



January 12, 2023

Frank Manusky
City of Pompano Beach
Planning and Zoning Division
100 West Atlantic, Blvd.
Pompano Beach, FL 33060

RE: Project: Brew Fish Brewery
Location: 200 E McNab Road, Pompano Beach, FL 33060

Dear Mr. Manusky,

On behalf of our client, City of Pompano Beach, please accept this letter and attachments as submittal for Minor Site Plan Review for the above referenced project.

The subject site is located in Section 12, Township 49 South, Range 42 East within the City of Pompano Beach, Florida. The project consists of two (2) parcels located at the southeast corner of McNab Road (SE 15th Street) and Cypress Creek (C-14 Canal). The folio number (s) are as follows: 4942-12-04-0020 and 4942-12-04-0050.

The overall +/-0.91-acre project consists of the redesign of the driveway and existing parking lot layout to meet current code. There will be no impact to the existing buildings and no additional gross floor area added. There will be modifications to the landscaping including additional landscape islands between a max of 10 parking spaces to meet city requirements. The parking lot has also been designed to accommodate fire truck and refuse truck turning radius as well as required curbing and wheel stops. The site land use changes are as shown in the table below:

Table 1: Land Use			
Land Use	Pre (ac)	Post (ac)	Net
Building	0.22	0.22	0.00
Asphalt/Sidewalk	0.59	0.55	-0.04
Pervious	0.10	0.14	+0.04
Total	0.91	0.91	0.00

Thank you for your assistance with this project. Please feel free to call me at (954) – 361 -1487 or email me at teresa.villalon@kimley-horn.com with any questions or concerns you might have, or should you require additional information.

Sincerely,

Kimley-Horn and Associates, Inc.
Teresa Villalon Camacho, P.E.



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

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

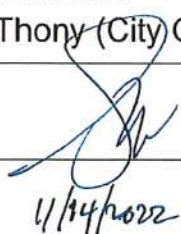
Development Application

Development Review (Check all that apply)

Site Plan		Building Design	
<input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major	<input type="checkbox"/> Applicable (AAC Required)	<input type="checkbox"/> Not Applicable
Street Address: 200 E McNab Road, Pompano Beach FL 33060		Folio Number: 4942-12-04-0020 4942-12-04-0050	Zoning District: B-3
Subdivision:		Block:	Lot:
Date of Pre-Application Meeting (Required for Major Site Plan): N/A			

Site Data		
Project Name: Brew Fish Brewery		
Acres*: 0.9	Number of units (Residential):	Total square feet of the building* (Non-Residential): 9,555

*Minimum of one acre. Acres should be rounded to the nearest tenth. Square feet for non-residential developments should be rounded to the nearest thousand.

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): City of Pompano Beach	Business Name (if applicable):
Print Name and Title: Fernand Thony (City) G.O.Bond Director	Print Name and Title:
Signature: 	Signature:
Date: 11/14/2022	Date:
Street Address: 100 West Atlantic Blvd	Street Address:
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip:
Phone Number: 954-786-7923	Phone Number:
Email: fernand.thony@copbfl.com	Email:
Email of ePlan agent (if different):	

DRC



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Department of Development Services
Planning & Zoning Division

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Development Application

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.

By signing below, I agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

Owner's Name:
(Print or Type)

200 McNab LLC (Managing Member Ryan Cordero)

Address:

300 E Ocean Avenue

Lantana, FL 33432

(Zip Code)

Phone:

561-252-2688

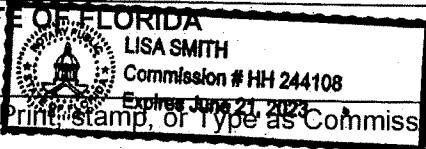
Email address:

Ryan Scordero @Gmail.com
RLM

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 12th day of February, 2023

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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Development Application

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

I FERNANDO TRONNY am the Project 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:

11/14/2020