

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

August 5, 2020

P&Z # 20-92000004



The undersigned has reviewed and evaluated the **LAND USE PLAN AMENDMENT APPLICATION** submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

P&Z # 20-92000004

Owner: KZ Copans LLC

Project name: KZ Copans LLC LUPA

Project location: 1900 W Copans Rd

Request: The applicant is requesting approval of a LAND USE PLAN AMENDMENT in order to amend the City map of the existing Land Use Plan to change the parcel designation from Community Facilities to Industrial and the County Map from Recreation and Open Space to Commerce.

Agent: Heidi Davis Knapik (954) 468-1391

Project Planner: Jean Dolan (954) 786-4045 / Jean.Dolan@copbfl.com

Commission District: 4

PLANNING

Plan Reviewer Jean E. Dolan, AICP, CFM

Status: Review Complete, Pending Development Order

Comments:

- (1) Staff is not aware of a civic association for the area that includes the subject property. Consult with Commissioner Perkins to determine if there are any community leaders she would like you to meet with to discuss the project prior to it going to City Commission.
- (2) Though there is no history of any interments in the area of the land use plan amendment per the owner, some subterranean investigation may be warranted to confirm prior to construction.
- (3) Staff understands the challenges with the traditional approach to pre and post entitlement analysis on this site given the County has a less intensive land use category than the City and the current user does not generate any significant impacts on the City's infrastructure. Staff has made a few comments that should be considered to amend the Application for consistency (comments have been made directly on the LUPA Application pdf). The most relevant are to include the same existing entitlement assumption in every table even if a zero demand assumption is being made due to the current use. Also, the response to #10 should acknowledge the area is part of the NW CRA which is acknowledged in the appendix.
- (4) With these minor revisions, the Application can be resubmitted for P&Z.
- (5) Note that platting will be required as the project moves forward and no determination was made if any right-of-way dedications may be necessary to meet the County Trafficways plan or the City's street requirements. (Note: I see your plat is on the next DRC agenda).
- (6) Please advise what zoning district you will be requesting.

ENGINEERING DEPARTMENT

Plan Reviewer: Dave McGirr

Status: Review Complete. Pending Development Order

Comments: No comments 7-16-2020.

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

August 5, 2020

P&Z # 20-92000004



FIRE DEPARTMENT

Plan Reviewer: Jim Galloway

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 LAND USE ADMENDMENT 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.

BUILDING DIVISION

Plan Reviewer: Carpelo Jeobaum

Status: Review complete. Pending Development Order

Comments: No comments 7-22-2020

BSO

Plan Reviewer: Patrick Noble

Status: Review complete. No comments.

Comments: No comments.

CRA

Plan Reviewer: Nguyen Tran

Status: Review complete. Pending Development Order

Comments:

UTILITIES

Plan Reviewer: Nathaniel Watson

Status: Review complete. Pending Development Order

Comments

7-29-2020

1. Please note that additional review and further comments may be forth coming contingent upon future submittals to the PAM/DRC development review process.

2. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested LUPA amendment to change the parcel designation from Community Facilities to Industrial and the County Map from Recreation and Open Space to Commerce.

LANDSCAPE REVIEW

Plan Reviewer: Wade Collum

Status: Review complete. Pending Development Order.

Comments

Comments will be rendered at time of site plan submittal. At that time, please provide landscape plans in accordance with 155.5203 for the entire site.

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for

August 5, 2020

P&Z # 20-92000004



ZONING

Plan Reviewer: Matt Edge

Status: Review complete. Pending Development Order

Comments

NOTE: If the right-of-way depicted on the survey is to be constructed and dedicated as a public road, the west side of the property would then become the front of the property for setback and orientation purposes. A site plan and building design approval will be required.

SOLID WASTE AND RECYCLING

Plan Reviewer: Beth Dubow

Status: Review Complete. Pending Development Order

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.

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.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).