

File #: LN-167
DEVELOPMENT REVIEW COMMITTEE
Meeting Date: AUGUST 4, 2021

KZ COPANS REZONING

Request: Rezoning

P&Z# 20-13000006

Owner: Westview Community Cemetery of Pompano Beach FL, Inc.

Project Location: 1900 W. Copans Road

RESPONSES TO DRC COMMENTS:

ZONING

Plan Reviewer: Matthew.Edge@copbfl.com

Comments:

No plans were submitted. Development must comply with the standards of the Zoning Code, Planning Code, and the Sign Code. Comments will be presented at the time of Site Plan submission.

RESPONSE: ACKNOWLEDGED.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comments:

1. Comments will be rendered at time of site plan submittal.

RESPONSE: ACKNOWLEDGED

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

RESPONSE: WILL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL.

3. Verify if there will be new ingress or egress off of Copans or NW 23rd. Make every effort to preserve large existing trees along drive aisle.

RESPONSE: LOCATION OF INGRESS AND EGRESS OFF OF COPANS ROAD WILL BE PROVIDED AT TIME OF SITE PLAN SUBMITTAL

4. Is there any landscape upgrade to perimeter buffers to shield the Cemetery from new development planned?

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5. RESPONSE: TYPE AND LOCATION OF PERIMETER BUFFERS TO SHIELD THE CEMETERY FROM NEW DEVELOPMENT WILL BE DETERMINED AND PROVIDED AT TIME OF SITE PLAN SUBMITTAL.

PLANNING

Plan Reviewer: Jean.Dolan@copbfl.com

Status: Authorized With Conditions

Comments:

1. The Trafficways Plan and Ch. 100 of the City Code require Copans to be 110' between I-95 and the Turnpike. The subject property will need to dedicate any remaining share of their 55' from the centerline of Copans along the entire frontage of the subject property. Please confer with the Engineering Department to confirm ROW dedication for Copans Rd.

RESPONSE: APPLICANT WILL CONFER WITH ENGINEERING TO CONFIRM ROW DEDICATION.

2. The Applicant has used an old version of the Comprehensive Plan, Future Land Use Element, Goals, Objectives and Policies (GOPs). This section should be updated based on the Comprehensive Plan, Future Land Use Element GOPs adopted in October 2020 which is available on the Development Services/Planning and Zoning website (see link below):

RESPONSE: REVISED EXHIBIT G - TO REFLECT CONSISTENCY WITH OCTOBER 2020 COMPREHENSIVE PLAN. (ATTACHED)

3. This rezoning will be compatible with the Comprehensive Plan when the LUPA is adopted. The rezoning can be approved concurrent with second reading of the LUPA. It is understood that the Applicant intends to have the LUPA and Rezoning on the same agenda Planning and Zoning Board hearing. Assuming it moves forward to Commission, staff will keep the two applications running concurrently through adoption.

RESPONSE: ACKNOWLEDGED.

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

Status: Authorized

Comments:

Solid Waste and Recycling Comments

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.

RESPONSE: ACKNOWLEDGED.

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.

RESPONSE: ACKNOWLEDGED.

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comments:

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING 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 be in compliance with All NFPA Standards prior to receiving Fire Department approval

RESPONSE: ACKNOWLEDGED.