

# MEMORANDUM

## Development Services

### ADMINISTRATIVE MEMORANDUM NO. 17-233

DATE: June 14, 2017

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RS*  
Jennifer Gomez, Assistant Development Services Director *JG*

FROM: Maggie Barszewski, AICP, Planner *MB*

RE: Interplan-Pompano Beach Plat Request  
June 28, 2017 meeting P&Z # 16-14000014

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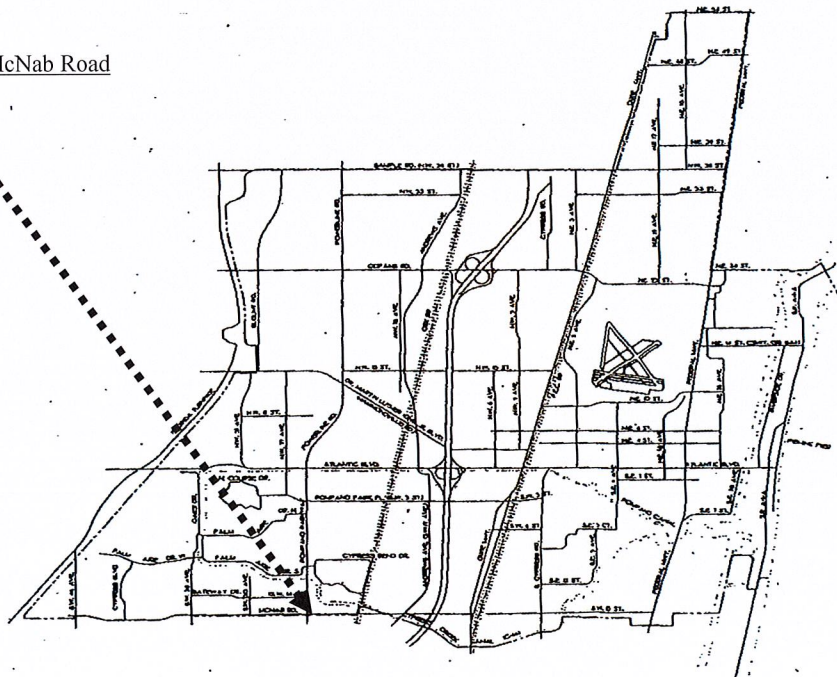
#### Request

This request was postponed from the May 24, 2017 Planning Board meeting. The applicant had to make a change to the proposed plat to provide an access on McNab Road.

This request is for a proposed plat generally located on the northeast Corner of W. McNab Road & Powerline Road. The plat will be restricted to a convenience store with 12 fueling stations. The site area is approximately 44,898 square feet or 1.0307 acres. The property is currently owned by Wish Wash 6, LLC and has a gas station & car repair business located on it. The Zoning District is Heavy Business (B-4) and the Land Use Designation is Commercial (C).

The Plat has been revised to accommodate the change that required the postponement; however, the new opening does not meet the Zoning Code requirement of being at least 15 feet from a property line.

North East Corner of W. McNab Road  
& Powerline Road

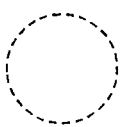


## LEGEND

### FOR LAND USE PLAN

Symbol      Classification Units/ Acre

	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
* C	Commercial
CR	Commercial Recreation
I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach
13	Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

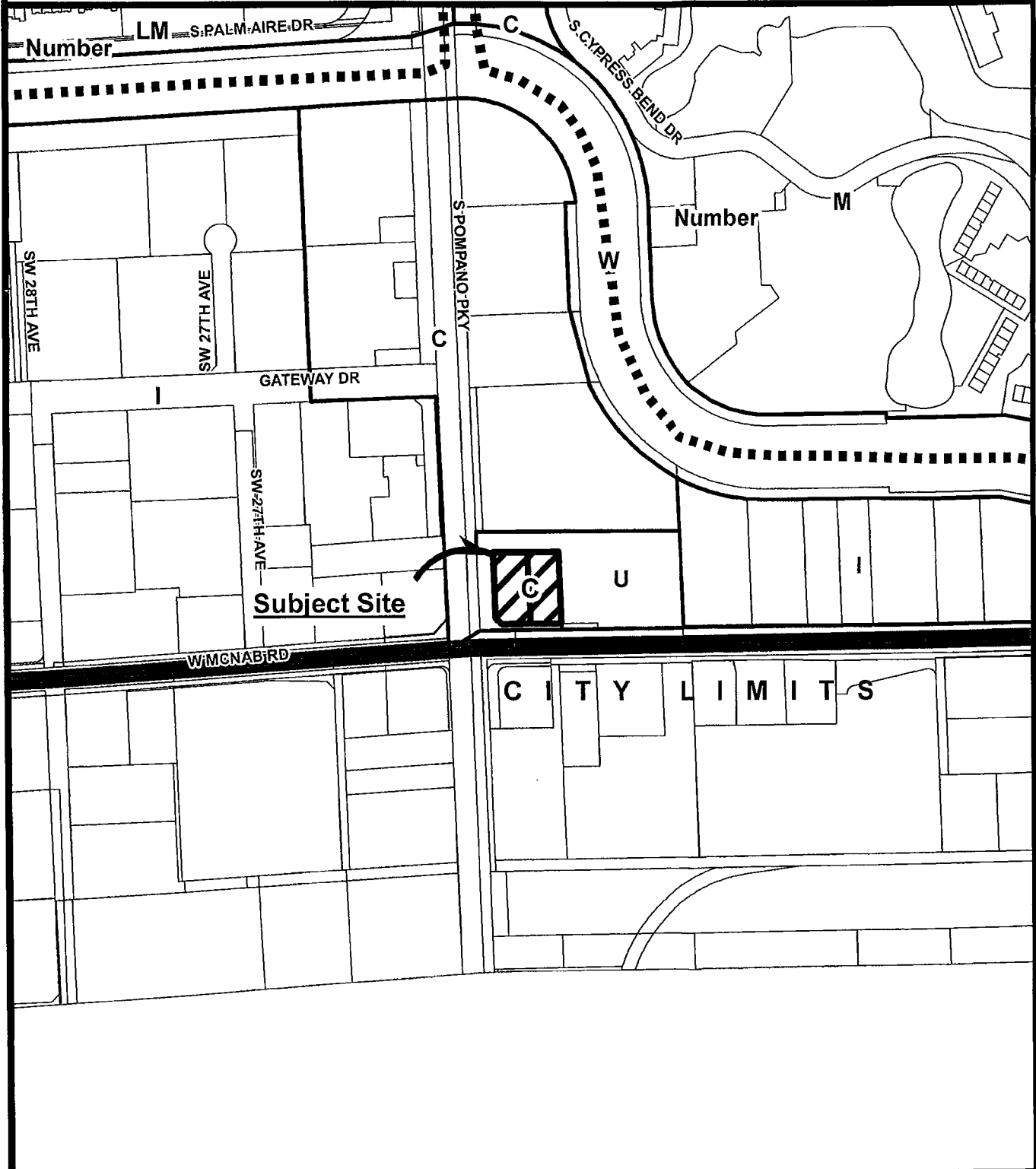
* Existing
> Proposed

### FOR ZONING MAP

Symbol      District

RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
* B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

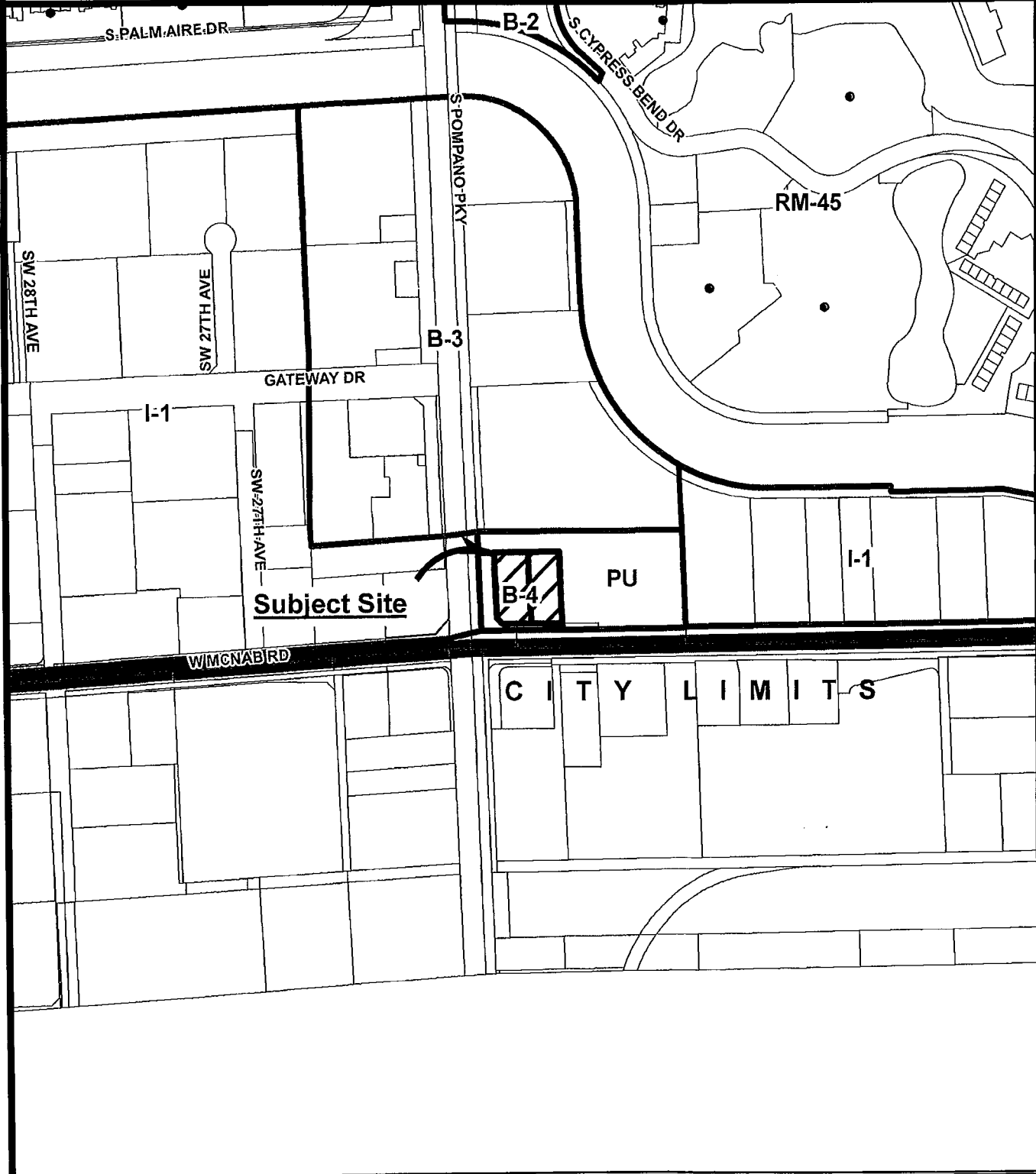


1 in = 433 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 433 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP

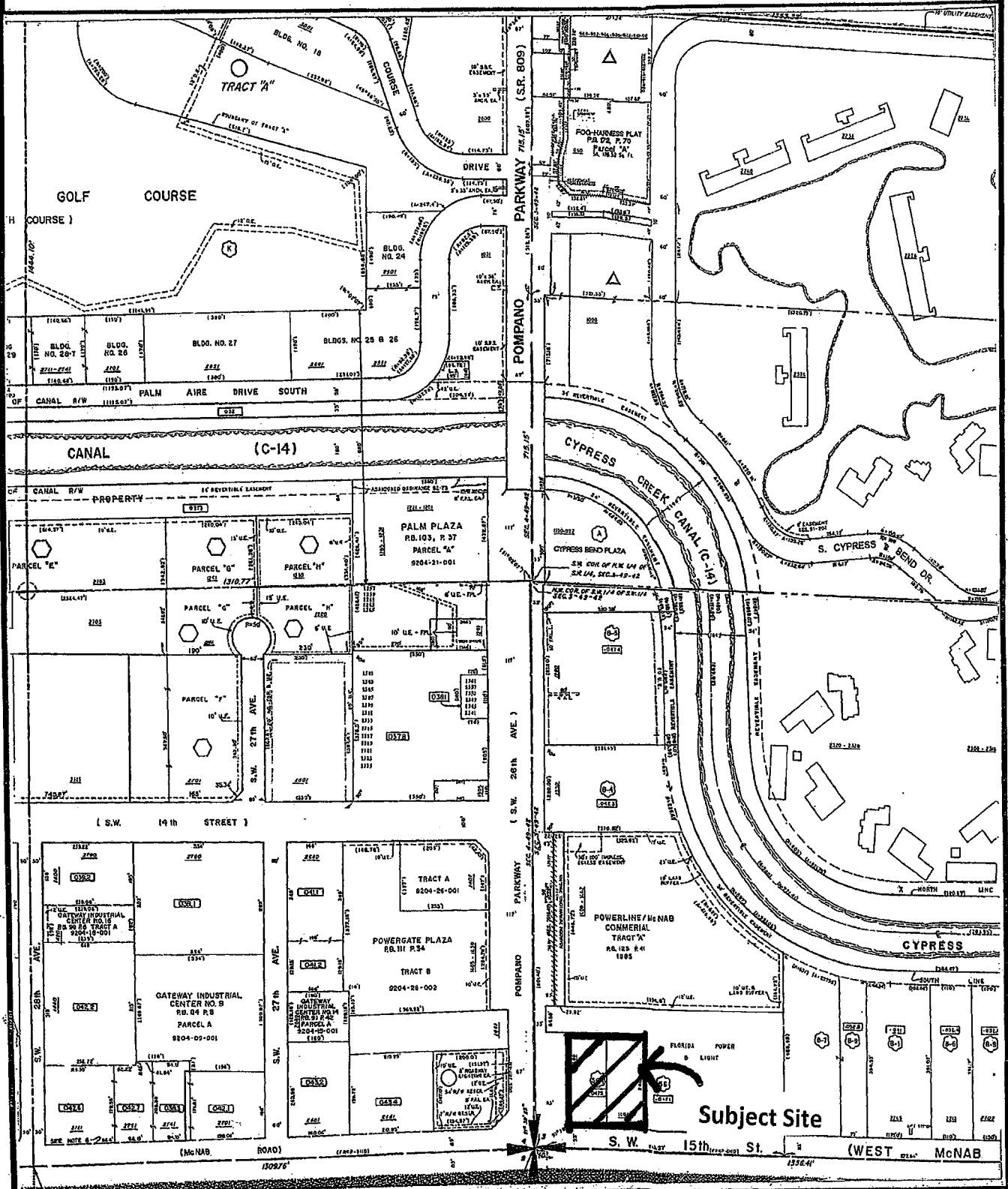


1 in = 433 ft

5

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

**REVIEW & SUMMARY**  
DRC Date: December 21<sup>st</sup>, 2016

A. Pursuant to Section 155.2304(C) Application Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the meeting which are summarized below:

**ENGINEERING DEPARTMENT**

Plan Reviewer: Bob Lawson    bob.lawson@copbfl.com

Status

12-09-16:

No Comments

**FIRE DEPARTMENT**

Plan Reviewer: Jim Galloway    jim.galloway@copbfl.com

Status

Conditions:

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 be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**BUILDING DIVISION**

Plan Reviewer: Sal Pravata    salvator.pravata@copbfl.com

Status

Additional comments may follow throughout the remainder of the permitting process.

At this time, the Building Division has no objections .Buildings shall comply with the 2014 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances..

1) Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.

a. Elevations will be in accordance with City Ordinance 152.29 (C)

2) 53.14 - Erosion and sedimentation control permit To be submitted at the time of permit

3) A construction fence and permit will be required when any construction activity will occur and it shall contain all construction debris, airborne and otherwise, on the subject construction site as per City Ordinance 152.06

4) . Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. All spaces must be located on an accessible route that is at least 44 inches (1118 mm) wide and so that users

a) are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle

**BSO**

Plan Reviewer: Scott Longo scott\_longo@sheriff.org

Status

12/08/2016

No comments at this time.

**CRA**

Plan Reviewer: Max Wemyss max@rma.us.com

Status

12-20-16:

This project is in the NW CRA and presents no conflicts to the CRA Redevelopment goals/objectives. No comments or objections at this time.

**WASTE MANAGEMENT**

Plan Reviewer

Status

No Comments

**UTILITIES**

Plan Reviewer: Nathaniel Watson nathaniel.watson@copbfl.com

Status

12-14-2016

- Please note that additional comments may be forth coming contingent upon submittals and review process.
- The Utilities department has no comment with regard to the requested Plat approval.

**LANDSCAPE REVIEW**

Plan Reviewer

Status

See separate comments

**PLANNING / ZONING**

Plan Reviewer: Maggie Barszewski maggie.barszewski@copbfl.com

Status

- 1) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.
- 2) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 3) Must submit a Title Certificate made out to the City, less than 6 months old prior to Commission placement.

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).

Applications that go on to the Planning and Zoning Board must be uploaded again after receiving access from the Planner Tech in charge of that Board. Call or email Maggie Barszewski for further information.



**B. Comments from Service Providers:**

**TECO PEOPLES GAS:**

- Teco Gas has submitted a Letter of No Objection.

**AT&T:**

- AT&T has submitted a Letter of No Objection.

**COMCAST:**

- Comcast has submitted a Letter of No Objection.

**FPL:**

- FPL has submitted a Letter of No Objection.

**FDOT:**

- No FDOT comment has been submitted as yet.

#### **D. Department of Development Services Recommendation**

This plat was reviewed at a DRC meeting held on December 21<sup>st</sup>, 2016 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

Development Services staff recommends **approval** of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old;
2. All Service Provider letters must be submitted to the Development Services Dept.
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.