



Legislation Text

File #: LN-12, **Version:** 2

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: December 16, 2020

AMAZON DELIVERY STATION

Request: Major Site Plan
P&Z# 20-12000019
Owner: IDI Logistics, LLC
Project Location: 3300 NW 31st Ave
Folio Number: 484221130010
Land Use Designation: I
Zoning District: I-1
Commission District: 4
Agent: Jason L. James (305-274-4805)
Project Planner: Pamela Stanton (954-786-5561) / pamela.stanton@copbfl.com

Summary:

The applicant is requesting Major Site Plan approval in order to construct an Amazon Distribution Station. The project includes modifications to an approved site plan at Rock Lake Business Center (PZ: 16-12000049). Revisions to the site plan include adding surface parking in lieu of two unconstructed warehouse buildings, and changes to vehicular movement patterns, landscaping and loading. The original site plan included four warehouse buildings, of which two were constructed. One of the buildings (Building D) will be converted into the Delivery Station, and the other building (Building B) will be used for interior parking and van queuing.

The site plan was reviewed by the Development Review Committee on August 19, 2020 and October 21, 2020.

The property is located east of the Florida Turnpike and south of NW 33 St.

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 I-1 (General Industrial). The proposed development is consistent with the permitted uses identified. 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.*

Objective 01.01.00 - Future Land Use Plan and Levels of Service. *Maintain the City's Future Land Use Map consistent with the Broward County Land Use Plan to ensure all development permits issued are consistent with the City and County land use plans and the adopted level of service requirements for the availability of facilities and services can be met. The adopted levels of service standards will be adjusted over time as necessary to address the impacts of sea level rise and climate change.*

Policy 01.03.13. *Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.*

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 will comply with the standards for the development within the I-1 (General Industrial) District.

Article 4: Use Standards

The development proposes a warehouse and distribution 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 project applicant have worked together to present a project that satisfies the requirements of

Article 5 for new development requiring Major Site Plan approval.

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

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

The proposed site plan will be in compliance with all other applicable standards of this Code upon adoption of the two proposed Zoning Code text amendments.

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

A Development Order was issued for the site plan at Rock Lake Business Center (PZ16-12000049). The Amazon Delivery Station project seeks to modify the original site plan which included four warehouse buildings, of which two were constructed. One of the buildings (Building D) will be converted into the Delivery Station, and the other building (Building B) will be used for interior parking and van queuing. Modifications to the site plan include adding surface parking in lieu of two unconstructed warehouse buildings, and changes to vehicular movement patterns, landscaping and loading.

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	25,643.60 gallons per day *
Water Treatment Demand	30,413.31 gallons per day *
Raw Water Demand	32,846.37 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	5,128.72 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.

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. The Development will not have any hazardous materials on site.

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 and narrative, 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. 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, approved by 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.