

DEVELOPMENT REVIEW COMMITTEE
Meeting Date: MARCH 16, 2022

APPLICANT RESPONSES

IDI LOGISTICS REZONING

Request: Rezoning
P&Z# 22-13000002

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM
Status: Review Complete pending Development Order

Comments:

1. The rezoning can be processed concurrently but not approved until the local land use plan amendment is approved.

RESPONSE: Applicant acknowledges this comment.

2. Please provide a copy of the SFWMD stormwater permit 06-0221-S referenced in the LUPA Application and determine how the lake needs to be treated and unified with the north and south parcels to ensure any dependence for drainage purposes is preserved in perpetuity.

The lake is platted as "Tract F" and labeled as a "private lake" on the plat indicating it was never intended to be used for development and was not part of the calculation of development rights (which originally came from the DRI and now come from the City's land use plan). It should be determined if the land use and zoning for the lake should be changed to "water" to demonstrate it has no development rights and unified with the north and south parcels for drainage purposes as noted above.

RESPONSE: The original permit from the SFWMD is included with this resubmittal and demonstrates how all parcels in the permit tie into the lake. The drainage system could not function if the lake were filled and developed. The Powerline Park Service Association is responsible for maintaining the drainage system, including the lake. It would not be feasible to fill the lake and maintain proper drainage for all the properties.

3. Correct the acreage on the Rezoning Application to match the legal description.

RESPONSE: See revised application.

4. A cost-recovery traffic analysis is required prior to proceeding to the City Commission. This does not need to be reviewed by the entire DRC but we will need the outcomes prior to the item being placed on the City Commission agenda for first reading (it is recommended this be done prior to P&Z, however, the Applicant can proceed at their own risk per the Development Services Director).

5. **RESPONSE:** Applicant acknowledges this comment.

LANDSCAPE

Plan Reviewer: Wade Collum

Review Status: Review Complete pending Development Order

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

WASTE MANAGEMENT

Plan Reviewer: Beth Dubow

Review Status: Review Complete pending Development Order

Comments:

The Solid Waste Services Department has no objections to the proposed rezoning.

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.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr

Review Status: Review Complete pending Development Order

No Comments.

BSO

Plan Reviewer: Scott Longo

Review Status: Review Complete pending Development Order

No Comments

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Attention:

DRC (for site plan) submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

UTILITIES

Nathaniel Watson

Review Status: Review Complete pending Development Order

Comments:

1. Please note that additional comments may be forthcoming contingent upon future submittals.
2. The subject property is located within a Broward County Water and Wastewater service area.
3. The City of Pompano Beach Utilities Dept. have no comment at this time for the requested I-1 Zoning from B-3 Zoning approval.

BUILDING DIVISION

Plan Reviewer: James DeMars

Review Status: Review Complete pending Development Order

No comments.

FIRE DEPARTMENT

Jim Galloway

Review 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 Site Plan Review. However, the petitioner shall maintain 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.