 35, Township 48, Range 42 East; along the FEC corridor E of N Dixie Highway. The site is bounded by the FEC Railroad to the West; NE 8th Street to the North; and existing developments to the East and South.

The project will propose (2) 5,000 square-foot 1 story warehouse buildings on site parking surface parking and loading operations located at the sides of the building. The proposed site features two driveway access points: vehicle access from NE 8th Street with a two-way driveway through the site and existing access via the shared access easement with the property to the South (Existing Family Dollar).

The project site has a land use designation of Commercial and a zoning designation of Heavy Business (B-4).

As required by section 155.2407.E (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. **KEITH offers the following responses:**

1. Is consistent with the comprehensive plan.

Response: The applicant believes the proposed project and site plan are consistent and compatible with the Pompano Beach Comprehensive Plan including:

- **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 01.02.03 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 Master Arterial Street Plan.**
- **Objective Urban Infill Criteria 01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.**

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DRC

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- **Policy 01.16.01** 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 man-made resources.
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5).
Response: The applicant believes the proposed site plan meets or exceeds all code requirements found in Articles 3, 4 and 5.

- **Article 3: District**

The applicant proposes a Warehouse/Distribution Center within a Heavy Business (B-4) zoning district. The proposed project complies with the dimensional and intensity standards outlined in 155.3402.

- **Article 4: Use**

The applicant proposes a Warehouse/Distribution Center within a Heavy Business (B-4) zoning district. The proposed project complies with the permitted use standards outlined in 155.4228.C. The facility will primarily engage in the distribution and/or storage of manufactured products, supplies, and equipment involving general truck traffic.

- **Article 5: Development Standards**

The proposed development is in compliance with development standards outlined in Article 5 by providing adequate vehicle access via two driveway entrances, vehicle/pedestrian circulation via sidewalk connection, and a shared ped/bicycle path. The minimum amount of parking is exceeded, loading is properly screened and provided at the rear of property. Superior landscaping is utilized, and adequate pervious area is proposed. Industrial design standards are being met with adequate building orientation, façade articulation, and materials. The project also complies with the minimum sustainable development standards required for nonresidential projects by achieving a minimum of 12 sustainable points per code section 155.5802a.2.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801, Purpose.

The proposed development is in compliance with development standards outlined in Article 5 by providing adequate vehicle access via two driveway entrances, vehicle/pedestrian circulation via sidewalk connection, and a shared ped/bicycle path. The minimum amount of parking is exceeded, loading is properly screened and provided at the rear of property. Superior landscaping is utilized, and adequate pervious area is proposed. Industrial design standards are being met with adequate

building orientation, façade articulation, and materials. The project also complies with the minimum sustainable development standards required for nonresidential projects by achieving a minimum of 12 sustainable points per code section 155.5802a.2.

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

Response: The applicant believes the proposed site plan complies with all other applicable sections of the City of Pompano Beach Zoning Code.

5. Complies with all requirements or conditions of any prior applicable development orders.

Response: The applicant is developing a vacant site. It is not anticipated there are any requirements or conditions from any prior development order.

6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances.

Response: The property is currently platted.

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.

Response: The site is not located along a Broward County Trafficways.

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

Response: The site is not located within any Broward County Wellfield Protection area.

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

Response: The applicant believes that the project site is properly designed to address CPTED concepts. A CPTED plan and narrative are provided as part of the submittal package.

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

Response: The applicant believes the proposed development complies with the Dixie Highway Transformation Plan.

Respectfully Submitted,



Michael Vonder Meulen, AICP