



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-132

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 2, 2021

RAISING CANE'S RESTAURANT PLAT

Request: Plat
P&Z# 21-14000010
Owner: Rozap, Inc.
Project Location: 2501 N. Federal Highway
Folio Number: 484319000290
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2
Agent: Kristina Belt (772-794-4033)
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a Plat request for property located approximately 1000 feet north of Copans Road on the west side of Federal Hwy, with an address of 2501 N. Federal Hwy. The folio number is 484319000290. The property is zoned B-3 and has a land use designation of Commercial (C). Plat will be entirely labeled as Tract "A" except for a small area designated for right-of-way along Federal Hwy. The Plat restricts the property to 4,000 sq. ft. of commercial use.

Staff Conditions:

BUILDING DIVISION

Plan Reviewer: james.demars@copbfl.com

Status: Review Complete No Comments

Comments: None

ZONING

Plan Reviewer: pamela.stanton@copbfl.com

Status: Review Complete Pending Development Order

Comments:

1. Submit a conceptual site plan as part of the Plat application.

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com <<mailto:nathaniel.watson@copbfl.com>>

Status: Review Complete Pending Development Order

Comments:

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.
2. The Utilities Department has no comment for the PLAT approval request at this time.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

No site plan submitted.

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203 for the entire site.

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

Comments: • Please note that additional comments may be forthcoming 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.

§ 100.09 PLAT APPROVAL.

(A) Before any plat shall be admitted to the City Commission for record in the city, the plat shall be first presented to the City Engineer or other designated official, and shall show the street profile, grade, and necessary storm drainage system on the plat to the satisfaction of the City Engineer or other official. ("58 Code, § 44.14)

(B) The City Engineer shall record his approval on any plat submitted, as provided by division (A) above, after he has determined that the requirements for street profiles, grade, and necessary storm drainage have been met and that the legal description on the plat does not exceed the area actually platted thereon. The plat then shall be presented in the prescribed manner to the city Planning Board for further action as provided by the Charter and ordinances of the city.

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

- 1) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 2) Must submit a Title Opinion less than 6 months old and must be addressed to the City.
- 3) Must submit County's Development Review Report before going to P&Z.
- 4) All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.
- 5) The proposed use is consistent with the Land Use Designation and the Zoning.
- 6) Please provide access easement instrument for Cell Tower parcel, and if recorded prior to County approval, add it to this Plat.
- 7) Please include required access easement with the adjacent property to the south.
- 8) A conceptual plan must be submitted prior to P&Z.
- 9) All facilities for the distribution of electricity, telephone and cable shall be installed underground.
- 10) Please submit DRC Comment reply to Maggie Barszewski via email prior to attempting to upload to P&Z.

BSO

Plan Reviewer: scott_longo@sheriff.org

Status: Review Complete Pending Development Order

Comments:

Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Attention:

DRC submissions require a CPTED/ Security Strengthening Narrative Folder, and a SEPARATE Drawing Folder for review. All mandatory compliance condition requirements MUST BE THOROUGHLY ADDRESSED WITH SPECIFIC DETAILED CORRELATING REFERENCES TO EACH ITEM on Narrative and Drawing plans.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Review Complete No Comments

Comments:

ProjectName: RAISING CANE'S PLAT

Address: 2501 N. Federal Highway

P&Z#: 21-12000010

Review: 05/17/2021

DRC Date: 06/02/2021

REVIEW COMPLETE; NO OBJECTIONS

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

CRA

Plan Reviewer:

Status:

Comments:

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

Comments:

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.