



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-318

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### DEVELOPMENT REVIEW COMMITTEE

Meeting Date: AUGUST 3, 2022

### WILFERZ PLAT

**Request:** Plat  
**P&Z#** PZ22-14000007  
**Owner:** Celu Development LLC  
**Project Location:** W. McNab Rd  
**Folio Number:** 494203000521  
**Land Use Designation:** Industrial  
**Zoning District:** I-1 (Industrial)  
**Commission District:** 5 (Cyndy Floyd)  
**Agent:** Paola West (954-529-9417)  
**Project Planner:** Maggie Barszewski (954-786-7921 / [maggie.barszewski@copbfl.com](mailto:maggie.barszewski@copbfl.com))

### Summary:

Paola West of PlanW3st is representing applicant CELU DEVELOPMENTS LLC in pursuit of Plat approval for vacant and located on the north side of McNab Road, west of the CSX rail corridor. The owner intends to develop the 1.3-acre property with 20,511 sq. ft. of industrial warehouse use. A Conceptual Site Plan & Title Opinion have been submitted.

### Staff Conditions:

Statement to the Applicant:

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

### PLANNING

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

Status: Authorized With Conditions

Comment:

- 1) Must submit County's Development Review Report before going to P&Z.
- 2) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.
- 3) The proposed use is consistent with the Land Use & Zoning Designations.
- 4) All Ingress/Egress Easement Agreements cited on this Plat must be amended to include the following language:  
"This Easement shall not be modified, amended, terminated or released, except with the approval of the Director of Development Services."
- 5) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

**ENGINEERING DEPARTMENT**

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized

Comment:

7-20-22

Eng. has no comments.

**FIRE DEPARTMENT**

Plan Reviewer: jim.galloway@copbfl.com

Status: Pending Resubmit

Comment:

7/13/2022

- 1 - Additional information required for proposed plat submittal and conceptual site plan.
- 2 - Additional access roads may be required depending on fire protection systems to installed within proposed structures. Refer to NFPA 1 chapter 18 for Fire Apparatus Access and Water Supply.
- 3 - Dead-end roads greater than 150ft requires an approved turn around. Plans show access road greater than 300 ft.

**P&Z BUILDING DIVISION**

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**File #: LN-318**

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Plan Reviewer: james.demars@copbfl.com

Status: Authorized

Comment:

7-12-22 PLAT

**BSO**

Plan Reviewer: scott\_longo@sheriff.org

Status: Authorized

Comment:

7/13/2022

**CRA**

Plan Reviewer: kimberly.vazquez@copbfl.com

Status: Authorized

Comment:

The CRA has no comments

**UTILITIES**

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Authorized With Conditions

Comment:

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time for the requested PLAT approval.

**LANDSCAPE REVIEW**

Plan Reviewer: wade.collum@copbfl.com

**P&Z**

Status: Authorized With Conditions

Comment:

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

## **ZONING**

Plan Reviewer: [diego.guevara@copbfl.com](mailto:diego.guevara@copbfl.com)

Status: Pending Resubmit

Comment:

7/20/22

1. The ingress-egress agreement provided can be amended as per discretion of the owners only. That is not acceptable. The City must be part of the agreement. This must be resolved prior to any site plan approval.

Comments regarding the Conceptual Plan:

2. The shared driveway must comply with Sec. 155.5101.G.7 Driveway Layout and Design Requirements.

3. Provide Bicycle racks as required by Sec. 155.5102.L.1

4. Revise the design location and functionality of the proposed loading berth.

5. Revise the number and location of dumpsters for the entire industrial complex.

6. Consider flipping the building. Locate the small building to the front and the large units to the back. This change would provide more options for both the potential tenants and the City, furnishing an active, exciting frontage along McNab Road and reducing the circulation of the sanitation vehicle within the property. The suggested modification would allow the architect to develop a good front elevation instead of a plain, featureless warehouse wall.

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Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comment:

Environmental Services Comments

Project Name: Wilferz Plat

Address: W. McNab Road

P&Z#: 22-14000007

Review: 07/11/2022

DRC Meeting: 08/03/2022

**REVIEW COMPLETE; NO OBJECTIONS**

1. When submitting for site plan approval, please provide turning radii measured in feet for the garbage truck's approach to and exit from the service area.

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).