



Staff Report

**File #:** LN-517

**PLANNING AND ZONING BOARD**

Meeting Date: JULY 24, 2024

**POWER PETROLEUM HQ**

**Request:** Plat  
**P&Z#** 23-14000018  
**Owner:** 201 Southwest 12 Ave, Inc  
**Project Location:** 201 SW 12 Ave  
**Folio Number:** 494202000110  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Elizabeth Tsouroukdissian (954-572-1777 / elizabeth@pulicelandsurveyors.com)  
**Project Planner:** Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

**SUMMARY**

**A. Plat Background**

A plat is a map, drawn to scale, showing the divisions of a piece of land. It can delineate blocks, streets, alleys and easements. Further refinement often splits blocks into individual lots, usually for the purpose of selling the described lots, this has become known as subdivision. The statutory definition of subdivision according to Chapter 177.031(18), F.S. is “the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and re-subdivisions.” Upon the filing of a plat, legal descriptions can then refer to block and lot-numbers rather than portions of sections. In order for plats to become legally valid, a local governing body must review and approve them.

In Broward County, such legal authority is bestowed upon the Broward County Commission as stipulated within Article 7 of the Broward County Administrative Rules Document. Section 7.2 - ‘Countywide Platting Authority’ states that “No plat of lands lying within Broward County, either in the incorporated or unincorporated areas, may be recorded in the Official Records prior to approval by the County Commission.” Section 7.4 provides for the input of each local government within Broward County, whereby a plat application must first be approved by the local jurisdiction before final approval with the County Commission. That section states that “local Jurisdictions shall require platting at least in those circumstances where the Broward County Land Use Plan requires platting.”

**B. Request**

The agent, Elizabeth Tsouroukdissian, of Pulice, Land Surveying, Inc., is representing the owner of the property, 201 Southwest 12 Ave., Inc. The Applicant is requesting approval of the Power Petroleum HQ Plat for the 0.7-acre undeveloped property located at 201 S. Andrews Ave, which lies on the west side of Andrews, south of SW 2<sup>nd</sup> Street. The developer plans to build a structure with 9,700 square feet of office use and 2,600 square feet of warehouse use. The subject property will have an ingress/egress on Andrews Avenue and an egress only on SW 2<sup>nd</sup> Street. The Plat restricts the property to a maximum of 9,700 square feet of office use and 2,600 square feet of warehouse use. A conceptual site plan has been provided that reflects the proposed site plan that was reviewed at the July 19, 2023 DRC. During this past year the applicant has been working with Broward County to enable this site plan to proceed to the Planning and Zoning Board for review.

The land use designation of this parcel is Industrial (I) and the Zoning is I-1 (General Industrial). The current land use and zoning allows for 65% lot coverage and 45 feet in height, so the entitlements allowed for the property will accommodate the proposed level of development.

**C. Section 155.2410. PLAT - A. Purpose**

The purpose of this section is to provide a review procedure to conform to the Broward County Land Use Plan's platting requirement and to ensure subdivisions of land within the city:

1. Provide for the orderly growth and development of the city;
2. Coordinate proposed streets with existing and planned streets in the city's street system, and with other public facilities;
3. Provide rights-of-way for streets and utility easements;
4. Avoid congestion and overcrowding of streets;
5. Ensure there is adequate access to development;
6. Ensure there are adequate utility facilities to serve development;
7. Ensure there is adequate open space and recreation facilities to serve development; and
8. Ensure there is proper recordation of land ownership or property owner association records, where applicable.

**D. Plat Review Standards**

An application for a Plat shall be approved only on a finding that the proposed subdivision or development on the lots proposed to be platted meets all of the following standards:

1. The development complies with the applicable standards in Part 7 (Lots) of Article 5: Development Standards;
2. The development complies with all other applicable standards in this Code;
3. The development complies with all requirements or conditions of any applicable development orders (e.g., Planned Development);
4. Any land within the platted lot(s) that is necessary to comply with the Broward County Trafficways Plan has been conveyed to public by deed or grant of easement;
5. The development complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance; and
6. All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed underground.

**E. Staff Analysis**

The subject property has an Industrial (I) Land Use designation and a General Industrial (I-1) Zoning designation. The proposed Plat was reviewed by the DRC on September 20, 2023, and found to be in compliance with the City's Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. All applicable Development Standards in Part 7 of Article 5 have been met.

**Staff Recommendation:**

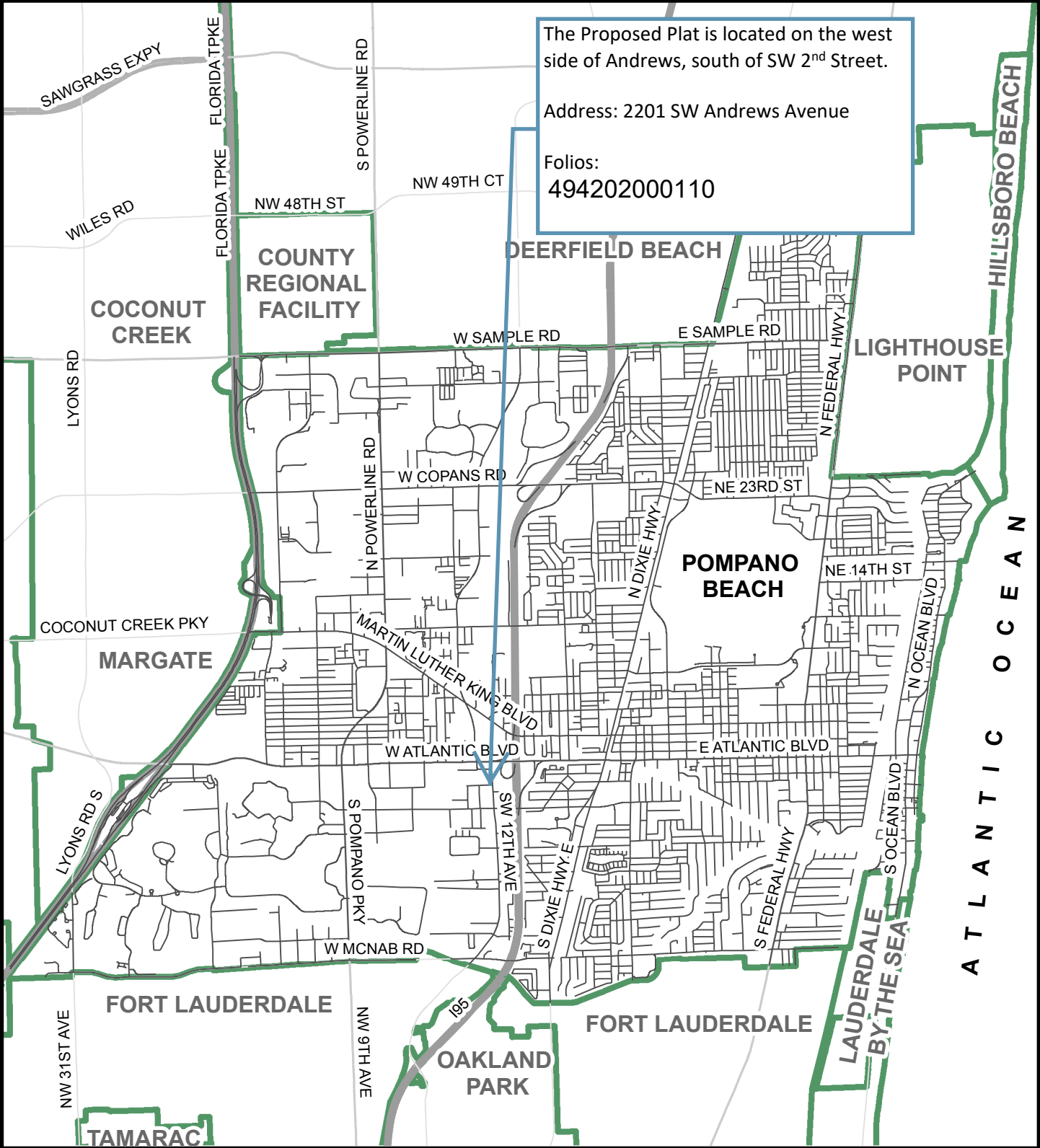
Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.

# CITY OF POMPANO BEACH LOCATION MAP



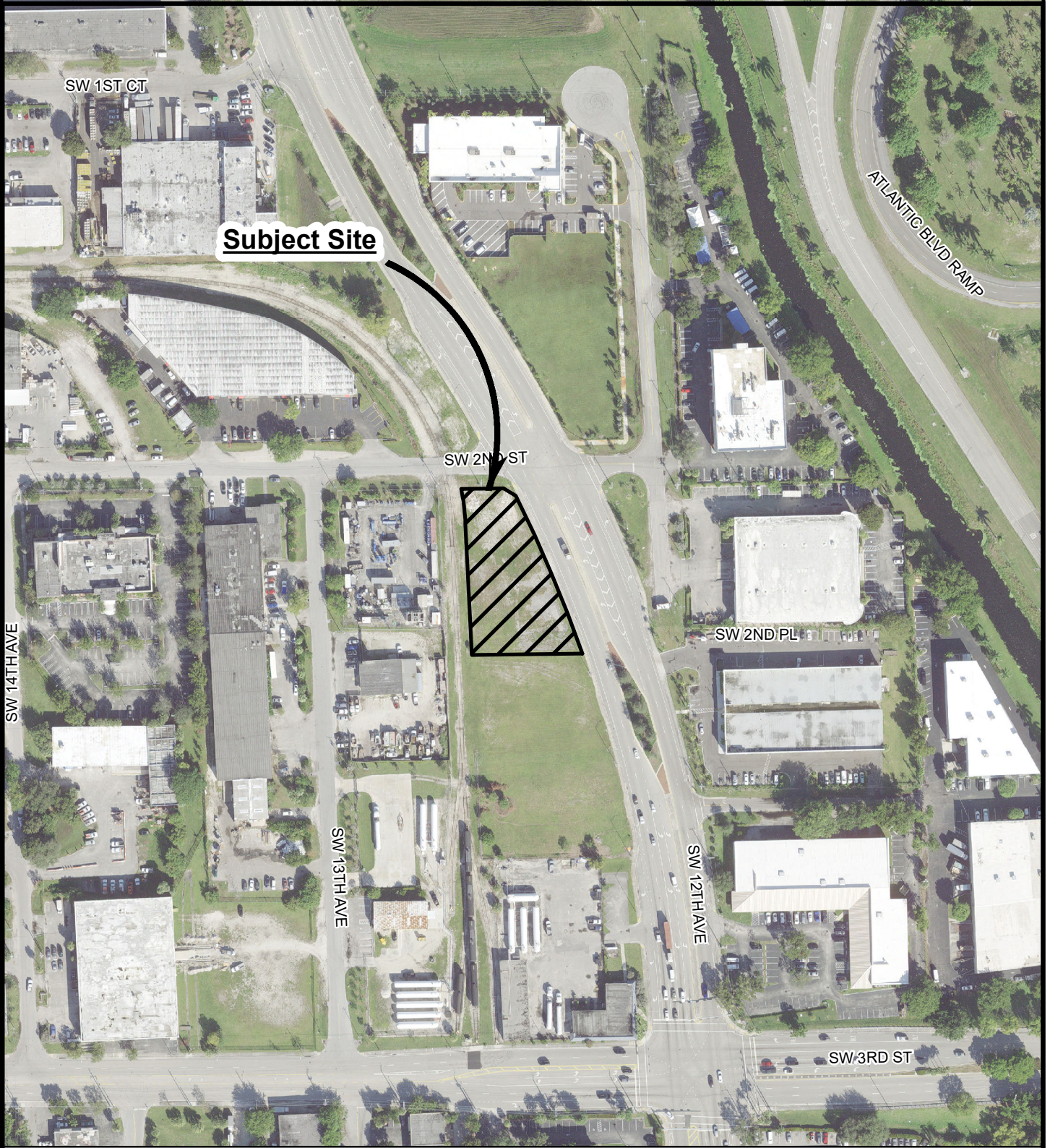
The Proposed Plat is located on the west side of Andrews, south of SW 2<sup>nd</sup> Street.  
 Address: 2201 SW Andrews Avenue  
 Folios:  
 494202000110



1 in = 1 miles

PREPARED BY:  
 DEPARTMENT OF  
 DEVELOPMENT SERVICES

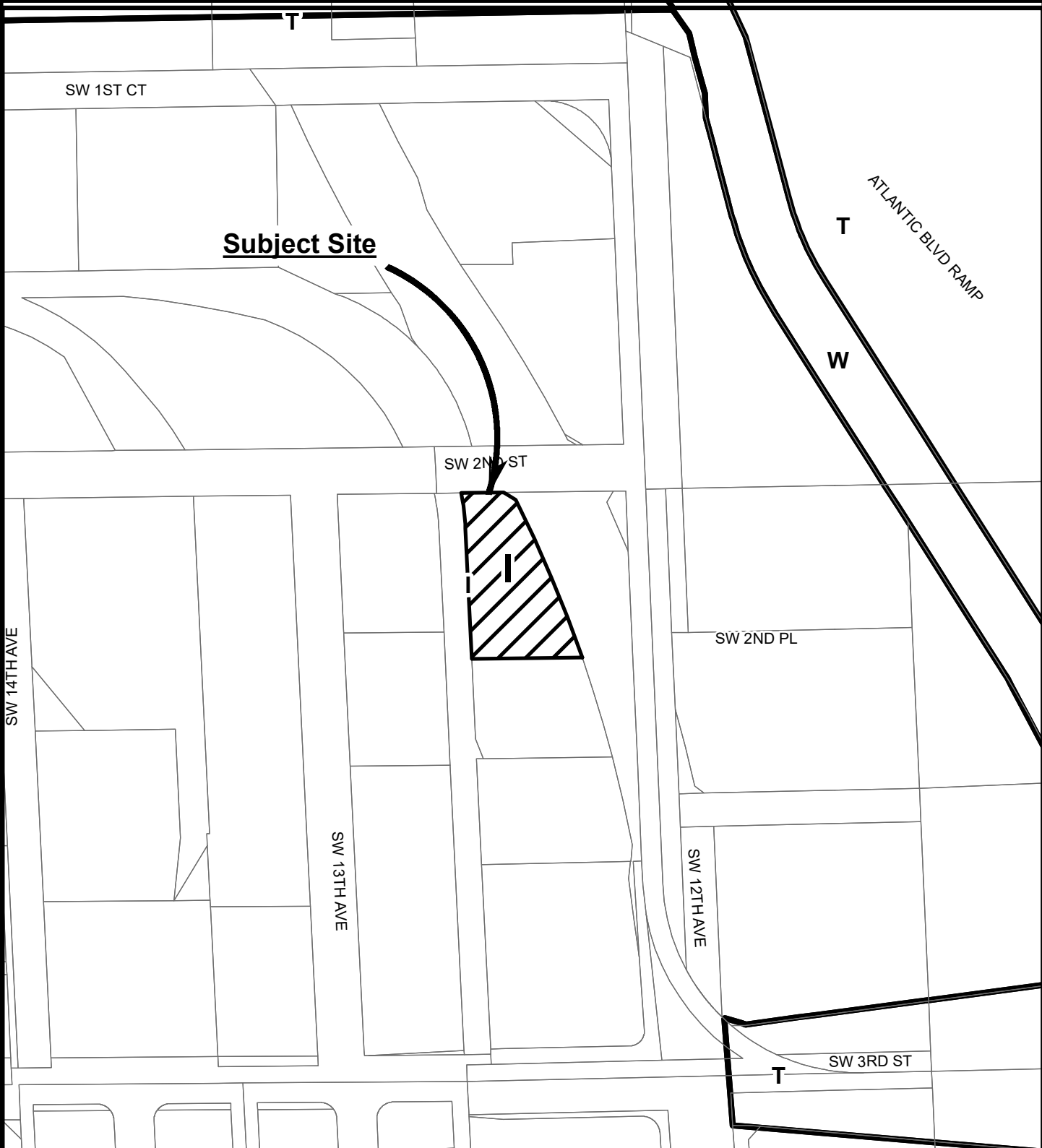
# CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

PREPARED BY:  
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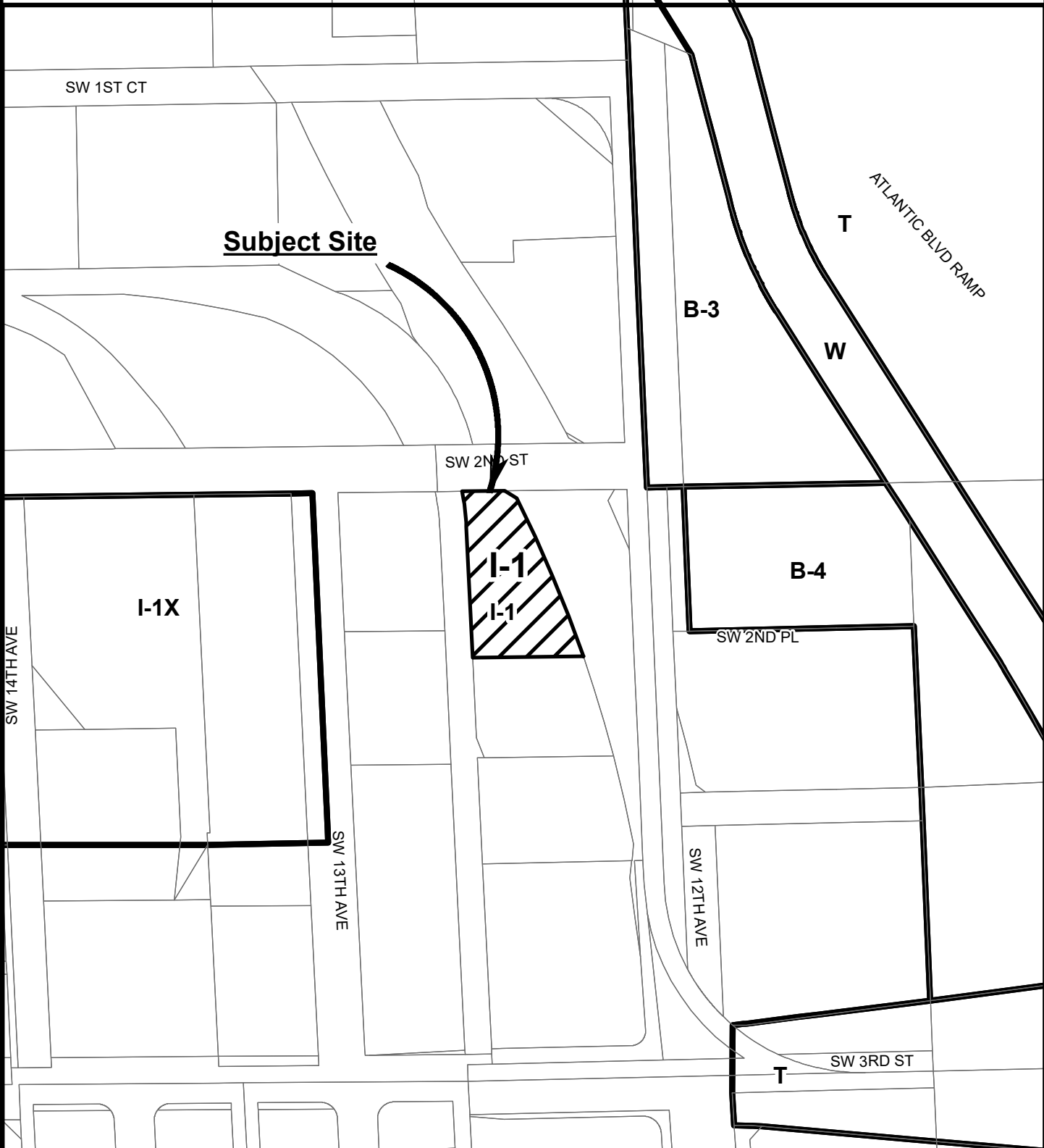
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 208 ft

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DEVELOPMENT SERVICES

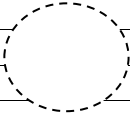
# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

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## LEGEND

FOR LAND USE PLAN		FOR ZONING MAP		
Symbol	Classification Units/ Acre	Symbol	District	
		RS-1	Single-Family Residence 1	
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2	
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3	
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4	
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville	
H	High (25-46 DU/AC)			
12	Irregular Density	RD-1	Two- Family Residence	
36	Irregular Density			
MUR-H	Mixed-Use Residential (High)	RM-7	Multiple-Family Residence 7	
C	Commercial	RM-12	Multiple-Family Residence 12	
CR	Commercial Recreation	RM-20	Multiple-Family Residence 20	
		RM-30	Multiple-Family Residence 30	
*	I	RM-45	Multiple-Family Residence 45	
		MH-12	Mobile Home Park	
T	Transportation			
		B-1	Limited Business	
U	Utilities	B-2	Neighborhood Business	
		B-3	General Business	
CF	Community Facilities	B-4	Heavy Business	
		M-1	Marina Business	
OR	Recreation & Open Space	CR	Commerical Recreation	
W	Water	*	I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
		TO	Transit Oriented	
DPTOC	Downtown Pompano	PR	Parks & Recreation	
	Transit Oriented Corridor	CF	Community Facilities	
		PU	Public Utility	
ETOC	East Transit Oriented	T	Transportation	
	Corridor	BP	Business Parking	
		LAC	Local Activity Center	
	Number			
		RPUD	Residential Planned Unit Dev.	
		PCD	Planned Commercial Development	
		PD-TO	Planned Development - Transit Oriented	
		PD-I	Planned Development - Infill	
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay	
		AOD	Atlantic Boulevard Overlay District	
		CRAO	Community Redevelopment Area Overlay	
		NCO	Neighborhood Conservation Overlay	
		EOD	East Overlay District	
		DPOD	Downtown Pompano Beach Overlay District	