



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

P&Z#: 22-13 00001


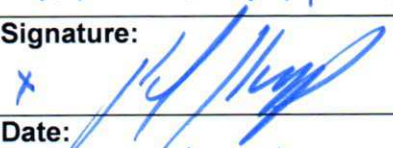
100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Rezoning Application

Rezoning Review

Rezoning			
<input checked="" type="checkbox"/> Site Specific		<input type="checkbox"/> Planned Development	
Street Address: <u>2201 W ATLANTIC BLVD POMPAÑO BEACH</u>		Folio Number: <u>SEE ATTACHED</u>	Current Zoning: <u>RM-12</u>
Subdivision:	Block:	Lot:	Proposed Zoning: <u>B-3</u>
Have any previous applications been filed? <u>DRC YES</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		If Yes, give date of hearing and finding:	
Date of Pre-Application Meeting: <u>completed 1-18-2022</u>			

Site Data		
Project Name: <u>FIBERBUILT UMBRELLAS & CUSHIONS</u>		
Acres: <u>1.34</u>	Number of units (Residential): <u>N/A</u>	Total square feet of the building (Non-Residential):

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): <u>GALLO HERBERT ARCHITECTS</u>	Business Name (if applicable): <u>FIBERBUILT / 2201 LLC</u>
Print Name and Title: <u>John Tice, vice president</u>	Print Name and Title: <u>PAUL KNAPP, OWNER</u>
Signature: 	Signature: 
Date: <u>1/27/2022</u>	Date: <u>1/27/2022</u>
Street Address: <u>1311 W. NEWPORT CENTER DR STE A</u>	Street Address: <u>2201 W ATLANTIC BLVD</u>
Mailing Address City/ State/ Zip: <u>DEERFIELD BEACH FL 33442</u>	Mailing Address City/ State/ Zip: <u>POMPAÑO BEACH FL 33069</u>
Phone Number: <u>(954) 794-0300</u>	Phone Number: <u>(954) 444-2417</u>
Email: <u>jtice@galloherbert.com</u>	Email: <u>paul@fiberbuiltumbrellas.com</u>
Email of ePlan agent (if different):	



DRC



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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 for rezoning.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: PAUL KNAPP
(Print or Type)

Address: 2201 W. ATLANTIC BLVD
POMPAÑO BEACH, FL 33060
(Zip Code)

Phone: (954) 444-2417
Paul@fiberbuiltumbrellas.com

Email address:

[Signature]
(Signature of Owner or Authorized Official)

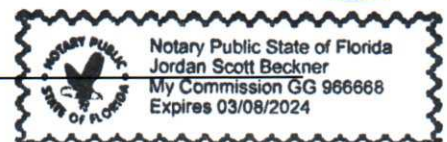
SWORN AND SUBSCRIBED before me this 27th day of January, 2022 by means of
☒ physical presence or ☐ online notarization.



NOTARY PUBLIC, STATE OF FLORIDA

JORDAN S BECKNER

(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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PD PLANS CHECKLIST

*****THIS CHECKLIST MUST BE INITIALED AND FILLED OUT. ALL OF THE FOLLOWING DRAWINGS ARE REQUIRED UNLESS INITIALED BY THE PROJECT PLANNER.*****

PD PLAN DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

General Information:

<input checked="" type="checkbox"/>	Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
<input checked="" type="checkbox"/>	A statement of planning objectives for the district.
<input checked="" type="checkbox"/>	Legal description of property.
<input checked="" type="checkbox"/>	Property lines clearly shown
<input checked="" type="checkbox"/>	Computation - Gross acreage
<input checked="" type="checkbox"/>	Computation - Net acreage

Master Plan showing the general location of the following:

<input checked="" type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input checked="" type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input checked="" type="checkbox"/>	All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems
<input checked="" type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains <i>N/A</i>
<input checked="" type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems <i>EXIST</i>
<input checked="" type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems <i>CIVIL</i>
<input checked="" type="checkbox"/>	All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management <i>N/A</i>
<input checked="" type="checkbox"/>	Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox <i>N/A</i>
<input checked="" type="checkbox"/>	The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces <i>N/A</i>

Dimensional Information (may be shown on Master Plan or in a separate document):

<input checked="" type="checkbox"/>	Land area <i>193,315 CURRENT PLUS ADDED LOTS = 243,467 S.F</i>
<input checked="" type="checkbox"/>	Types and mix of land uses <i>COMMERCIAL</i>
<input checked="" type="checkbox"/>	Maximum number of residential units (by use type) <i>N/A</i>
<input checked="" type="checkbox"/>	Maximum nonresidential floor area (by use type) <i>96,746 SF</i>
<input checked="" type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table <i>COMMERCIAL / RETAIL / OFFICE</i>



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<input type="checkbox"/>	Proposed Accessory Use(s) from Appendix A: Consolidated Use Table)
<input type="checkbox"/>	Proposed Temporary Use(s) from Appendix A: Consolidated Use Table)
<input checked="" type="checkbox"/>	Minimum lot area
<input checked="" type="checkbox"/>	Minimum lot width
<input checked="" type="checkbox"/>	Maximum impervious surface area
<input checked="" type="checkbox"/>	Maximum building height
<input checked="" type="checkbox"/>	Maximum individual building size
<input checked="" type="checkbox"/>	Minimum and maximum setbacks
<input checked="" type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:

<input checked="" type="checkbox"/>	Modifications of Development Standards NONE
<input checked="" type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development EXISTS
<input checked="" type="checkbox"/>	Provisions related to environmental protection and monitoring N/A
<input checked="" type="checkbox"/>	Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district
<input checked="" type="checkbox"/>	Development Phasing Plan N/A
<input checked="" type="checkbox"/>	Conversion Schedule NOT REQ'D.
<input checked="" type="checkbox"/>	Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations

DEVELOPMENT STANDARDS PLANS shall include the following (if standards are different than standard Code requirements):

<input checked="" type="checkbox"/>	Master Parking Plan* N/A
<input checked="" type="checkbox"/>	Alternative Landscaping Plan* N/A
<input checked="" type="checkbox"/>	Alternative Screening Plan* N/A
<input checked="" type="checkbox"/>	Master Fencing Plan* N/A
<input checked="" type="checkbox"/>	Master Lighting Plan* N/A
<input checked="" type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points* MEETS STANDARD REQUIREMENTS

*Mark checklist n/a if not applicable.

Submissions to the City Commission may require additional sets of drawings and documents.



TRANSMITTAL

PROJECT. FIBERBUILT UMBRELLAS
NAME & ADDRESS 2201 W. ATLANTIC BLVD
POMPANO BEACH FL 33442
TO. CITY OF POMPANO BEACH
PLANNING & ZONING DIV.
ATTN. L. JEAN DOLAN

ARCHITECT'S
PROJECT NO. 2321

DATE. JANUARY 28, 2022

IF ENCLOSURES ARE NOT AS NOTED,
PLEASE INFORM US IMMEDIATELY.

IF CHECKED BELOW, PLEASE:

() ACKNOWLEDGE RECEIPT OF ENCLOSURES.

() RETURN ENCLOSURES TO US.

WE TRANSMIT

☒ HEREWITH () UNDER SEPARATE COVER VIA
() IN ACCORDANCE WITH YOUR REQUEST

FOR YOUR

() APPROVAL () DISTRIBUTION TO PARTIES () INFORMATION
☒ REVIEW & COMMENT () RECORD
() USE ()

THE FOLLOWING

() DRAWINGS. () SHOP DRAWINGS. () SAMPLES.
() SPECIFICATIONS. () SHOP DRAWING REPRODUCTIONS. () PRODUCT LITERATURE.
() CHANGE ORDER. ☒ APPLICATIONS FOR FLEX & REZONING

COPIES	DATE	REV. NO.	DESCRIPTION
1	1/27/22		COMMERCIAL FLEX APP
1			THUMPS DRIVE, WITH SAME DOCUMENTS
1	1/27/22		REZONING APP
1	1/27/22		CHECK FOR \$2525 ⁰⁰ from OWNER

REMARKS

EACH SUBMITTAL ALSO CONTAINS NARRATIVE LETTER,
PARCEL ID LIST, MARKUP SURVEYS SHOWING
SUBJECT PROPERTIES ETC.

COPIES TO:

(WITH ENCLOSURES)

PAUL KNAPP
OWNER

☐
☐
☐
☐

BY: JOHN E TICE

DRC

PZ22-13000001
3/16/2022

Jan. 27, 2022

Fiberbuilt Umbrella Rezoning – 2201 W. Atlantic Blvd. Pompano Beach. The subject parcels are listed below. These are adjoined north side.

Parcel Id: 484233054280

Owner: 2201 LLC

Situs Address: NW 23 AVE POMPANO BEACH FL 33069

Legal: 33-48-42 N1/5 OF SW1/4 OF SE1/4 OF SE1/4 E OF C/L NW 21 AVE LESS W 25 AKA TR 1-A

Parcel Id: 484233054282

Owner: 2201 LLC

Situs Address: NW 2 ST POMPANO BEACH FL 33069

Legal: 33-48-42 W 69.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS N 25 A/K/A PT TR A CC

Parcel Id: 484233054285

Owner: 2201 LLC

Situs Address: NW 2 ST POMPANO BEACH FL 33069

Legal: 33-48-42 W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 LESS E 202.80 & LESS W 69.6 AKA PT TR CC

Parcel Id: 484233054284

Owner: 2201 LLC

Situs Address: NW 2 ST POMPANO BEACH FL 33069

Legal: 33-48-42 E 65 OF W 194.6 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA PT TR A CC

Parcel Id: 484233054281

Owner: 2201 LLC

Situs Address: NW 2 ST POMPANO BEACH FL 33069

Legal: 33-48-42 W 72.8 OF E 137.8 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA PT TR A CC

Parcel Id: 484233054283

Situs Address: NW 2 ST POMPANO BEACH FL 33069

Legal: 33-48-42 E 65 OF W1/2 OF N1/5 OF SE1/4 OF SE1/4 OF SE1/4 AKA TR A E 65 CC

DRC

PZ22-13000001
3/16/2022