



Legislation Text

File #: LN-166, **Version:** 5

PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 15, 2021

RIVA MOTORSPORTS MAJOR SITE PLAN

Request:	Major Site Plan
P&Z#	21-12000024
Owner:	Lambretta South Inc
Project Location:	5100 NE 13 th Way
Folio Number:	484212350010
Land Use Designation:	Industrial
Zoning District:	I-1 (General Industrial)
Commission District:	2 (Rhonda Eaton)
Agent:	Chris Lansdale (954-764-8858)
Project Planner:	Lauren Gratzner (954-545-7792 / lauren.gratzner@copbfl.com)

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 12,006 square foot warehouse within the existing development. The footprint of the building is 6,003 square feet on a 173,104 square foot (3.97 acre) site, a total lot coverage of 22.33% including all buildings. The site plan was reviewed by the Development Review Committee on August 4, 2021 and re-reviewed by the Development Review Committee on October 6, 2021. The site plan received Major Building Design approval by the Architectural Appearance Committee on December 7, 2021.

The property is located on the northeast corner of NE 51st Street and NE 13th Way (at this location NE 13 Way is the dividing line between Pompano Beach and the City of Deerfield Beach).

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 an Industrial (I) land use designation. The proposed warehouse 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 01.03.07

Require the provision of building height transitions and decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses.

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

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.*

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 I-1 (General Industrial) 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 155.4228.C. Warehouse, Distribution, and Storage and section 155.4227.G. Manufacturing, Assembly, or Fabrication, Light.

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.

The property has a previously approved site plan of record from 2012, PZ 12-12000042, and complies with all previous requirements and conditions.

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>1,200.60 gallons per day *</i>
<i>Water Treatment Demand</i>	<i>1,423.91 gallons per day *</i>
<i>Raw Water Demand</i>	<i>1,537.82 gallons per day *</i>
<i>Park Acreage Required</i>	<i>N/A</i>
<i>School Impacts</i>	<i>N/A</i>

*Transportation Transit fees paid to the Broward County to meet concurrency
Solid Waste Generation 240.12 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 not located on a roadway designated on the Broward County Trafficways Plan, however, is designed to provide safe, adequate, and paved vehicular access.

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

The property may be 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 is not located within an area designated on the approved 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 applicant 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. 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.