



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-93

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### PLANNING AND ZONING BOARD

Meeting Date: August 25, 2021

### MEDICAL OFFICES AND SENIOR CENTER

**Request:** Major Site Plan  
**P&Z#** 21-12000001  
**Owner:** Dorwes, LLC  
**Project Location:** 101 NW 12 Street  
**Folio Number:** 484235310210  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Andre Capi (954) 941-3329  
**Project Planner:** Lauren Gratzner

### Summary:

The following is a summary of information on the subject property. The applicant is requesting Major Site Plan approval in order to construct a new 16,438 square foot building that will be used as medical offices, a pharmacy, and a senior center. The footprint of the building is 16,438 square feet on a 63,257 square foot (1.45 acre) site, a total lot coverage of 33.1%. The site plan was reviewed by the Development Review Committee on April 7, 2021 and re-reviewed by the Development Review Committee on May 19, 2021. The site plan received Major Building Design approval by the Architectural Appearance Committee on July 6, 2021.

The property is located on the northwest corner of N Dixie Highway and NW 12<sup>th</sup> Street.

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## 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 restaurant 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 01.06.12** *Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.*

**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.*

**Policy 01.14.07** *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

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-3 (General Business) 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 155.4222.H. Drug Store or Pharmacy, 155.4205.D. Senior Center, and 155.4209.A Medical Office.*

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).*

*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.*

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.

*This site is vacant. 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	3,287.60 gallons per day *
Water Treatment Demand	3,899.09 gallons per day *
Raw Water Demand	4,211.02 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 164.38 lbs. per meal (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 is located on N Dixie Highway, however, is designed to provide safe, adequate, and paved vehicular access from the secondary street, NW 12<sup>th</sup> Street.*

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 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 complies with the approved Transportation Corridor Study. This plan calls*

*for commercial mixed-use frontage of the subject parcel. Additionally, the typical cross section for this section of N Dixie Highway requires an eight-foot sidewalk and 12-foot frontage, all of which has been provided.*

### **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. The applicant shall dedicate five feet of right-of-way along NW 12<sup>th</sup> Street per Code Section 155.5501.F.2, prior to building permit approval.
2. The applicant shall submit a sidewalk public access easement agreement for the one-foot extension of the public sidewalk into the subject property, prior to building permit approval.
3. 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.

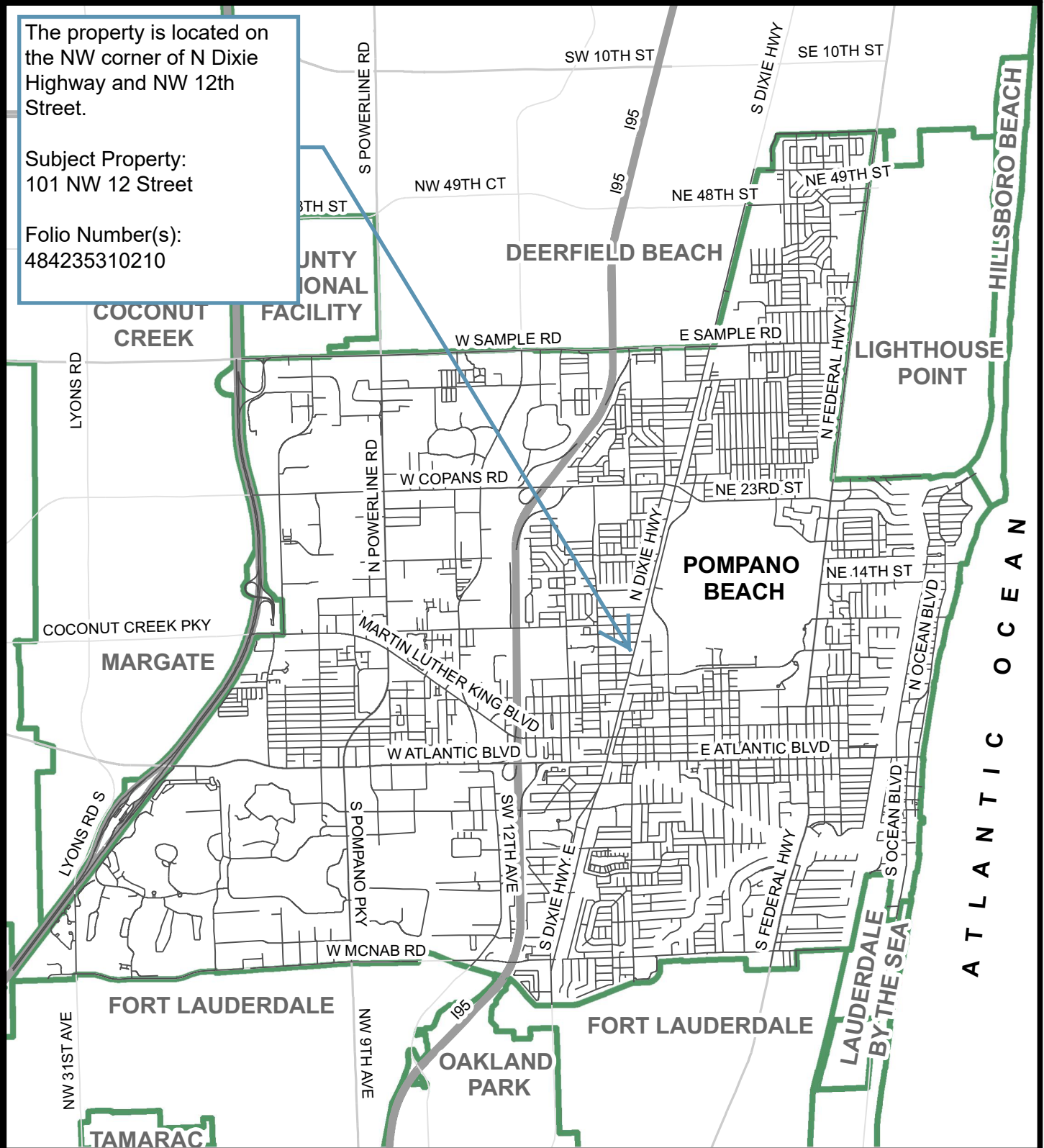
# CITY OF POMPANO BEACH LOCATION MAP



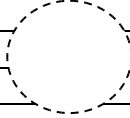
The property is located on  
the NW corner of N Dixie  
Highway and NW 12th  
Street.

Subject Property:  
101 NW 12 Street

Folio Number(s):  
484235310210



# 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

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CITY OF POMPANO BEACH  
AERIAL MAP



Subject Site

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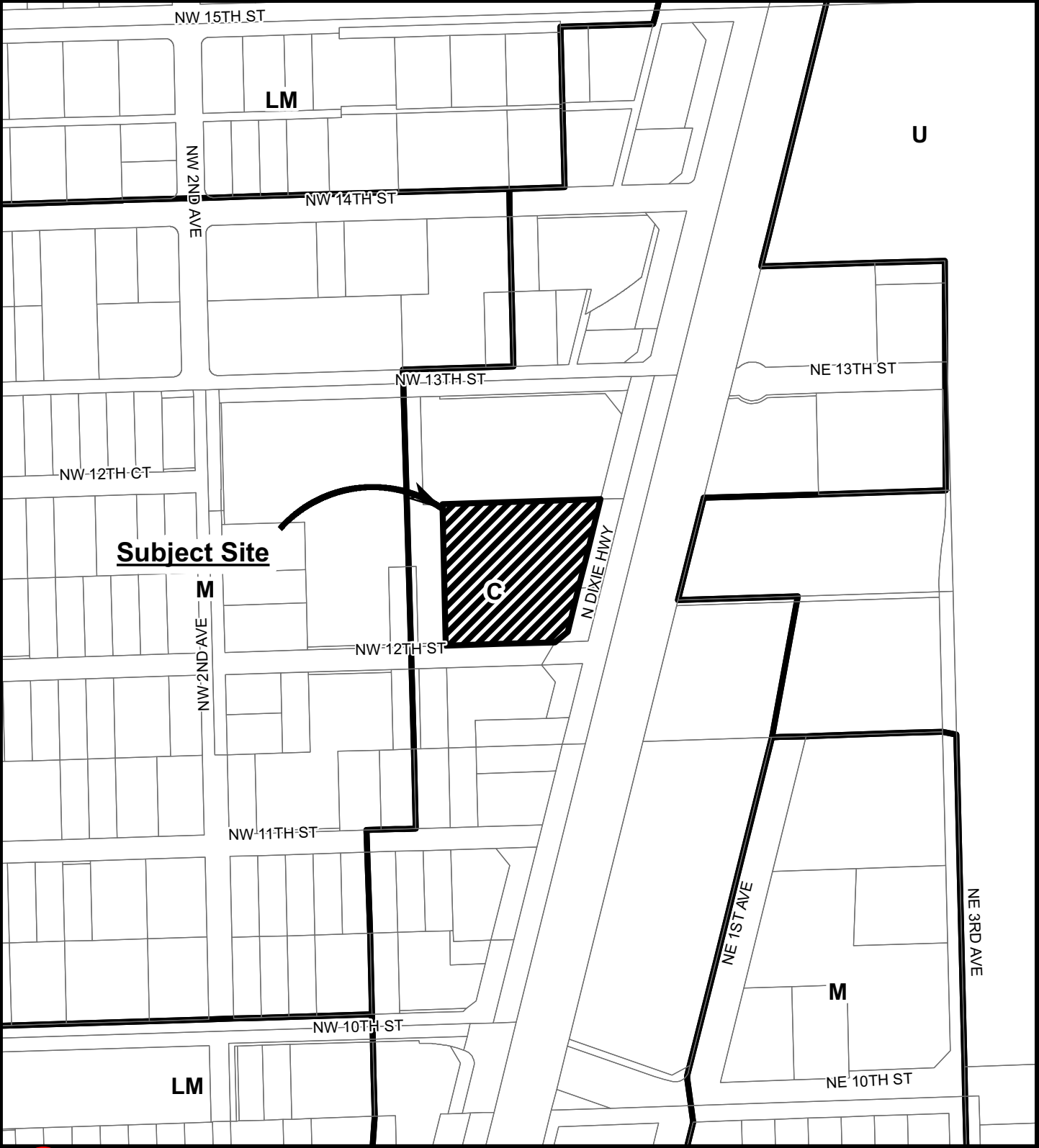
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

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CITY OF POMPANO BEACH  
OFFICAL LAND USE MAP



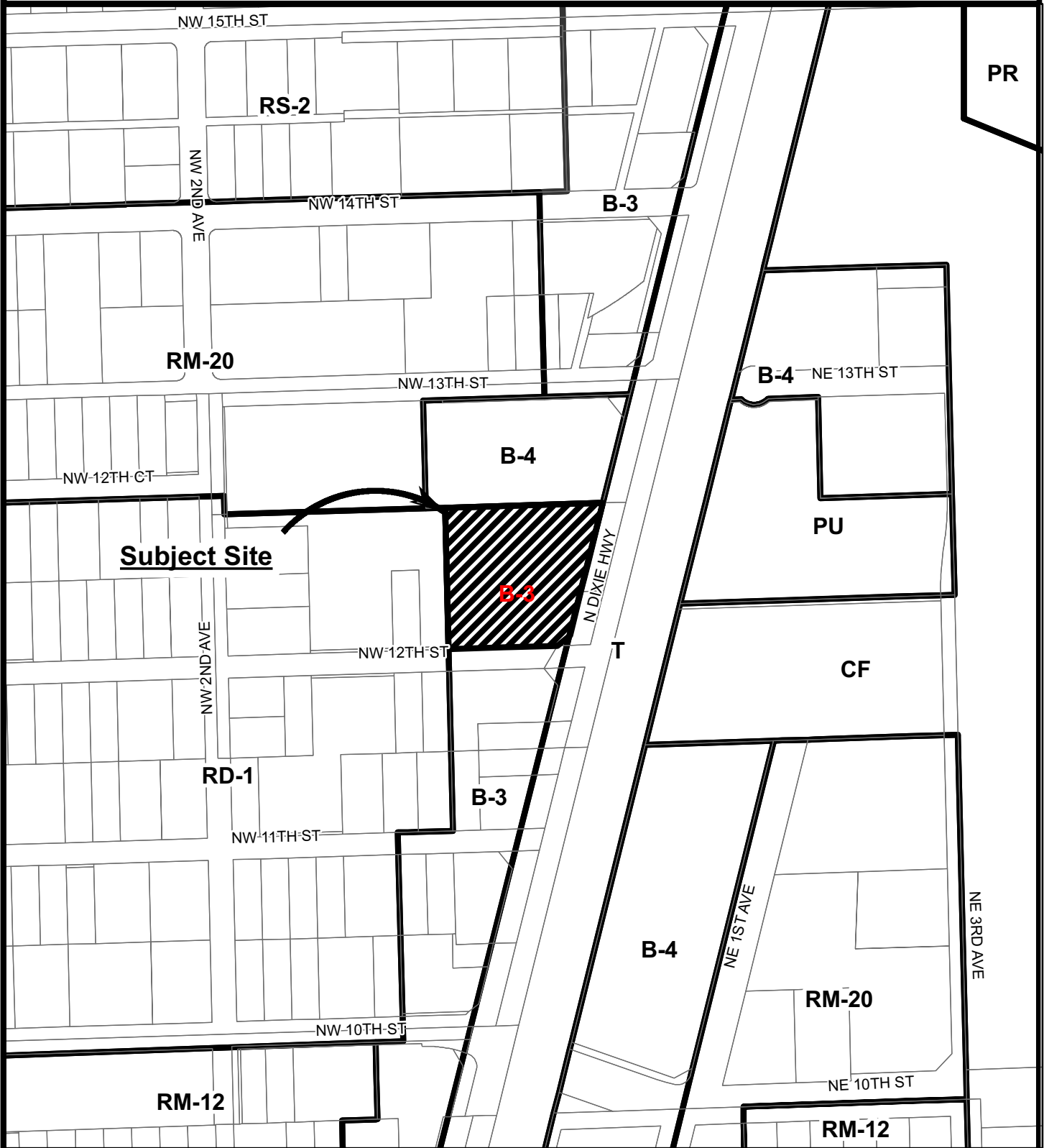
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1 in = 250 ft  
8/16/2021 DesHul

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# CITY OF POMPANO BEACH ZONING MAP



**P&Z**  
1" = 250 ft  
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