



777 South Flagler Drive, Suite 800 West Palm Beach, FL 33401

ST. PHILIP CHURCH

Minor Site Plan Review

PROJECT SUMMARY

June 2, 2021

I. INTRODUCTION

Randall Granberry of RDG Development Group, LLC, on behalf of St. Philip Church of the Living God, Inc., (Owner/Applicant), is requesting approval for a Minor Site Plan Review application. The affected parcel is under Folio No.: 48-42-33-04-02-90 and located at 2505 NW 3rd Street, Pompano Beach, FL 33069 within the City of Pompano Beach. The parcel size is +/- 0.8 AC (1,912 SF), it possesses a Community Business (B-2) Zoning Designation and a Commercial (C) and Residential Low 1-5 dwelling units per acre (L1-5du/ac) Land Use Designations and it is within the Community Redevelopment Area (CRA).

II. REQUEST

Minor Site Plan Review to convert the existing 15 grass parking to asphalt parking area.

III. CODE

Per **Section 155.2407.B.2 Minor Site Plan**, unless exempted in accordance with subsection 3 below, a development order for a Minor Site Plan in accordance with this section is required before issuance of a Zoning Compliance Permit for any development other than those for which a Major Site Plan is required in accordance with subsection 1 above.

Exemptions

The following development shall be exempted from the requirements of this section:

- a. Development of a single-family dwelling;
RESPONSE: N/A.
- b. Development of a two-family dwelling;
RESPONSE: N/A.
- c. Alteration or addition to an existing single-family dwelling;
RESPONSE: N/A.
- d. Alteration or addition to an existing two-family dwelling;
RESPONSE: N/A.

DRC

PZ21-12000028
10/20/2021

DRC

PZ21-12000028
7/21/2021



777 South Flagler Drive, Suite 800 West Palm Beach, FL 33401

- e. A change in use or alteration of an existing development that does not increase the size of a totally and permanently enclosed building or require significant modifications to parking, site landscaping, layout, or traffic circulation patterns;

RESPONSE: The proposed modification is to convert the existing 15 grass parking to asphalt parking area.

- f. An alteration of an existing development, regardless of area and/or lot coverage, that involves the addition or replacement of mechanical rooms, equipment rooms, storage sheds, minor utility uses, and similar structures solely intended for utility purposes, subject to the discretion of the Development Services Director;

RESPONSE: N/A.

- g. Development requiring only a Tree Permit; and

RESPONSE: N/A.

- h. Development of a Temporary Use or Interim Use, provided that an applicable Temporary Use Permit or Interim Use Permit has been approved.

RESPONSE: N/A.

DRC

PZ21-12000028
10/20/2021

DRC

PZ21-12000028
7/21/2021