



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

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**File #:** LN-113

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DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MAY 5, 2021

### ELWIRA PLAT

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	21-14000007
<b>Owner:</b>	Flooring World J&K, LLC
<b>Project Location:</b>	1570 N. Powerline Rd.
<b>Folio Number:</b>	484227000430
<b>Land Use Designation:</b>	I (Industrial)
<b>Zoning District:</b>	I-1 (General Industrial)
<b>Commission District:</b>	4
<b>Agent:</b>	Elizabeth Tsouroukdissan (954-572-1777)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

### Summary:

This is a Plat request for property located at the corner of N. Powerline Road and NW 16<sup>th</sup> Street (1570 N. Powerline Rd.) The site has one folio number that is 484227000430. This is a developed single lot containing 25,000 square feet in area. The owner's intent is to add a building to his business in order to hold a small flooring & granite showroom and have space for additional storage of material. Eventually the existing building will have to be reconditioned to adjust to the restructured right-of-way. The Plat will be entirely labeled as Tract "A" and will be restricted to 11,000 sq. ft. of industrial.

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**Staff Conditions:**

**BUILDING DIVISION**

Plan Reviewer: todd.stricker@copbfl.com

Status: Review Complete No Comments

Comments: 4-21-21 NRN Re-Plat

**ZONING**

Plan Reviewer: Matthew.Edge@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. All development must comply with the standards of the I-1 (General Industrial) Zoning District and any applicable Use-Specific standard.
2. Adding a new building or building an addition requires the approval of a site plan and building design application. If the additional square footage is visible from Powerline Rd, the building design must be approved by the Architectural Appearance Committee. See Article 5 Part 6 of the Zoning Code for industrial design standards.
3. Parking must comply with the standards of 155.5102. Off-street parking requires landscaping, curbing, etc. This must be addressed for the site plan submission.
4. Additional comments will be provided upon the review of the site plan.

**UTILITIES**

Plan Reviewer: [nathaniel.watson@copbfl.com](mailto:nathaniel.watson@copbfl.com) <<mailto:nathaniel.watson@copbfl.com>>

Status: Review Complete Pending Development Order

Comments:

4-22-2021

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested PLAT approval.

**LANDSCAPE REVIEW**

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

4.19.21

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site in conjunction with the previously approved retroplan.

**ENGINEERING DEPARTMENT**

Plan Reviewer: david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

Comments:

4-28-21

- Please note that additional comments may be forth-coming contingent upon future submittals and review process.
- The plat must comply with the executed development agreement between the City of Pompano Beach, Florida and the project developer.

**PLANNING**

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. Must submit County's Development Review Report before going to P&Z.
2. All Right-of-Way dedications shall be reflected on Plat.
3. Must submit a Title Certificate made out to the City, less than 6 months old.
4. Conditions required by FDOT letter shall be shown on the Plat prior to City Commission placement: 1) The existing driveway shall be removed, and area restored. 2) Any proposed driveway on NW 16th Street shall be located at least 50 feet from the SR 845 ultimate right-of-way line.
5. All service provider letters shall be submitted prior to placement on a City Commission agenda.
6. Conceptual Plan shows only a small area for parking. Any future Site Plan must comply with Section 155.5102 of the Code.
7. Please indicate access to NW 16th St. that will meet Section 155.5101 of the Code.

**BSO**

Plan Reviewer: scott\_longo@sheriff.org

Status: Review Complete Pending Development Order

Comments:

4.20.21

Comments will be rendered at time of site plan submittal.

**WASTE MANAGEMENT**

Plan Reviewer: beth.dubow@copbfl.com

Status: Review Complete No Comments

Comments:

04-19-2021

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No objections to this plat.

CRA

Plan Reviewer:

Status:

Comments:

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

Comments:

4/13/2021

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 follow All NFPA Standards prior to receiving Fire Department approval.