

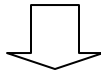
100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Site Plan Application

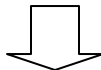
APPLICATIONS WILL NOT BE ACCEPTED WITHOUT EIGHT (8) SETS OF SIGNED AND SEALED PLANS (AND ONE (1) COPY 11"X17" FOR FILE), CURRENT SURVEYS AND COMPLETE CHECKLIST. ALL DRC COMMENTS MUST BE ADDRESSED BEFORE PLANS CAN BE SUBMITTED FOR THE ARCHITECTURAL APPEARANCE COMMITTEE AND THE PLANING AND ZONING BOARD.

Very Important to Read All Instructions

The Development Review Committee meets on the 1st & 3rd Wednesday of each month at 9:00 a.m. (see attached Development Review Meetings Dates & Deadlines)*. The Architectural Appearance Committee meets at 4:00 p.m. on the 2nd Thursday of the month. The Planning & Zoning Board meets at 7:00 p.m. on the 4th Wednesday of each month.



- Submittal for DRC is 15 business days (approximately 3 weeks) prior to a scheduled meeting.
- After the DRC meeting and when all comments have been addressed, eight (8) compiled sets of revised plans signed and sealed shall be submitted for AAC.
- After the DRC and AAC meetings and when all comments have been addressed, ten (10) compiled sets of revised plans signed and sealed shall be submitted for P&Z.



PLANS: All plans for submittal must be signed, sealed and folded accordion style for submittal. All plans must be sealed by the appropriate discipline. A brief cover letter giving the name of owner, address of property and itemized statement addressing each comment must accompany the plans for the AAC & P&Z Boards. Plans submitted for the Architectural Appearance Committee measure no larger than 24"x36" and that color renderings measure 11"x17" for all projects. Application expires if no permits or approvals are not obtained within 24 months.

AGENDAS: Comments are not distributed prior to meeting. Agendas are faxed to the applicant/ agent prior to the meeting and at City Hall. AAC and P&Z Board agendas and staff reports are mailed to the applicant by the Advisory Board Secretary.

*** Actual Meeting Days May Vary**



City of Pompano Beach
Department of Development Services
Planning & Zoning Division



100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666

Site Plan Application

PLEASE RETURN TO ZONING TECHNICIAN WITH EIGHT (8) SETS OF SIGNED AND SEALED PLANS (AND ONE (1) COPY 11"X17" FOR FILE), CURRENT SURVEYS AND COMPLETED CHECKLIST. ALL DRC COMMENTS MUST BE ADDRESSED BEFORE PLANS CAN BE SUBMITTED FOR THE ARCHITECTURAL APPEARANCE COMMITTEE AND THE PLANNING AND ZONING BOARD

Please take notice that, pursuant to Section 155._____ of the Code of Ordinances, the undersigned requests a review, recommendation and approval of development plans on the following described property zoned _____.

Subdivision (if Acreage, attach legal description) Block Lot(s)

Project Street Address:
Improvements located on property:

Proposed development:

Review Fee Paid - Receipt # Permit Review Application (P&Z) No:

Property Owner Agent:
Company Name Company Name
Owner's Mailing Address Agent's Mailing Address
Owner's Mailing Address (City/State/Zip) Agent's Mailing Address (City/State/Zip)
Owner's Telephone # Agent's Telephone #
Owner's Fax # Agent's Fax #
Owner's Email Agent's Email
Owner's Signature Agent's Signature

OWNERS CERTIFICATE

This is to certify that I _____ am the owner
of _____
and that I have authorized the filing of the aforesaid application.

Owner's Name: _____
(Print or Type)
Address: _____

Phone: _____ (Zip Code)

Company Name: _____
Company's Address: _____

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this _____ day of _____, 20 ____.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Personally known to me, or
 Produced identification: _____
(Type of Identification Produced)

FEE SCHEDULE

The following are the applicable fees for Applications for Development in the City of Pompano Beach.

****Landscape Plan Review Fee Required. **Concurrency Management Fee Required.**

APPLICATION TYPE & FEES	
Concurrency Management**	\$420.00
Development of Regional Impact	\$6,400.00
Land Use Plan Amendment Local Amendment County Amendment	\$2,800.00 \$4,200.00 (Applicant must also pay all advertising fees)
Master Plan Residential Non-Residential	\$300.00 plus \$30.00 per acre plus \$15.00 per dwelling unit \$900.00 plus \$90.00 per acre
Modification of any previously approved item on a plat	\$150.00
Plat Residential Non-Residential	\$100.00 plus \$22.00 per acre plus \$10.50 per unit \$600.00 plus \$60.00 per acre
Rezoning	\$1,125.00
Site Plan** Residential Non-Residential	\$300.00 plus \$30.00 per acre plus \$15.00 per dwelling unit \$900.00 plus \$90.00 per acre
Revised Site Plan	\$70.00
Landscape Plan** Residential Commercial	\$70.00 for Single-Family \$130 for other Residential plus \$13.00 per acre plus \$7.00 per unit \$400.00 plus \$40.00 per acre

SITE PLAN APPLICATION CHECKLIST

ALL DRAWINGS MUST BE SIGNED AND SEALED BY THE APPROPRIATE DISCIPLINE

Please initial each item to indicate that it is included in the application.

No application will be accepted without this checklist, signed and sealed plans and current copies of survey.

The following information shall be submitted to the Zoning Technician in Room 333.

SITE PLAN APPLICATION:

ALL DRC COMMENTS MUST BE ADDRESSED BEFORE PLAN CAN BE SUBMITTED FOR ARCHITECTURAL APPEARANCE COMMITTEE AND THE PLANNING AND ZONING BOARD.

- Application Fee: Appropriate fee as established by resolution of the City Commission.
- One (1) completed application forms for site plan approval, with original signatures.
- One (1) copy of the recorded or proposed plat.
- Proof of ownership (owner's certificate form must be completed by owner).
- Agent authorization letter (if applicable).
- Eight (8) sets of signed and sealed plans including floor plans, Landscape Plans and Engineering Plans.
- One set of 11"x17" site plans including floor plans, Landscape Plans and Engineering Plans for file.
- List of color samples on a letter size paper (can be submitted for AAC).
- Building material and color samples (can be submitted for AAC).
- Eight (8) copies of current survey.
- Applicant must provide written documents with approvals from the Broward County School District. Prior to submitting, transmit residential plans and site plans to Broward County School District with the completed Public School Impact application.

A. SITE PLAN MUST BE DRAWN TO ONE (1) INCH EQUALS TWENTY (20) FEET WHERE PRACTICAL AND INCLUDE THE FOLLOWING:

- Names of project, applicant, owner, architect and/or engineer preparing plans with their respective addresses, telephone and fax numbers.
- Legal description of property.
- Location map showing arterial streets and section lines.
- Current land use designation of property.
- Current zoning of project and abutting properties (and proposed zoning, if applicable).
- Location of all principal and accessory structures with dimensions to lot lines and between structures.
- Location of all fences and walls.
- Building elevations and height.
- Vehicular circulation system, connections to traffic-ways, dimensions of drives, parking and loading areas.
- All adjacent rights-of-way, indication of centerline and width, pavement width, median cuts and intersections.
- Sidewalks and paths.
- Utility lines with sizes including water, sewer and gas serving site.
- Location of all mechanical equipment & screening if necessary
- Scale and north arrow.
- Property lines clearly shown.
- The following computation:
 - a. Gross acreage
 - b. Net acreage
 - c. Residential use:
 - 1. Number of dwellings
 - 2. Density
 - 3. Dwelling units by type
 - 4. Floor area of dwelling units by type
 - d. Gross square footage of non-residential buildings.
 - 1. Total for all buildings
 - 2. Total for all uses
 - 3. Total for individual buildings
 - 4. Total for each building by floor

- _____ Square footage of vehicular use area and percentage of interior landscaping.
- _____ Number of parking spaces required and provided including handicapped: with typical sizes shown.
- _____ Total square footage of pervious and impervious areas and as percentages of total area.
- _____ Location of all water features, drainage improvements and on-site retention areas.
- _____ Flow calculations.- water & sewer demand (gallon usage per day)
- _____ Sight triangles (when applicable).
- _____ Dumpster locations and screening.
- _____ Light fixture detail.
- _____ Photometric drawings for all commercial and industrial plans. Residential must have a note on the first sheet of the Engineering drawing stating the maximum light intensity allowed.
- _____ Off-site improvements such as sidewalks, bus bays, turning lanes, utility lines and fire hydrants; also indicate all driveways or curb cuts within 300 feet of the site.
- _____ **Sign Plan to include location and type of signs.**

B. LANDSCAPE PLAN MUST BE SEALED WITH NAME OF LANDSCAPE ARCHITECT AND REGISTRATION NUMBER AND MUST INCLUDE THE FOLLOWING:

- _____ Location of all landscaped areas with dimensions.
- _____ Table indicating all landscape requirements:
 - _____ a. Common and scientific names for all plant material
 - _____ b. Plant location and spacing of plant material
 - _____ c. Quantities and sizes of plant material with percentages of material by species and nativity
- _____ Building location.
- _____ Tree survey with corresponding appraisals *by a certified arborist* in table form.
Table is to include common name, scientific name, size, condition, value and status (existing vegetation on site, vegetation to remain, to be removed and relocated).
- _____ Irrigation plan showing irrigation layout.
- _____ Light fixture location.
- _____ Parking and vehicular-use areas.
- _____ Current zoning of abutting properties.
- _____ Location of all walls, fences, berms and other buffers with material specifications and heights.
- _____ Dumpster locations and screening.

C. ENGINEERING PLAN MUST BE SIGNED AND SEALED BY AN ENGINEER REGISTERED WITH THE STATE OF FLORIDA AND MUST INCLUDE:

- _____ Paving.
- _____ Grading.
- _____ Drainage.
- _____ Water and Sewer Connections.
- _____ Proposed Off-site Improvements.
- _____ Water Site Plan including all main sizes and fire hydrants locations.

D. PUBLIC SAFETY SECURITY PLANS INCORPORATING CPTED GUIDELINES

- _____ CPTED (Crime Prevention Through Environmental Design) Security Drawing Plan; and separately
- _____ CPTED Security Narrative Plan

E. Waste Management Plan

- _____ Waste Management Plan

F. PRELIMINARY SITE PLAN REVIEW

A developer is encouraged to setup a pre-application meeting with the Principal Planner. Also, submit preliminary site plans to the Zoning Director as well as the Fire Plans Review Official for informal reviews prior to the formal application procedure.

CPTED GUIDELINES

Crime Prevention Through Environmental Design

CPTED Principle #1

Natural Surveillance

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

CPTED Principle #2

Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

CPTED Principle #3

Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

CPTED Principle #4

Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

.....
If you have any questions or concerns with incorporating the CPTED Principles in your design. Please contact Deputy Patrick Noble with the Broward County Sheriffs Office at: Patrick_Noble@sheriff.org

NOTICE EFFECTIVE FEBRUARY 1, 2008

Per resolution 08-97 RESIDENTIAL PLATS AND SITE PLAN APPLICATIONS shall not be approved without providing the appropriate written approvals from Broward County School District.

APPLICANTS MUST TRANSMIT RESIDENTIAL PLATS AND SITE PLANS TO BROWARD COUNTY SCHOOL DISTRICT.

For your convenience an application is attached to all plat applications and for additional information contact:

The School Board of Broward County, Florida
Growth Management Department
Facility Management, Planning & Site Acquisition
1643 North Harrison Parkway
Sunrise, Florida 33323
(754)-321-8350

or visit their website to complete the application online:

http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Application Fee Schedule Regarding the Review
of Development Applications - Calendar Year 2011

APPLICATION TYPE	APPLICATION FEE
CONSISTENCY REVIEW	
LUPA	\$1,730.00
REZONING	\$1,730.00
DRI	\$1,730.00
ADDITIONAL FEE FOR APPLICATIONS WITH VOLUNTARY MITIGATION	\$1,445.00
PUBLIC SCHOOL CONCURRENCY REVIEW	
PLAT-RESIDENTIAL	\$1,445.00
PLAT-NON-RESIDENTIAL	N/A
SITE PLAN-RESIDENTIAL	\$1,455.00
SITE PLAN-NON-RESIDENTIAL	N/A
FUNCTIONAL EQUIVALENT	\$260 - up to 5 units
ADDITIONAL FEE FOR APPLICATIONS WITH PROPORTIONATE SHARE MITIGATION	\$2,100.00
MISCELLANEOUS REVIEW	
RE-REVIEW-MAJOR	1/2 of original review fee
RE-REVIEW-MINOR	1/4 of original review fee
RE-REVIEW-MINOR VESTING VERIFICATION LETTER FOR PUBLIC SCHOOL CONCURRENCY*	\$55.00
SCAD LETTER FOR EXEMPT DEVELOPMENT	\$55.00
EXTENSION LETTERS	\$55.00
OPINION LETTER	\$55.00

*See Frequently Asked Questions

- 1 Re-review of major revisions regarding projects with prior voluntary mitigation process is subject to 1/2 of the fee for LUPA, Rezoning, DRI, Plats and Site Plans
- 2 Re-review of minor revisions regarding projects with prior voluntary mitigation process is subject to 1/4 of the fee for LUPA, Rezoning, DRI, Plats and Site Plans
- 3 Re-review of revisions to the previously executed and recorded binding agreements (Tri-Part, and RC) as a result of major revisions to LUPA, Rezoning, DRI, Plats and Site Plans is subject to 1/2 of the fee for applications with voluntary mitigation
- 4 Re-review of revisions to the previously executed and recorded binding agreements (Tri-Part, and RC) as a result of minor revisions to LUPA, Rezoning, DRI, Plats and Site Plans will not be subject to any additional fees beyond what is stated in number 2 above

NOTE: Fees depicted above reflect annual adjustment authorized by School Board Policy 1161

PUBLIC SCHOOL IMPACT APPLICATION
The School Board of Broward County, Florida
Growth Management Department
Facility Management, Planning & Site Acquisition
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179
www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

Land Use DRI Rezoning Flex/Reserve Allocation Plat Site Plan

FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ? If yes, provide the SBBC Number

Application Fee Amount Due/Paid* Check No. Is proof of Payment attached?

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section Township Range

General location of the project Side of

at/between and

Area Acreage Jurisdiction

APPLICANT INFORMATION

Owner's Name Phone

Address City State Zip

Developer/Agent

Address City State Zip

Phone Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use Designation Existing Proposed

Zoning Designation Existing Proposed

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			____ 3 BR or Less ____ 4 BR or >		____ 3 BR or Less ____ 4 BR or >	Single Family		____ 3 BR or Less ____ 4 BR or >
Townhouse/ Duplex/ Villa			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Townhouse/ Duplex/ Villa		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Garden Apartment			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Garden Apartment		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Mid Rise						Mid Rise		
High Rise						High Rise		
Mobile Home			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Mobile Home		____ 2 BR or Less ____ 3 BR or >
Total						Total		

Does this project include a non-residential development?

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
____ Statutory exemption* ____ Applicable Statute*	____ Site plan located within a plat for which school impacts have been satisfied*	
____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

*** Supporting documentation is required**

Signature of Applicant/Agent: _____

Date: _____

Please attach a survey of the project site

NOTE: 45-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR