



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-42

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: MARCH 24, 2021

NE 8TH ST WAREHOUSES

Request: Major Site Plan
P&Z# 20-12000034
Owner: Glenn Speck
Project Location: 621 NE 1 Ave
Folio Number: 484235920010
Land Use Designation: C (Commercial)
Zoning District: B-4 (Heavy Business)
Commission District: 2
Agent: Michael Vonder Meulen (954-788-3400)
Project Planner: Lauren Gratzer (954-545-7792) / Lauren.Gratzer@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 two (2) single-story warehouse buildings 5,000 square-foot each with associated parking, loading, and landscaping. The total building footprint of the proposed buildings on the property is 10,000 square feet on a 30,762 sq. ft. (0.78 acre) site (a lot coverage of 32.5%). The project was reviewed by the Development Review Committee on December 2, 2020 and by the Architectural Appearance Committee on February 2, 2021. Additionally, this project was presented at the February 24, 2021 Planning and Zoning meeting.

Following the discussion about the project at the February Planning & Zoning Board Meeting, the Board made a motion to postpone the application to the next agenda. The applicant has since revised the building elevations and colored rendering in order to address the Planning and Zoning Board's concerns. The project will return to the Architectural Appearance Committee with the revised elevations at a future date. The Land Use map attached to this staff report was also corrected to identify the actual land use designation of C, Commercial. A previous Land Use map erroneously identified the subject parcel as M, Medium (10-16 DU/AC).

The site is currently vacant and is located south of NE 8th Street, west of NE 1st Ave and east of N Dixie Highway.

P&Z

City of Pompano Beach

Page 1 of 11

Printed on 3/17/2021

powered by Legistar™

PZ20-12000034
3/24/2021

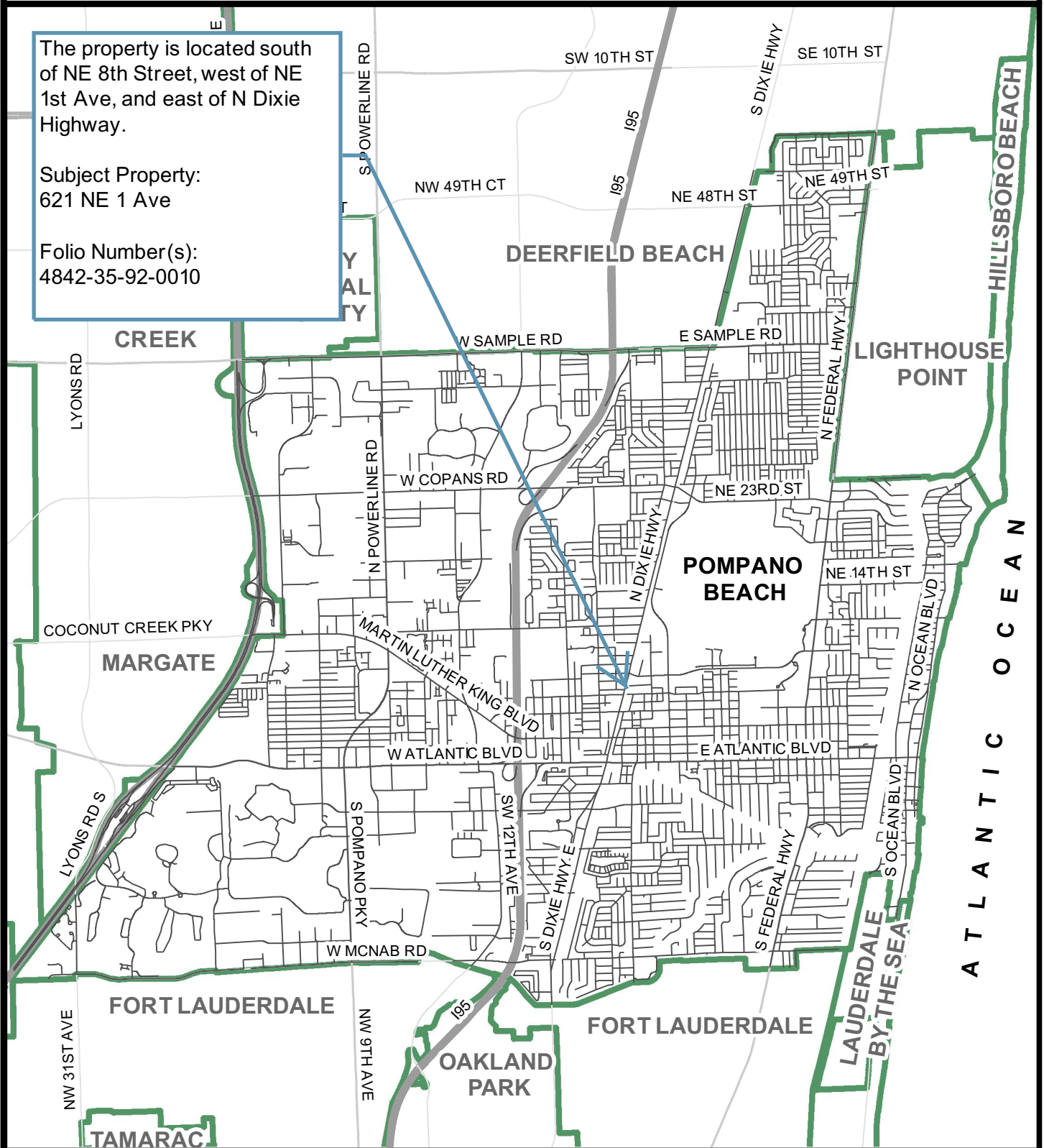
CITY OF POMPANO BEACH LOCATION MAP



The property is located south of NE 8th Street, west of NE 1st Ave, and east of N Dixie Highway.

Subject Property:
621 NE 1 Ave

Folio Number(s):
4842-35-92-0010



P&Z
7/30/2017 KeeDan

1 in = 1 miles

CITY OF POMPANO BEACH
AERIAL MAP



Subject Site

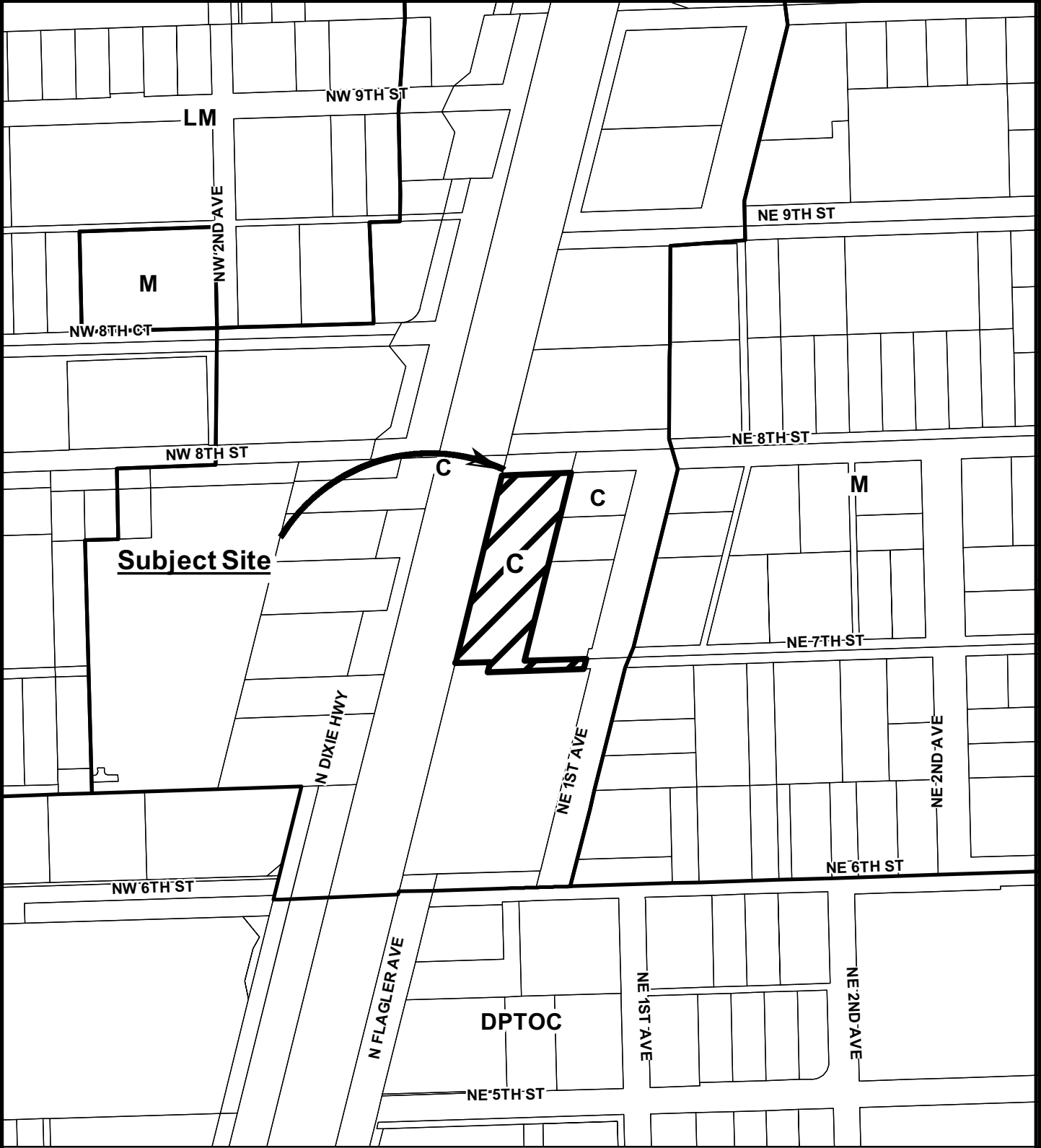


P&Z

1 in = 208 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

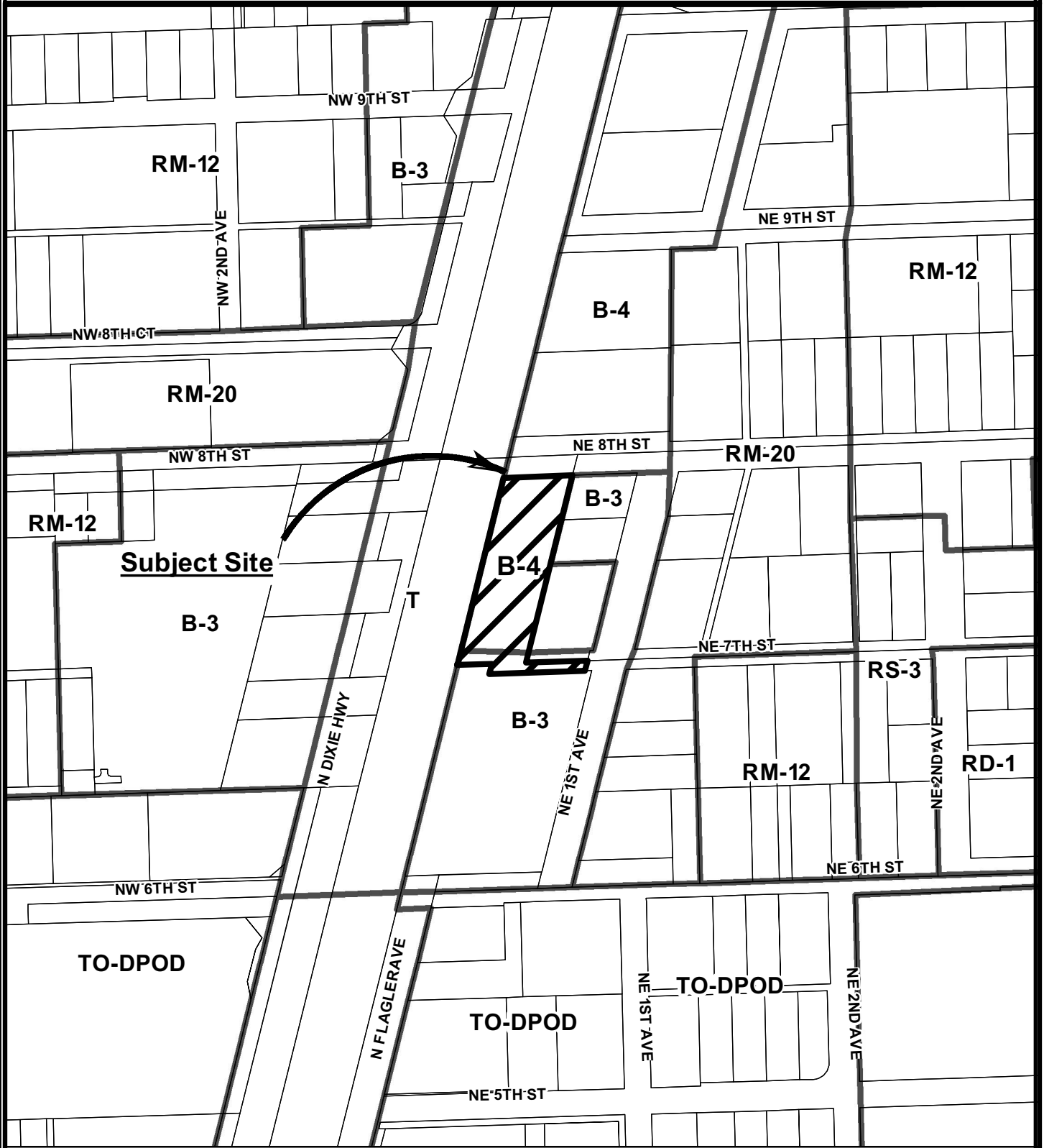
DPTOC

P&Z

1 in = 200 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

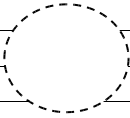
CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



P&Z

1 in = 200 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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
				RM-12	Multiple-Family Residence 12
*	C	Commercial		RM-20	Multiple-Family Residence 20
	CR	Commercial Recreation		RM-30	Multiple-Family Residence 30
				RM-45	Multiple-Family Residence 45
	I	Industrial		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
				PU	Public Utility
	ETOC	East Transit Oriented		T	Transportation
		Corridor		BP	Business Parking
		Number		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 property has a Commercial (C) land use designation. The proposed warehouse development 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 01.01.06. *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 01.03.07 *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.*

Objective 01.04.00 - Major Corridor Land Use *Support and promote the intermix of residential and commercial uses along major traffic corridors.*

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 B-4 (Heavy Business) zoning

district (Section 155.3305).

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.

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.

The project has received Building Design approval from the Architectural Appearance Committee (AAC) for its original design and will return to the AAC to present the revised building design.

As part of the Major Site Plan and Building Design application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential and mixed-use development.

The project received approval of a Minor Administrative Adjustment for: 1) a reduction of the required minimum perimeter buffer width from 10 feet wide to 9 feet wide and 2) a reduction in the required base building planting area on the west side of the north building from 8 feet wide to 7.2 feet wide. Additionally, the applicant received a CPTED Waiver for the location of the buffer wall on the east property line, so that the wall could be constructed along the property line rather than set back to create a narrow dead-end passageway.

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.

The subject property is a vacant lot. There is no current site plan of record.

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.

Wastewater Treatment Demand	1,400.00 gallons per day *
Water Treatment Demand	1,660.40 gallons per day *
Raw Water Demand	1,793.23 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation	160.00 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 does not abut streets that are identified on the Broward County Trafficways Plan and is designed to provide safe, adequate, paved vehicular access between the building and streets within the project's boundaries.

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

The property is located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map. The property owner shall comply with all applicable hazardous material licensing as required by Broward County at time of building permit approval.

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
<<http://library.amlegal.com/nxt/gateway.dll?>

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.

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

The proposed development complies with the Transportation Corridor Study by providing a landscape buffer between the property and the existing railroad tracks as outlined in the 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. 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 comments and conditions:

1. A Plat Note Amendment must be approved by the City Commission, prior to building permit approval, amending the NVAL on the north property line.
2. The photometric plan must be revised to comply with the minimum standards for exterior lighting (155.5401 E.), light intensity readings must maintain a minimum of 1.0 foot-candle in the vehicular use area and cannot exceed a maximum of 3.0 foot-candles at the property line.
3. Trees shall be planted at least 15 feet from any light fixture mounted on a pole (155.5203 B. 2. g. i. (C)).
4. 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. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.