



Legislation Text

File #: LN-83, Version: 4

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Meeting Date: MARCH 23, 2022

POMPANO BEACH FIRE / EOC

Request: Major Site Plan
P&Z# 21-12000002
Owner: City of Pompano Beach
Project Location: 100 SW 3 St
Folio Number: 494202400010
Land Use Designation: CF (Community Facilities)
Zoning District: CF (Community Facilities)
Commission District: 3
Agent: Merrill Romanik (954-961-6806)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant (the City) is requesting Major Site Plan approval in order to construct a new consolidated Emergency Operations Center/Fire Administration/Fire Logistic facility and a new parking garage, along with reconfigured surface parking and landscaping. The footprint of the proposed building and parking garage is 49,177 square feet, with the existing buildings of 67,456 for a total footprint area of 116,633 on a 566,195 sq. ft. site (13 acres), a lot coverage of 20.6%. The existing administration building is two stories (134,912 square feet), and the new administration building proposed is three stories totaling 44,676 square feet. The new parking garage will have 200 parking spaces for a total of 347 spaces. This site plan was reviewed by the Development Review Committee on March 3, 2021 and by the Architectural Appearance Committee on April 6, 2021. The site plan was pulled from the April 2021 Planning & Zoning Board agenda by the Project Manager for a redesign to address budget issues. The changes to the project were mostly to the interior of the proposed building, along with a reduction of proposed surface parking spaces.

The property is located on SW 3 St., west of South Cypress Rd.

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 land use designation for this property is Community Facilities (CF). The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Policy 01.02.02. *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 the City's street standards in Chapter 100 of the City's Code of Ordinances.*

Policy 01.05.01. *Continue to require all substantial improvement, new development and redevelopment to be consistent with the minimum finished floor elevations as specified in the Federal Emergency Management Agency Flood Insurance requirements, the South Florida Building Code, Chapter 152 of the City's Code of Ordinances and future maps being prepared to determine appropriate finished floor elevations and crown of road elevations based on adopted sea level rise projections.*

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 the development within the CF (Community Facility) Zoning district.

Article 4: Use Standards

The development proposes a Fire or EMS Station Use and Government Administrative Office Use that complies with the use-specific standards in Article 4: Use Standards and are consistent with the comprehensive plan.

Article 5: Development Standards

See Section 3 below.

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

The DRC and applicant's team have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval.

The project has received Building Design approval from the Architectural Appearance Committee on April 6, 2021.

As part of the Major Site Plan application, the applicant has developed a separate table that addresses how the project will achieve the required sustainability points. The project achieves the required 12 sustainability points required for nonresidential 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;

The project will comply with the conditions of prior Development Orders, including obtaining a Plat Note Amendment prior to building permit approval.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	8,935.20 gallons per day *
Water Treatment Demand	10,597.15 gallons per day *
Raw Water Demand	11,444.92 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to the Broward County to meet concurrency
Solid Waste Generation	446.76 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 abuts NW 3 Street, designated as an arterial street on the Broward County Trafficways Plan and is designed to provide safe, adequate, paved vehicular access between the buildings and streets.

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

The Property is not located within a wellfield protection area, according to the Broward County Wellfield Map.

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 application, the applicant has developed a separate CPTED security plan, which address 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
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The proposed site plan was reviewed by 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 is not located on a roadway that is identified in the Transportation Corridor Study.

Staff Conditions:

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 conditions:

1. A Plat Note Amendment is required to amend the existing Plat Note that states “The plat is restricted to a 115,000 square foot government facility” in order to allow for the existing buildings, the new Fire Administration/EOC and the future additional fire training tower.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Include a copy of the approved CPTED plan, with evidence of approval from the Broward Sheriff’s Office.
 - b. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - c. Substantial compliance with the plans, as submitted with this application.
 - d. Provide evidence that the required right-of-way has been dedicated on SW 3 St.