



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

P&Z#: \_\_\_\_\_

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4634 Fax: 954.786.4666

## Rezoning Application

### Rezoning Review

Rezoning			
<input type="checkbox"/> Site Specific		<input checked="" type="checkbox"/> Planned Development	
Street Address: 950 East McNab Road		Folio Number:	Current Zoning: B-3
Subdivision: Hastings Trust Plat 163-23	Block: A	Lot:	Proposed Zoning: B-3/PCD
Has any previous application(s) been filed? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If Yes, give date of hearing and finding:	
Date of Pre-Application Conference:			

Site Data		
Project Name: Cubesmart		
Acres: 1.71	Number of units (Residential):	Total square feet of the building (Non-Residential): 170,000

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Keith and Associates, Inc	Business Name (if applicable): McNab Groves, Inc.
Print Name and Title: Mike Vonder Meulen, AICP	Print Name and Title: Somashekar Kasam
Signature: 	Signature: 
Date: 6/20/2016	Date: 06/16/2016
Street Address: 301 East Atlantic Boulevard	Street Address: 553 Cascade Falls Drive
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Weston, FL 33327
Phone Number: 954-788-3400	Phone Number: 561-705-5353
Email: mvondermeulen@keith-associates.com	Email: pompanodiscountliquor@yahoo.com
Email of ePlan agent (if different): mamodio@keith-associates.com	



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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.

Owner's Name: McNAb Groves, Inc. / Somashekar Kasam  
(Print or Type)

Address: 553 Cascade Falls Drive  
Weston, FL 33327

(Zip Code)

Phone: 561-705-5353

Email address: pompanodiscountliquor@yahoo.com

  
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 16<sup>th</sup> day of June 2016.

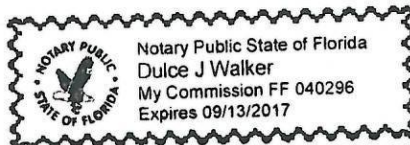
  
NOTARY PUBLIC, STATE OF FLORIDA

DULCE J WALKER

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

**Master Plan showing the general location of the following:**

<input type="checkbox"/>	Individual development areas, identified by land use(s) and/or development density or intensity
<input type="checkbox"/>	Open space (whether designated for active or passive recreation), including amount, and type of
<input 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 type="checkbox"/>	Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains
<input type="checkbox"/>	On-site potable water and wastewater facilities, and how they will connect to city systems
<input type="checkbox"/>	On-site stormwater management facilities, and how they will connect to city systems
<input 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
<input 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
<input 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

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

<input type="checkbox"/>	Land area
<input type="checkbox"/>	Types and mix of land uses
<input type="checkbox"/>	Maximum number of residential units (by use type)
<input type="checkbox"/>	Maximum nonresidential floor area (by use type)
<input type="checkbox"/>	Proposed Principal Use(s) from Appendix A: Consolidated Use Table)





Florida's Warmest Welcome

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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 type="checkbox"/>	Minimum lot area
<input type="checkbox"/>	Minimum lot width
<input type="checkbox"/>	Maximum impervious surface area
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Maximum individual building size
<input type="checkbox"/>	Minimum and maximum setbacks
<input type="checkbox"/>	Minimum setbacks from adjoining residential development or residential zoning districts

Additional Information:	
<input type="checkbox"/>	Modifications of Development Standards
<input type="checkbox"/>	Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development
<input type="checkbox"/>	Provisions related to environmental protection and monitoring
<input 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 type="checkbox"/>	Development Phasing Plan
<input type="checkbox"/>	Conversion Schedule
<input 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 type="checkbox"/>	Master Parking Plan*
<input type="checkbox"/>	Alternative Landscaping Plan*
<input type="checkbox"/>	Alternative Screening Plan*
<input type="checkbox"/>	Master Fencing Plan*
<input type="checkbox"/>	Master Lighting Plan*
<input type="checkbox"/>	Sustainable Development Plan: List, description, and location (if applicable) of sustainable features with points*

\*Mark checklist n/a if not applicable.

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

## LETTER OF AUTHORIZATION

June 14, 2016

City of Pompano Beach  
100 West Atlantic Blvd.  
Pompano Beach, FL 33060

Broward County  
1 North University Drive  
Plantation, FL 33324

To Whom It May Concern:

McNab Grove, Inc., is the owner of the property located at 950 McNab Road, within Pompano Beach, Broward County Florida. The legal description is:

Parcel "A" of the Hastings Trust Plat according to the plat thereof as recorded in Plat Book 163 at Page 23 of the public records of Broward County, Florida.

And I /We hereby authorize Keith and Associates, Inc., to act on our behalf to make all necessary applications to obtain development approvals/entitlements and development permits for the above referenced property.

  
\_\_\_\_\_  
Somashekar Kasam  
McNab Grove, Inc.

Date: 06/16/2016

**DRC**

PZ16-13000004

9/7/16