



Legislation Text

File #: LN-05, **Version:** 2

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: NOVEMBER 18, 2020

UNIVERSAL HEAT & AIR

Request: Major Site Plan
P&Z# 18-12000037
Owner: Michael Forgione
Project Location: 980 SW 12th Avenue
Folio Number: 494202000570
Land Use Designation: I
Zoning District: I-1
Commission District: 5
Agent: Michael Forgione (954-605-9018)
Project Planner: Jae Eun Kim

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 building for a contractor's office and warehouse with associated parking and landscaping areas. The building has a 7,184 sq. ft. building footprint including a mezzanine. The total footprint of the proposed building is 6,002 sq. ft. on a 24,505 sq. ft. (0.57 acre) site. The total lot coverage is 24.5%. This proposed development was reviewed by the Development Review Committee on February 20, 2019 and was reviewed by the Architectural Appearance Committee on October 6, 2020.

The property is currently vacant and located west of S. Andrews Avenue (SW 12 Av) and south of SW 8 Street.

The project necessitated two applications in advance of placement for this Board meeting. The following is a brief summary of approvals obtained:

- Variance 19-11000011: Obtained approval of an interior side yard setback of 0 feet along the south property line and a two-way drive aisle at a width of 20 feet on May 16, 2019.
- INSTR # 116714543: Easement and Agreement for ingress and egress to the neighboring property, south of the subject property in order to provide Fire access.

Staff Conditions:

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 comprehensive plan;

The Design Team believes the proposed project is consistent and compatible with the Pompano Beach Comprehensive Plan including:

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.

Goal 05.00.00 The area wide availability of structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach and utilize energy efficient design and construction principles and renewable energy resources.

Objective Urban Infill 01.11.00 Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.

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.

The proposed project will meet all the requirements mentioned above in order to follow the guidelines of the compliance with the comprehension plan.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

District, Article 3

I-1 (General Industrial)

The proposed development will be a warehouse and the business activities of the warehouse will be completely in line with that Article 3 establishes for this district.

Use, Article 4

Industrial: Contractor's office, Warehouse, Distribution and Storage

The proposed project's use is a warehouse and constructor's office, which are permitted in I-1 zoning.

Development Standards, Article 5:

The Applicant has assembled a design team of professionals who are extremely familiar with the City of Pompano Beach. The design team has met with staff several times to present the project in various conceptual stages. The design team believes the proposed project meets or exceeds all requirements found in the applicable sections of the Pompano Beach Zoning Code.

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

The proposed project is designed to meet all applicable standards of the Sustainable Development Standards of Article 5. A total of 12 points are obtained from table 1555.5802 Sustainable Development Options such as efficient cooling, the design of the proposed project with increased loads of 175 MPH to meet hurricane resistance, permeable parking surfaces, and white roof for the warehouse. Furthermore, the project will meet the required sustainability point as an urban infill project.

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

The project complies with all other applicable codes and standards within the City of Pompano Beach Code of Ordinances.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

The proposed project does not have an applicable development order.

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	941 gallons per day *
Water Treatment Demand	1,117 gallons per day *
Raw Water Demand	1,206 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	77 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 proposed project provides safe, adequate paved vehicular access within project's boundaries. The project is a single building development with a principle entry/exit on South Andrews Ave. All paving, markings, and connection to a right of way will follow Local, County State and Federal regulations.

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

The site does not sit in a wellfield zone, nor will have hazardous materials be stored or used on site.

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

The proposed project follows the crime prevention security strengthening and CPTED standards. CPTED

Principles compliance is provided on plans. Site and elevations schematics is designed to provide security mechanisms such as cameras and lighting that will help mitigate crime in line with the CPTED Principles.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

The project complies with all aspects of City Code Section 95.02.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the city Comprehensive Plan or Broward County Land Use Plan; and

The project does not include any environmentally sensitive lands.

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

The proposed project is not located within the study area boundaries 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. 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. Revise the measurement illustrated on the site plan for the required stacking lane distance, pursuant to Section 155.5101.G.8.b. The minimum 25-foot stacking distance shall be measured from the intersection of the driveway with the street right-of-way, along the centerline of the driveway, to the centerline of the internal intersecting driveway.
2. Remove the pedestrian access to the dumpster enclosure, and identify an exterior color of the dumpster enclosure on sheet A.6.
3. Provide details of the architectural louvers used to screen the roof top mechanical equipment; the screening must be designed in accordance with Code (§155.5301. A.2, New Development Screening Standards).
4. Standard conditions of approval and/or specifications required prior to Building Permit/Zoning Compliance Permit issuance:
 - a. Evidence that the development achieves at least 12 sustainable development points (TABLE 155.5802, Sustainable Development Options and Points).
 - b. A copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - c. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - d. Landscape and Irrigation Plans in accordance with Zoning Code requirements as verified by the City's Urban Forestry Division.