


**ADMINISTRATIVE MEMORANDUM NO. 19-056**

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services  
**VIA:** Paola A. West, Principal Planner  
**FROM:** Jae Eun Kim, Planner  
**SUBJECT:** First 95 Distribution Center  
Major Site Plan (P&Z #18-12000044)  
March 27, 2019 PZB Meeting  
1200 NW 15 Street  
**DATE:** March 12, 2019



The following is a brief summary of information on the proposed development and surrounding properties. The applicant is requesting Major Site Plan approval in order to construct a new 141,450 sq. ft. warehouse building on the subject property. The total building footprint of the proposed warehouse is 141,450 sq. ft. on a 363,081 sq. ft. site (38.9% lot coverage on 8.34 acres). The site plan for the proposed development was reviewed by the Development Review Committee (DRC) on January 16, 2019 and was approved by the Architectural Appearance Committee (AAC) on March 5, 2019.

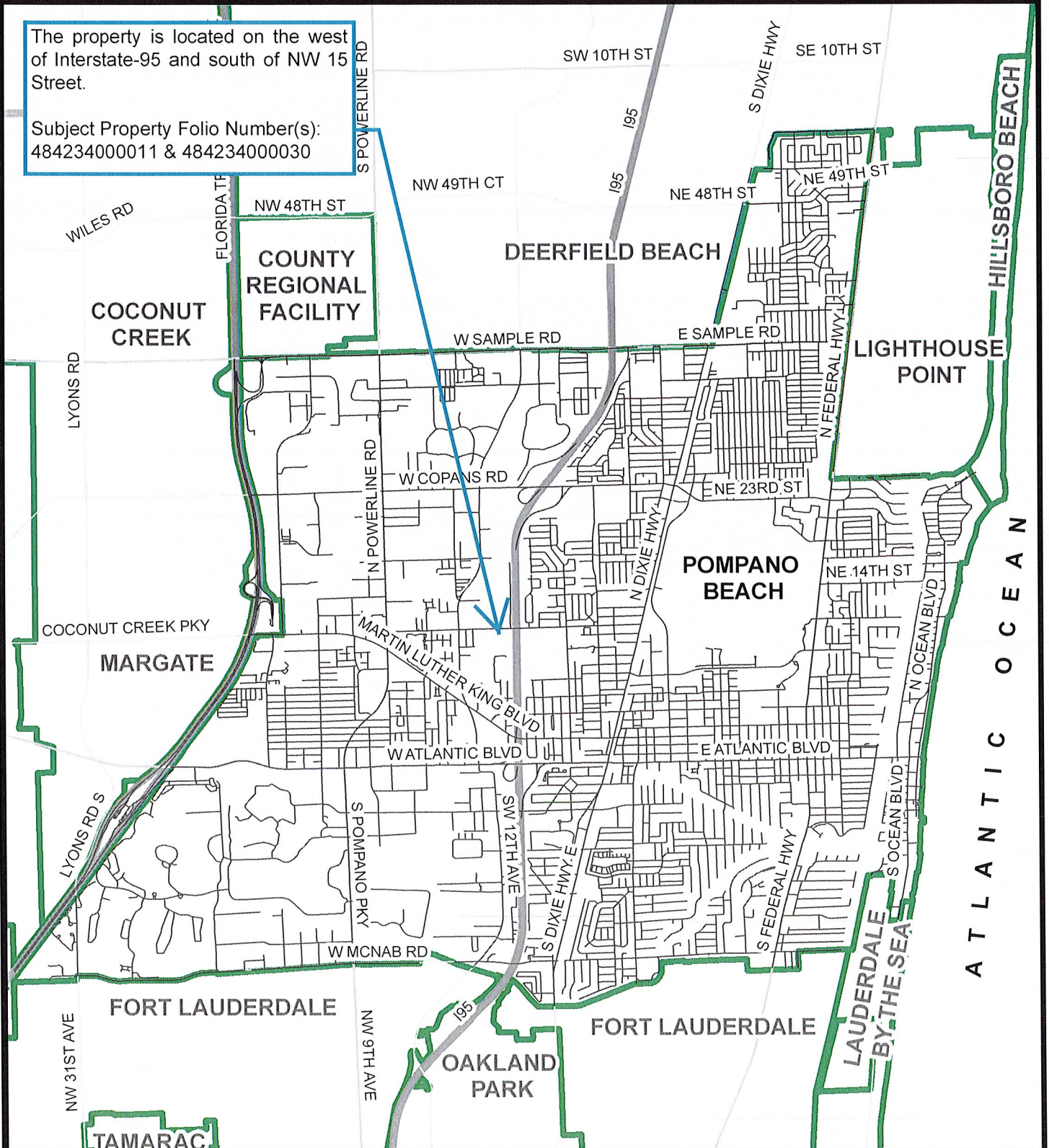
The property is located west of Interstate-95 and south of NW 15 Street.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located on the west of Interstate-95 and south of NW 15 Street.

Subject Property Folio Number(s):  
484234000011 & 484234000030

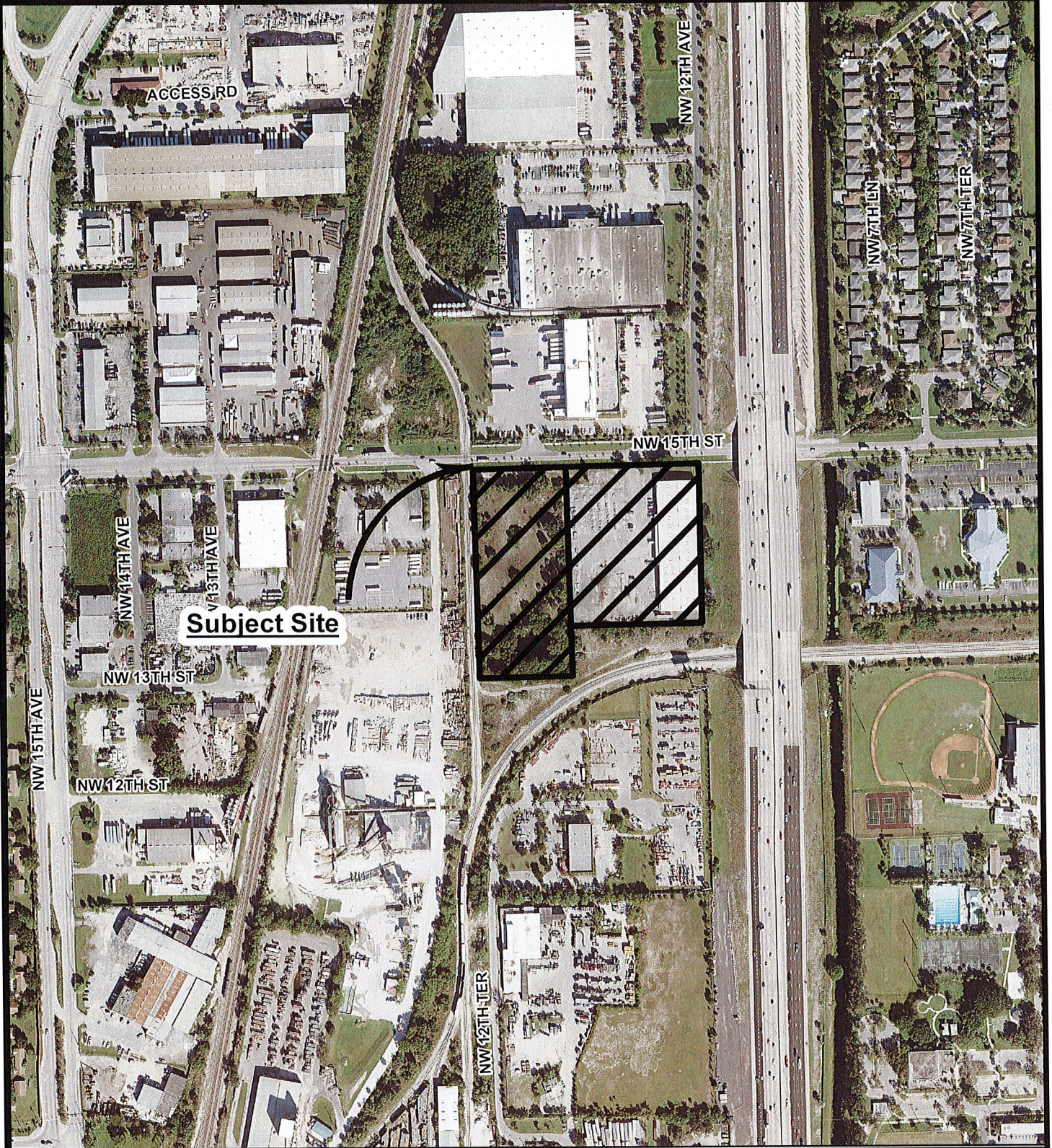


1 in = 1 miles

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DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP



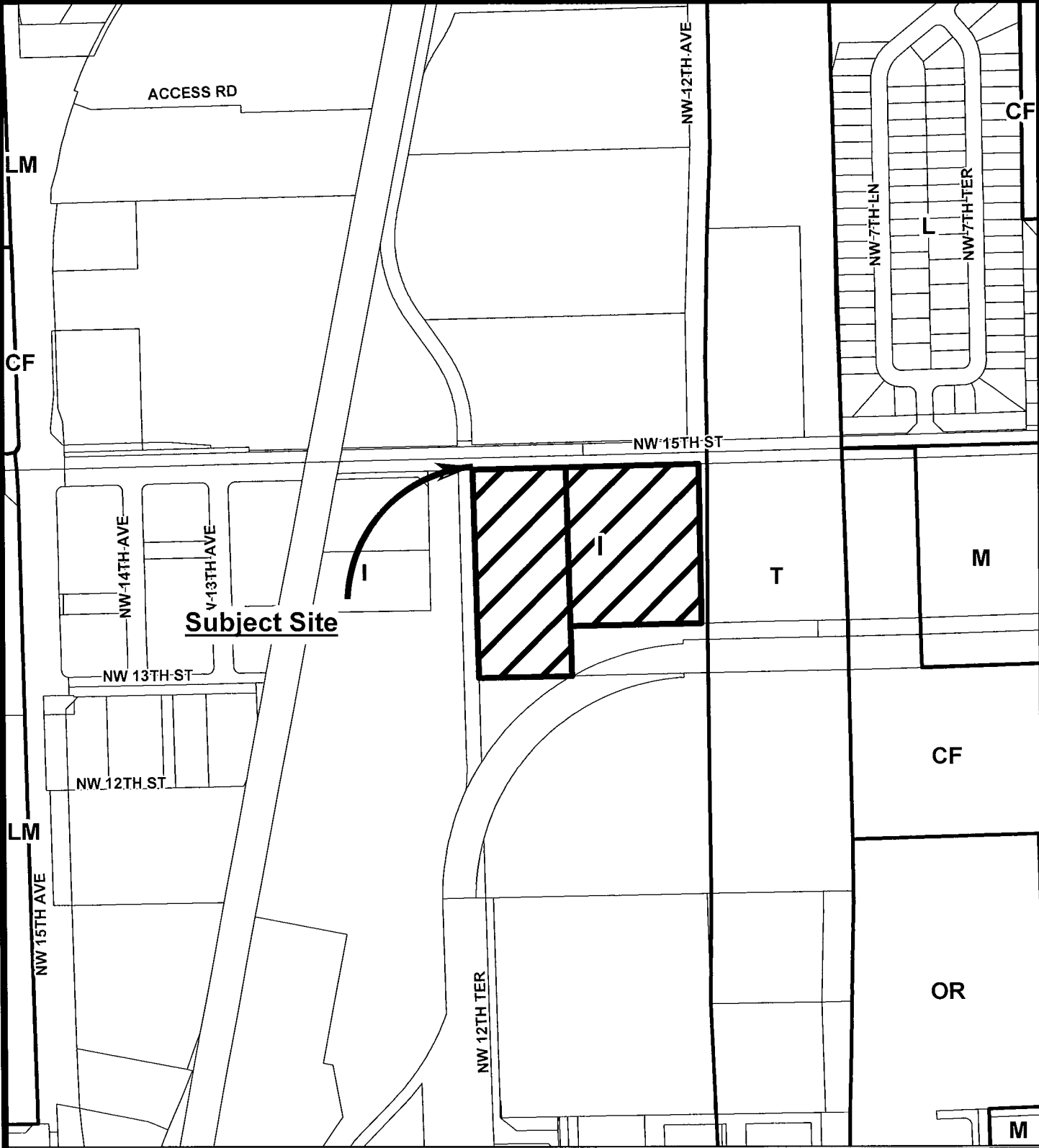
1 in = 417 ft

3

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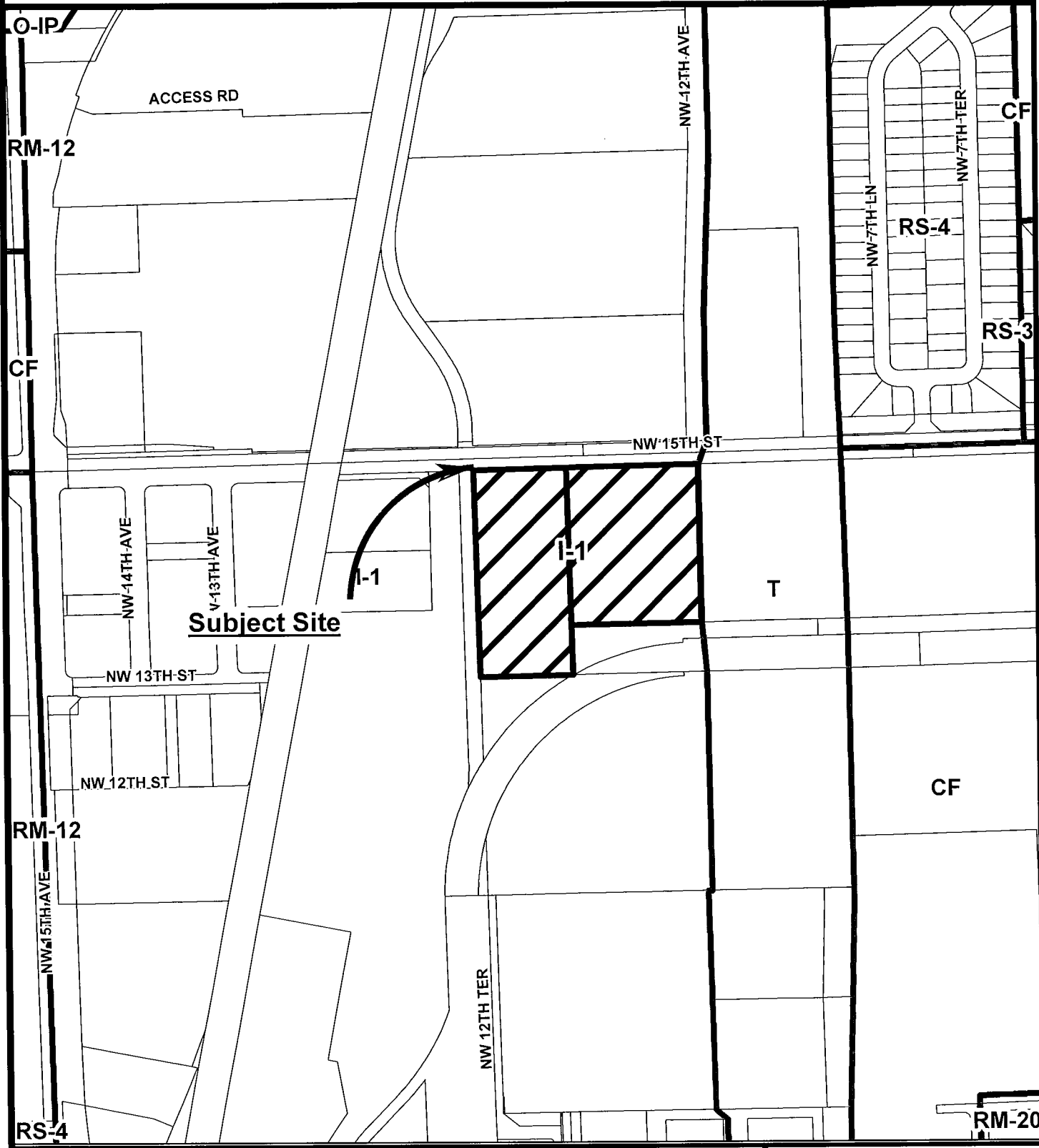
CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



1 in = 417 ft

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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 417 ft

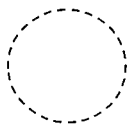
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## LEGEND

### FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
	Residential
L	Low (1-5 DU/AC)
LM	Low- Medium (5-10 DU/AC)
M	Medium (10-16 DU/AC)
MH	Medium-High 16-25 DU/AC)
H	High (25-46 DU/AC)
12	Irregular Density
36	Irregular Density
C	Commercial
CR	Commercial Recreation
* I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
LAC	Local Activity Center
DPTOC	Downtown Pompano Transit Oriented Corridor
ETOC	East Transit Oriented Corridor

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	<b>Existing</b>
>	<b>Proposed</b>

### FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commerical Recreation
* I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
M-2	Marina Industrial
TO	Transit Oriented
PR	Parks & Recreation
CF	Community Facilities
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 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 comprehensive plan;

*Current Zoning Designation: I-1 (General Industrial) and Future Land Use: I (Industrial) /NW CRA*

*Applicant Response:* *The applicant believes the proposed site plan is 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) First 95 Project Narrative December 10, 2018*

*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 Community Redevelopment 01.08.00 Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.*

*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.*

*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);

*Applicant 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 an Industrial Warehouse/Distribution Center within a General Industrial (I-1) zoning district. The proposed project complies with the dimensional and intensity standards outlined in 155.3402.*

- *Article 4: Use*

*The applicant proposes an Industrial Warehouse/Distribution Center within a General Industrial (I-1) 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 heavy truck and/or freight rail 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 three sidewalk connections, and a shared pedestrian/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 outlined in 155.5802. A.2.*



3. Complies with the applicable development standards of this Code (Article 5);

*Applicant Response: The proposed development will be in compliance with §155.5603 [INDUSTRIAL DESIGN STANDARDS] and the Sustainable Development Standards in Part 8 of Article 5 [Development Standard].*

*The site has been designed in accordance with all applicable sections of Article 5. Any discrepancies between the site plan and Article 5 found by City staff have been corrected in revisions. The proposed building is designed to meet the required points found in §155.5802, Sustainable Development Point Requirement.*

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

*Applicant Response: The applicant believes the proposed site plan complies with all other applicable sections of the Pompano Zoning 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 related to this request. The applicant is demolishing an existing building on a portion of the property.*

6. Is issued a Concurrency Review Certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;

*The property is being platted simultaneously with the site plan application. All county concurrency requirements will be reviewed through the plat application. It is anticipated that all concurrency requirements of the City and County will be met.*

*Based on the calculations below, the proposed project complies with concurrency requirements.*

Wastewater Treatment demand	9,712 gallons per day *
Water Treatment Demand	11,519 gallons per day *
Raw Water Demand	12,440 gallons per day *
Park Acreage Required	Not applicable
School Impacts	Not applicable
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	1,942 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;

*Applicant Response: The site is not located along a Broward County Trafficway. The proposed curb-cuts on NW 15 Street will be reviewed by Broward County via a Plat application.*

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



Applicant Response: *The proposed site is not located within a Wellfield Protection area as stipulated by Broward County, Broward County Wellfield Map Chapter 27- Pollution control, Article XIII. WELLFIELD PROTECTION, Ord. No. 2013-23, adopted June 11, 2013.*

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

Applicant 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.

*The proposed development is not located within the area affected by the Transportation Corridor Study.*

**DEPARTMENT RECOMMENDATION**

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. The Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Provide the following final approvals:
  - a. Plat, including abatement of 5 ft. water easement on the west of the property.
  - b. A five-foot land dedication along NW 15 Street.
  - c. Pursuant to §155.2401.C, a Unity of Title for the subject properties to be filed with the Department.
  - d. The proposed curb-cuts along NW 15 Street from Broward County, pursuant to §155.5101.G.7.d.i, [Alignment.]
2. Make the following revisions on plans:
  - a. Identify paint color for the dumpster enclosure, pursuant to §155.4302.C.3, [Screening of Commercial Containers.]
  - b. Illustrate the proposed dry retention area on plans.
  - c. A catch basin is shown on the proposed dry retention based on the Landscape Plan. Provide details of the dry retention in order for staff to verify the pervious area calculation.
  - d. Pursuant to § 155.5203.B.2.g, [Trees], trees shall be planted at least 15 feet from any light fixture mounted on a pole. If light poles are proposed within 15' radius, relocate the poles and revise plans accordingly.
3. Identify the location of the proposed "No Right Turn Trucks" sign on plans, pursuant to §155.5101. A, [Access and Circulation, Purpose.]
4. Pursuant to §155.5509, [Utility Lines Location], all electrical secondary feeder lines and other utility lines located on the development site and/or along the public right-of-way fronting the development site shall be placed underground.
5. Provide additional documentation to verify the techniques that are used to provide 12 sustainable development points as required by §155.5802, [Sustainable Development Point Requirement.]
6. Provide a copy of the CPTED plan approved by the Broward Sheriff's Office, pursuant to §155.2407.E.9.
7. Exterior mechanical equipment shall be screened, pursuant to § 155.5301. A. 2, [Mechanical Equipment.] A parapet wall or similar device shall be provided in the rear of the building rooftop to screen the mechanical equipment.
8. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.