

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

August 5, 2020

P&Z # 20-13000002



The undersigned has reviewed and evaluated the **REZONING APPLICATION** submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

P&Z # 20-13000002

Owner: City of Pompano Beach

Project name: Oceanside Parking Lot Rezoning

Project location: 109 N Ocean Blvd

Request: The applicant is requesting approval of a REZONING in order to rezone the subject parcel from OR/CF to B-3/AOD.

Applicant: David Recor (954) 786-4664

Project Planner: Jean Dolan (954) 786-4045 / Jean.Dolan@copbfl.com

Commission District: 1

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM

Status: Review Complete, Pending Development Order

Comments:

(1) The property is platted as part of the Fire Station plat. Replatting will not be necessary and it looks like any ROW dedications were made as part of that platting process. The Applicant should obtain a full survey of the property to confirm all rights-of-way have been fully dedicated and to locate any easements or other dedications of property that might affect future design plans.

(2) The plat note will need to be modified to include the subject property's entitlements. This can be done prior to site plan approval.

RESPONSE: These platting comments are acknowledged and understood.

ENGINEERING DEPARTMENT

Plan Reviewer: Dave McGirr

Status: Review Complete, Pending Development Order

Comments

No comments 7-16-20

FIRE DEPARTMENT

Plan Reviewer Jim Galloway

Status: Review Complete pending development order

Comments

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This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

Plan Reviewer: Carpelo Jeobaum

Status: Review Complete, Pending Development Order

Comments: No comments 7-22-2020.

BSO

Plan Reviewer: Patrick Noble

Status: Review Complete. No comments.

Comments: No comments.

CRA

Plan Reviewer: Nguyen Tran

Status: Review Complete. No comments.

Comments

No comments.

UTILITIES

Plan Reviewer: Nathaniel Watson

Status: Review complete. Pending Development Order

Comments

7-29-2020

1. Please note that additional comments may be forthcoming contingent upon future submittals to the DRC development review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested REZONING approval in order to rezone the subject parcel from PR/CF to B-3/AOD.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum

Status: Review Complete. Pending Development Order

Comments

Comments will be rendered at time of site plan submittal. At that time, provide landscape plans in accordance with 155.5203 for the entire site.

ZONING

Plan Reviewer: Pamela Stanton, RLA

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P&Z

P720-13000002

12/16/2020

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Status: Review Complete, Pending Development Order

Comments

1. The proposed Rezoning from CF/AOD and PR/AOD to B-3/AOD is the appropriate Zoning designation for the proposed development.
2. The proposed Zoning designation is compatible with the existing designations of the surrounding area.
3. A future site plan for this location must comply with all applicable Zoning standards of the B-3 and AOD Districts.
4. An Air Park Obstruction Permit will be required, pursuant to Section 155.3707, Air Park Overlay (APO) District prior to site plan approval.

RESPONSE: These comments are acknowledged and understood.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow

Status: Review complete. Pending Development Order.

Comments

REVIEW COMPLETE; NO OBJECTIONS

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).