



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-22

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Development Review Committee  
Meeting Date: November 4, 2020

### IMECA PLAT

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	20-14000016
<b>Owner:</b>	Cocchiola LLC
<b>Project Location:</b>	2429 NW 4th St
<b>Folio Number:</b>	484233040500, 484233040510, 484233040520, 484233040530, 484233040540
<b>Land Use Designation:</b>	C / L
<b>Zoning District:</b>	B-2
<b>Commission District:</b>	5
<b>Agent:</b>	Odalys C. Bello (305-251-9606)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921) / <a href="mailto:maggie.barszewski@copbfl.com">maggie.barszewski@copbfl.com</a>

### Summary:

This is a Plat request for property located on the west side of Powerline Rd. between NW 4<sup>th</sup> Ct. & NW 4<sup>th</sup> St. The Plat proposes the creation of two (2) new Tracts in compliance with zoning regulations. Tract "A" will be used for a new hardware store. Tract "B" will be used in compliance with the allowable uses per City Code, although, no specific development is being considered at this time.

**Staff Conditions:**

Statement to the Applicant:

Please email response stating how these DRC comments will be addressed to Maggie Barszewski (maggie.barszewski@copbfl.com), then contact Maggie when you are ready to move forward to upload for the P&Z Board.

**BUILDING DIVISION**

Plan Reviewer: carpelo.jeoboam@copbfl.com

Status: Review Complete Pending Development Order

Comments:

11.03.2020

**Advisory Comments**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

**ZONING**

Plan Reviewer:

Status: No Comments Submitted as of 11/10/20

Comments:

**UTILITIES**

Plan Reviewer: nathaniel.watson@copbfl.com

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Status: Review Complete Pending Development Order

Comments:

10-9-2020

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The 42" wastewater force main located within the property deemed as future right-of-way is the property of Broward County Water & Wastewater services.
3. The City of Pompano Beach Utilities Dept. has no comment with regard to the requested PLAT.

#### LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire

#### ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

Comments:

10-21-20

#### 100.09 PLAT APPROVAL.

(A) Before any plat shall be admitted to the City Commission for record in the city, the plat shall be first presented to the City Engineer or other designated official, and shall show the street profile, grade, and necessary storm drainage system on the plat to the satisfaction of the City Engineer or other official. ("58 Code, § 44.14)

(B) The City Engineer shall record his approval on any plat submitted, as provided by division (A) above, after

he has determined that the requirements for street profiles, grade, and necessary storm drainage have been met and that the legal description on the plat does not exceed the area actually platted thereon. The plat then shall be presented in the prescribed manner to the city Planning Board for further action as provided by the Charter and ordinances of the city.

Although shown on plans, please include in the narrative the proposed R/W dedication for Powerline Rd.

Required R/W for Powerline is 144' per City Code below. Currently, 110' R/W exists with a proposed 10' dedication. Depending on what's considered "center line of street" (see below highlight), may need to confirm whether 10' dedication is sufficient.

Dedication is not required on NW 4th Ct. or NW 4th St.

Table 100.01(B): Arterial Thoroughfares with Required ROW Width

Street Name Starting Point Ending Point Required ROW width in Feet

Powerline Rd. Sample Rd. McNab Rd. 144

(C) Property owners required to dedicate required right-of-way in accordance with Zoning Code § 155.5704 shall only be required to dedicate half of the applicable right-of-way width to the center line of the street.

## PLANNING

Plan Reviewer: [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com)

Status: Review Complete Pending Development Order

Comments:

1. The subject property zoning is B-2, however the Land Use designation is split showing Low Residential on approximately half of the property. Therefore either a Land Use Plan amendment will be required or a Flex allocation must be approved. The County Land Use designation appears to also indicate Low Residential on the same area that the city reflects such use. This must be addressed prior to proceeding to the Planning & Zoning Board.
2. Please submit a complete proposed Plat that includes a cover sheet and succeeding pages delineating the proposed lots, dedications, and points of vehicular access per Section 155.2410.D. Review Standards such that the Plat shall meet all the standards listed in Article 5, Part 7 of the Code.
3. The 10-foot dedication must be listed on the cover page of the plat, along with a location map and the signature blocks of the following:

- City Commission: Asceleta Hammond & City Mayor Rex Hardin
- Planning & Zoning Board: Chair Fred Stacer
- Engineer: City Engineer John Sfiropoulos
- All Broward County-required signature blocks

4. Pages following the cover sheet should include, but are not limited to:

- Surveyor's Notes
- Plat restrictions
- A statement saying "All facilities for the distribution of utilities of electricity, telephone & cable shall be installed underground."

5. The 10-foot dedication shall be marked as such on the plat drawing.

Code Section 155.2410D. PLAT REVIEW STANDARDS shall be met and the plat shall meet all standards listed in Article 5, Part 7

6. Section 155.5101G.3. VEHICULAR ACCESS MANAGEMENT shall be met.

7. Please submit a survey including the entire subject property of the proposed plat.

8. Parcel B may have to be used for drainage from Parcel A; if so, a Unity of Title shall be requires prior to approval of a Site Plan.

9. If Parcel B is necessary for the drainage flowing from Parcel A, please submit a site plan that includes Parcel B.

10. The plat cannot proceed for review by the Planning & Zoning Board until the County's DRR Report is emailed to Maggie Barszewski, and all items of such report are addressed on the plat.

11. Must submit a Title Certification addressed to the City, but can include the County and must be less than 6 months old.

12. Cover page signatures & surveyor signature must be submitted before City Commission placement.

13. All service provider letter must be submitted prior to placement on a City Commission agenda.

BSO

Plan Reviewer:

Status: No Comments Submitted as of 11/10/20

Comments:

WASTE MANAGEMENT

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**File #: LN-22**

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Plan Reviewer: beth.dubow@copbfl.com

Status: Review Complete No Comments

Comments:

Project Name: IMECA PLAT

Address: 2924 NW 4th Street

PZ#: 20-14000016

Review: 10/08/2020

DRC Date: 11/04/2020

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.

## CRA

Plan Reviewer: kimberly.vazquez@copbfl.com

Status: Review Complete Pending Development Order

Comments:

Truck Traffic on Powerline Road and entering on the west side of the property. No cut through truck traffic in the Collier City Neighborhood.

## FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for PLAT APPROVAL 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 follow All NFPA Standards prior to receiving Fire Department approval.

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).