

Legislation Text

File #: LN-93, **Version:** 4

PLANNING AND ZONING BOARD

Meeting Date: September 22, 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 Gratzer

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.

This project came before the Planning and Zoning Board during the August 2021 meeting, at which time the Board requested for a postponement for further information regarding the senior center use. The applicant has since provided an updated narrative, labeled as the "Project Use Addendum", that describes the use of the senior center in greater detail. This narrative states the senior center will contain fitness programs, recreational and social activities, wellness programs, health screenings, counseling, social services assistance, education, and medical care. The remainder of the building will be for general medical office use, as a separate entity from the senior center, and a shell building for future pharmacy or medical office build outs.

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

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.

<i>Wastewater Treatment Demand</i>	<i>3,287.60 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>3,899.09 gallons per day *</i>
<i>Raw Water Demand</i>	<i>4,211.02 gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>
<i>School Impacts</i>	<i>N/A</i>
<i>Transportation</i>	<i>Transit fees paid to the Broward County to meet</i>

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 12th 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 12th 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.