



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Minor Site Plan Application

155.2407. SITE PLAN

(Below is a summary of Section 155.2407. For the complete language, please refer to the Zoning Code)

APPLICABILITY

Residential Use	Ten or less new or additional multifamily dwelling units.
Institutional Use, Commercial Use, and Industrial Use	New development that contains 5,000 square feet or less of gross floor area; or
	Existing Development that adds a total of 25,000 sf or less of GFA; or
	Existing Development that increases the amount of GFA of the primary building by 25% or less; or
	Existing Development that increases the lot coverage by 25% or less.
Redevelopment of a Brownfield	Fifteen or less new or additional multifamily dwelling units; or
	New development that contains 7,500 square feet or less of gross floor area; or
	Existing Development that adds a total of 37,500 sf or less of GFA; or
	Existing Development that increases the amount of GFA of the primary building by 37.5% or less; or
	Existing Development that increases the lot coverage by 37.5% or less.

REVIEW STANDARDS

An application for a 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;
2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);
3. Complies with the applicable development standards of this Code (Article 5);
4. Complies with all other applicable standards in this Code;
5. Complies with all requirements or conditions of any prior applicable development orders;
6. Is issued a concurrency review certificate in accordance with Chapter 154 (Planning) of the Code of Ordinances;
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;
8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
9. Complies with CPTED standards for natural surveillance, natural access control, territorial reinforcement, and maintenance.

PROCEDURE

1. Pre-application conference with Principal Planner.
2. DRC review and comment.
3. Final decision by the Development Service Director.

APPLICATION CHECKLIST

<ul style="list-style-type: none"> • One (1) Completed Original Application • Eight (8) 24" x 36" Signed & Sealed Sets of Plans 		<ul style="list-style-type: none"> • One (1) Digital Copy in PDF of all documents, unless indicated otherwise • Application Fee as established by resolution of the City Commission 	
<input checked="" type="checkbox"/>	One (1) completed application with original signatures.	<input checked="" type="checkbox"/>	Recorded or proposed plat.
<input checked="" type="checkbox"/>	Three (3) sets of 11"x17" site plans including floor plans, Landscape Plans and Engineering Plans for file.	<input checked="" type="checkbox"/>	Proof of ownership (owner's certificate form must be completed by owner).
<input checked="" type="checkbox"/>	Narrative describing project specifics, to include a description of the proposed development and point-by-point responses of how project complies with Review Standards/ Narratives must be on letterhead, dated, and with author indicated. (Digital copy in WORD)	<input checked="" type="checkbox"/>	Signed and sealed plans including Site Plan, Floor Plans, Landscape Plans, and Public Safety Security Plans Incorporating CPTED Guidelines
<input checked="" type="checkbox"/>	List of color samples on a letter size paper.	<input checked="" type="checkbox"/>	Legal Description (Digital copy in WORD)
<input checked="" type="checkbox"/>	Building material and color samples.	<input checked="" type="checkbox"/>	Current survey.

DRC

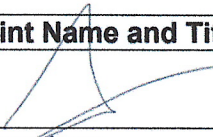
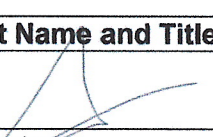


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3214 SE 11 STREET, POMANO BEACH, FL 33062		RM-20-MULTIPLE-FAMILY RESIDENCE
STREET ADDRESS		Zoning District
LAKESIDE	6	13
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)		
Has any previous application(s) been filed?	Yes _____ No <input checked="" type="checkbox"/>	
If Yes, give date of hearing and finding		

Owner's Representative or Agent	Landowner (Owner of Record)
	3214 POMPANO LLC
Business Name (if applicable)	Business Name (if applicable)
Mancinelli, Julian	
Print Name and Title	Print Name and Title
	
Signature	Signature
12-11-2024	12-11-2024
Date	Date
3179 HOY LAKE ROAD, LAKE WORTH, FL 33467	2255 GLADES RD 224A, BOCA RATON, FL 33431
Street Address	Street Address
3179 HOY LAKE ROAD, LAKE WORTH, FL 33467	3179 HOY LAKE ROAD 224A, LAKE WORTH, FL 33467 UN
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
+1 (561) 255-2475	+1 (561) 255-2475
Phone Number	Phone Number
julianmancinelli22@gmail.com	julianmancinelli22@gmail.com
Email	Email
Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail	Indicate your preferred medium to receive agendas and notifications: _____ Mail <input checked="" type="checkbox"/> E-Mail

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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

Owner's Name: 3214 POMPANO LLC
(Print or Type)

Address: 3179 HOY LAKE ROAD 224A, LAKE WORTH, FL 33467 UN
BOCA RATON, FL 33431
(Zip Code)

Phone: +1 (561) 255-2475

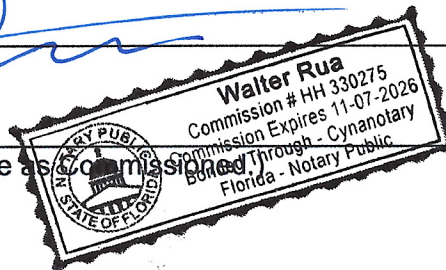
Email address: julianmancinelli22@gmail.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 27 day of January, 2025

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned)



- ☒ Personally know to me, or
☐ Produced identification:

(Type of Identification Produced)

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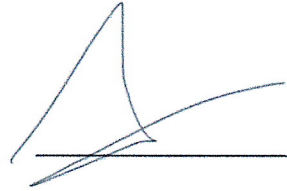
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Acknowledgement receipt of the Florida NPDES Stormwater Permitting Program for Construction Activity

I Julián Mancinelli am the Manager of the proposed application for
(Print Name) (Title)

Development approval and authorized to sign on behalf of the owner. I hereby acknowledged that I have been given a copy of the Florida National Pollutant Discharge Elimination System (NPDES) Permitting Program for construction activity.

Signature:



Date:

1/27/2025

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PLANS CHECKLIST

ALL DRAWINGS MUST BE SIGNED AND SEALED BY THE APPROPRIATE DISCIPLINE

SITE PLAN MUST BE DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

A. General Information:	
<input checked="" type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input checked="" type="checkbox"/>	Legal description of property.
<input checked="" type="checkbox"/>	Location map showing arterial streets and section lines
<input checked="" type="checkbox"/>	All adjacent rights-of-way, indication of centerline and width, pavement width, median cuts and intersections
<input checked="" type="checkbox"/>	Scale and north arrow
<input checked="" type="checkbox"/>	Property lines clearly shown
<input checked="" type="checkbox"/>	Utility lines with sizes including water, sewer and gas serving site
<input checked="" type="checkbox"/>	Location of all water features, drainage improvements and on-site retention areas
<input checked="" type="checkbox"/>	Flow calculations.- water & sewer demand (gallon usage per day)
<input checked="" type="checkbox"/>	Off-site improvements such as sidewalks, bus bays, turning lanes, utility lines and fire hydrants; also indicate all driveways or curb cuts within 300 feet of the site
B. Article 3 / Zoning District Information:	
<input checked="" type="checkbox"/>	Current land use designation of property
<input checked="" type="checkbox"/>	Current zoning of project and abutting properties (and proposed zoning, if applicable)
<input checked="" type="checkbox"/>	Location of all principal and accessory structures with dimensions to lot lines and between structures
<input checked="" type="checkbox"/>	Building elevations and height
<input checked="" type="checkbox"/>	Total square footage of pervious and impervious areas and as percentages of total area
<input checked="" type="checkbox"/>	Computation - Gross acreage
<input checked="" type="checkbox"/>	Computation -- Net acreage
<input checked="" type="checkbox"/>	Residential Use
<input checked="" type="checkbox"/>	Number of dwellings
<input checked="" type="checkbox"/>	Density
<input checked="" type="checkbox"/>	Dwelling units by type
<input checked="" type="checkbox"/>	Floor area of dwelling units by type
<input checked="" type="checkbox"/>	Non-Residential Use
<input checked="" type="checkbox"/>	Total Gross square footage for all buildings
<input checked="" type="checkbox"/>	Gross square footage for all uses
<input checked="" type="checkbox"/>	Gross square footage for individual buildings
<input checked="" type="checkbox"/>	Gross square footage for individual buildings per floor
C. Article 4 / Use Information:	
<input checked="" type="checkbox"/>	Proposed Principal Use(s)
<input checked="" type="checkbox"/>	Proposed Accessory Use(s)
D. Article 5 / Development and Design Information:	
(Applicant shall confirm with Planner during pre-application meeting which of the following items are not required)	
<input checked="" type="checkbox"/>	Circulation Plan: Street Connectivity; Emergency and service vehicle access; Vehicle stacking; Turning radii; Traffic calming measures; Bicycle access; Number of bicycle spaces required and provided; and Pedestrian access
<input checked="" type="checkbox"/>	Off-Street Parking and Loading Plan: Number of off-street parking spaces required and provided including handicapped: with typical sizes shown; Number of required and provided loading spaces; Access aisles and driveways; interaction with circulation plan; and surfacing materials.
<input checked="" type="checkbox"/>	Location of all Mechanical Equipment and Commercial Containers with proposed screening
<input checked="" type="checkbox"/>	Location, height, and materials of all fences and walls
<input checked="" type="checkbox"/>	Lighting / Photometric Plan: Location, height, and detail of Lighting fixtures; and Illumination levels, direction and shielding
<input checked="" type="checkbox"/>	Design Plan – Multifamily Residential: Site layout including buildings, parking, and outdoor activity areas; Building Size; Building Facades (including list of options); Architectural Variability options; Roofs; and Materials.

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<input checked="" type="checkbox"/>	Design Plan – Commercial and Mixed Use: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Façades and materials; Building Entrances; Fenestration/ Transparency; and Roofs.
<input checked="" type="checkbox"/>	Design Plan – Industrial: Site layout including buildings, parking, and loading, service and equipment areas; Building Size; Building Façades and materials; and Building Entrances.
<input checked="" type="checkbox"/>	Design Plan – Residential Compatibility: Roofs; Exterior color palette; Architecture features; outdoor activity areas; location of off-street parking areas; location of loading, service, and refuse areas; and location and photographs of abutting single family residential development.
<input checked="" type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points.
<input checked="" type="checkbox"/>	Sign Plan to include location and type of signs.

LANDSCAPE PLAN MUST BE SEALED WITH NAME OF LANDSCAPE ARCHITECT AND REGISTRATION NUMBER AND MUST INCLUDE THE FOLLOWING:

<input checked="" type="checkbox"/>	Current zoning of abutting properties
<input checked="" type="checkbox"/>	Location of all landscaped areas with dimensions
<input checked="" type="checkbox"/>	Table indicating all landscape requirements
<input checked="" type="checkbox"/>	Common and scientific names for all plant material
<input checked="" type="checkbox"/>	Plant location and spacing of plant material
<input checked="" type="checkbox"/>	Quantities and sizes of plant material with percentages of material by species and nativity
<input checked="" type="checkbox"/>	Building location.
<input checked="" type="checkbox"/>	Tree survey with corresponding appraisals <i>by a certified arborist</i> in table form. Table is to include common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated).
<input checked="" type="checkbox"/>	Irrigation plan showing irrigation layout.
<input checked="" type="checkbox"/>	Light fixture location
<input checked="" type="checkbox"/>	Parking and vehicular-use areas
<input checked="" type="checkbox"/>	Square footage of vehicular use area and percentage of interior landscaping
<input checked="" type="checkbox"/>	Location of all walls, fences, berms and other buffers with material specifications and heights.
<input checked="" type="checkbox"/>	Dumpster locations and screening

PUBLIC SAFETY SECURITY PLANS INCORPORATING CPTED GUIDELINES

<input checked="" type="checkbox"/>	CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan 24"x36"
<input checked="" type="checkbox"/>	CPTED Security Narrative Plan 8.5"x11"

WASTE MANAGEMENT PLAN

<input checked="" type="checkbox"/>	Waste Management Plan
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CPTED GUIDELINES

Crime Prevention Through Environmental Design

CPTED Principle #1 - Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2 - Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3 - Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4 - Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

CPTED Principle #5 – Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriffs Office at: Patrick_Noble@sheriff.org

NOTICE EFFECTIVE FEBRUARY 1, 2008

Per resolution 08-97 RESIDENTIAL PLATS AND SITE PLAN APPLICATIONS shall not be approved without providing the appropriate written approvals from Broward County School District.

APPLICANTS MUST TRANSMIT RESIDENTIAL PLATS AND SITE PLANS TO BROWARD COUNTY SCHOOL DISTRICT.

For your convenience an application is attached to all plat applications and for additional information contact:

The School Board of Broward County, Florida
Growth Management Department
Facility Management, Planning & Site Acquisition
1643 North Harrison Parkway
Sunrise, Florida 33323
(754)-321-8350

or visit their website to complete the application online:

http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf

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