



Staff Report

File #: LN-90

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: MARCH 24, 2021

COLLIER CITY BSO SUBSTATION PLAT

Request: Plat
P&Z# 20-14000011
Owner: City of Pompano Beach
Project Location: 2714 NW 4th Court & 441 NW 27th Avenue
Folio Number: 484233045300 & 484233045310
Land Use Designation: L (Low 1-5 DU/AC)
Zoning District: RS-3 (Single Family Residence 3)
Commission District: 5
Agent: Paola West (561-337-0878)
Project Planner: Maggie (954-786-7921 / Maggie.Barszewski@copbfl.com
 <mailto:Maggie.Barszewski@copbfl.com>)

Summary:

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.”

This is a City-initiated Plat request for the “Collier City BSO Substation Plat.” The property is located on the

southwest corner of NW 4th Court & NW 27th Avenue, more specifically the addresses include 2714 NW 4th Court and 441 NW 27th Avenue. The agent, Paola West of Plan West, Inc., is representing the City of Pompano Beach, owner. The subject property has never been platted. The proposed Plat, totaling 0.33 acres of vacant land, will unify 3-separate unrecorded parcels into one "Parcel A". The Plat restricts the property to 3,200 square feet of Police Substation Facility use. The City Engineer has determined that there is no right-of-way dedication necessary for this Plat. The subject property is zoned B-2 (Community Business) and RS-3 (Single Family Residential), and has a land use designation of C (Commercial) and L (Low Residential). The Applicant intends to construct a 1-story 3,100-square foot police substation (Essential Government Facility) and associated-site features. A site plan has not yet been submitted. The use will require a minor site plan approval. The Applicant received approval for a Special Exception (see attached Special Exception Order 19-17000008) on January 16, 2020 allowing for a Police Substation use on the subject property. The Special Exception was required for the RS-3 portion of the subject property.

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 requirement that local governments require compliance with the county's platting requirements 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.

Staff Analysis:

The property is zoned B-2 (Community Business) and RS-3 (Single Family Residential), and has a land use designation of C (Commercial) and L (Low Residential). The previously mentioned Special Exception approved in 2020 was required for the RS-3 portion of the subject property. A Police Substation is permitted by

right within B-2 Zoning. This plat was reviewed by the Development Review Committee (DRC) on September 2, 2020, and found to be in compliance with the City's Land Development Regulations with the exception of providing a Title Certificate made out to the City (which is a suggested condition prior to placement on a City Commission agenda). The Broward County Development Review Report (DRR) recommendations have been addressed on the plat.

All Service provider letters have been submitted. The following provides the related comments.

FDOT:	FDOT was not required since the Plat does not impact a State Road.
TECO Peoples Gas:	TECO Gas has reviewed the plat & has no objection.
AT&T:	AT&T has reviewed the plat & has no objection.
Comcast:	Comcast has reviewed the plat & has no objection.
FPL:	FPL has reviewed the plat & has no objection.

Staff Conditions:

Department of Development Services Recommendation:

Development Services staff recommends approval of this Plat with one condition prior to City Commission agenda placement as follows:

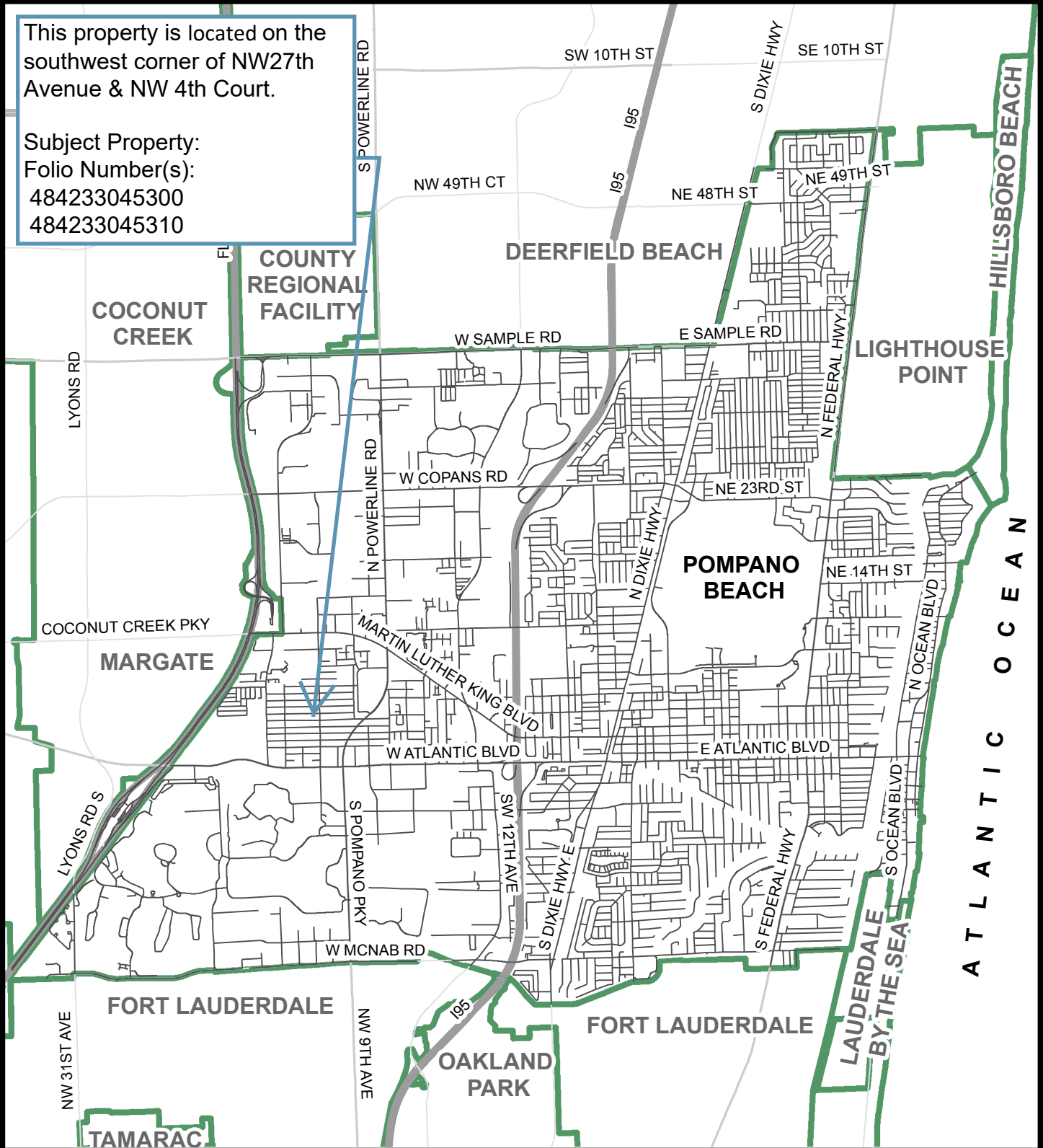
- 1) The Applicant shall provide a Title Certification made out to the City of Pompano Beach.

CITY OF POMPANO BEACH LOCATION MAP



This property is located on the southwest corner of NW27th Avenue & NW 4th Court.

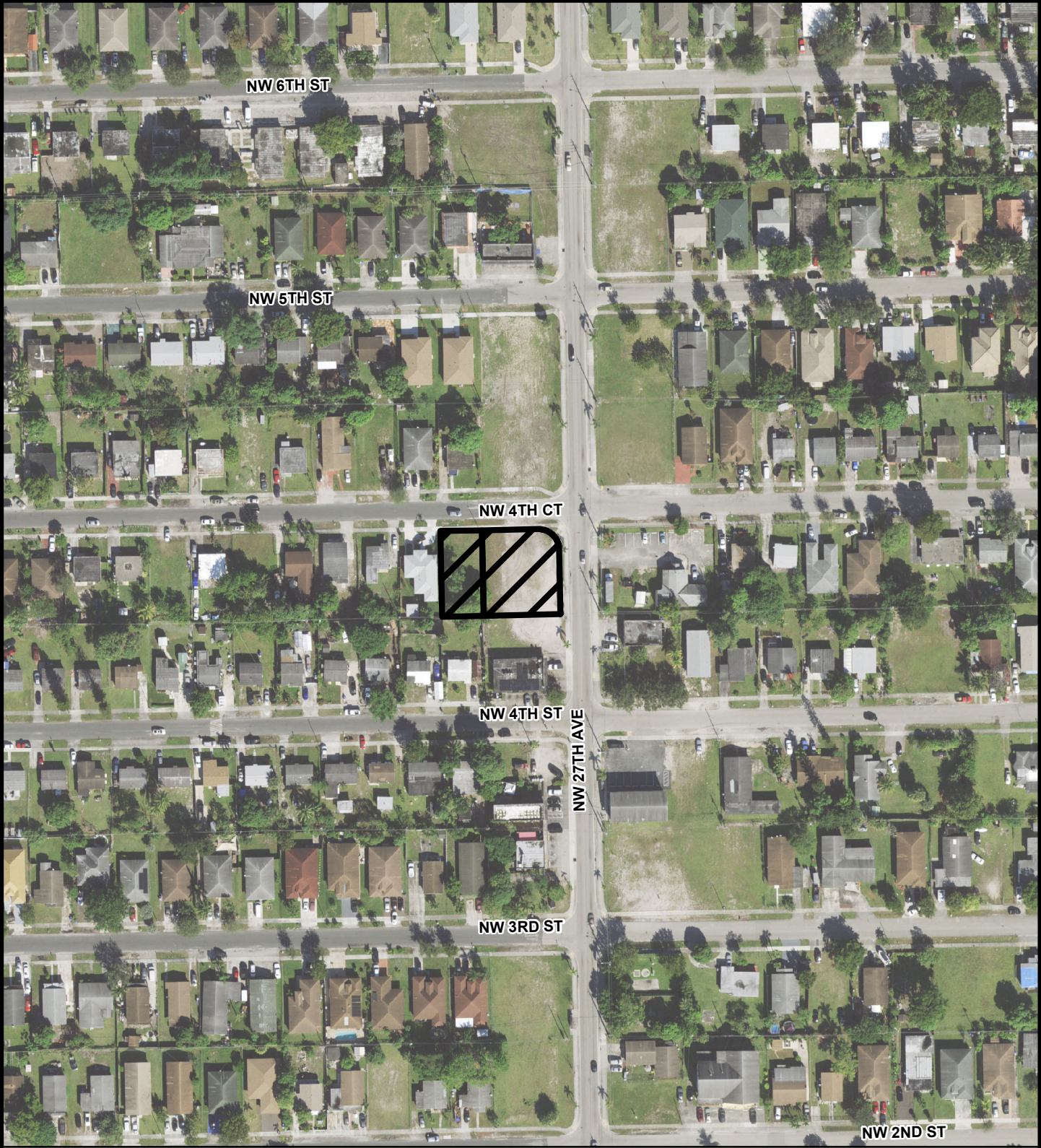
Subject Property:
Folio Number(s):
484233045300
484233045310



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

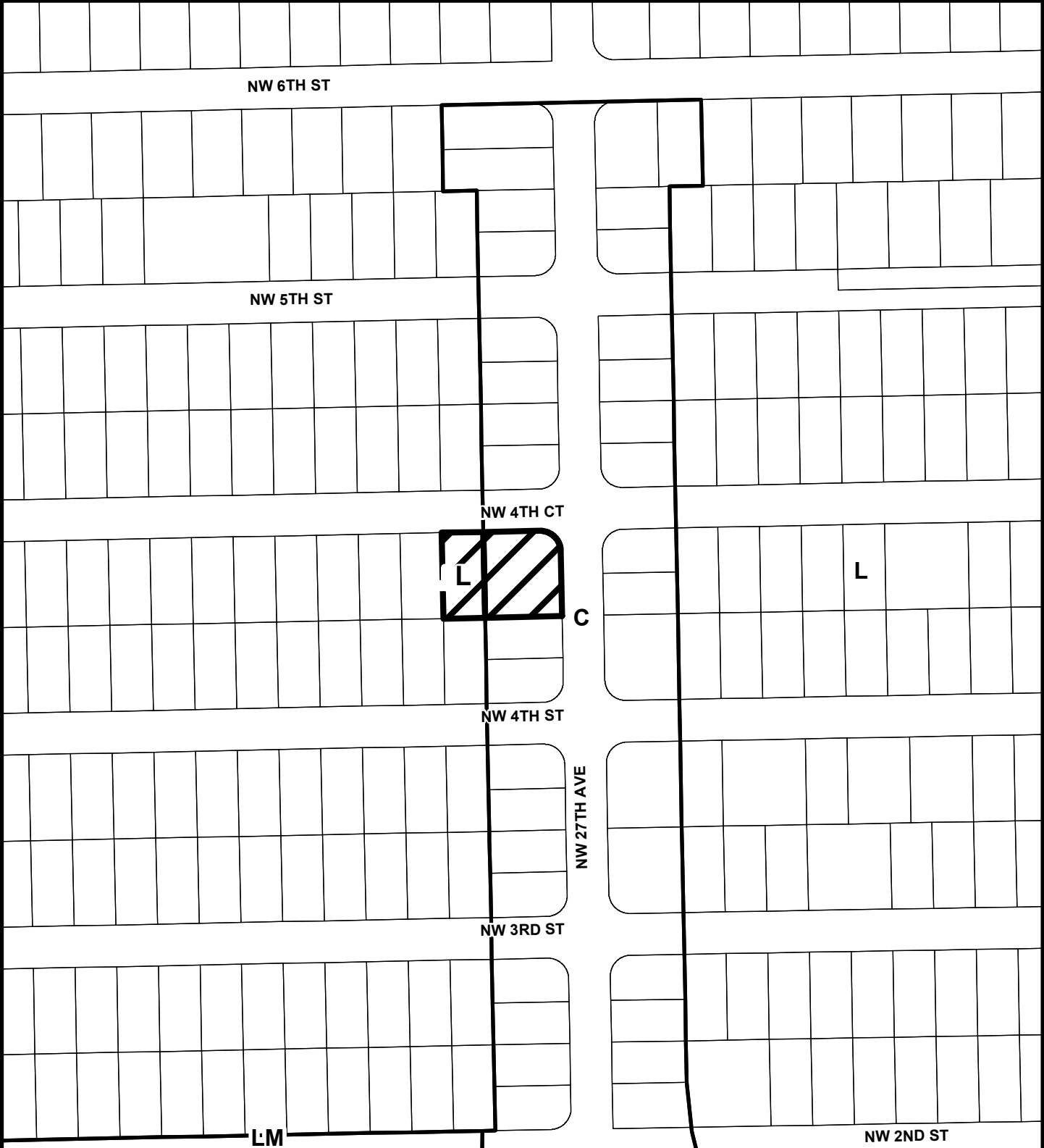
CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

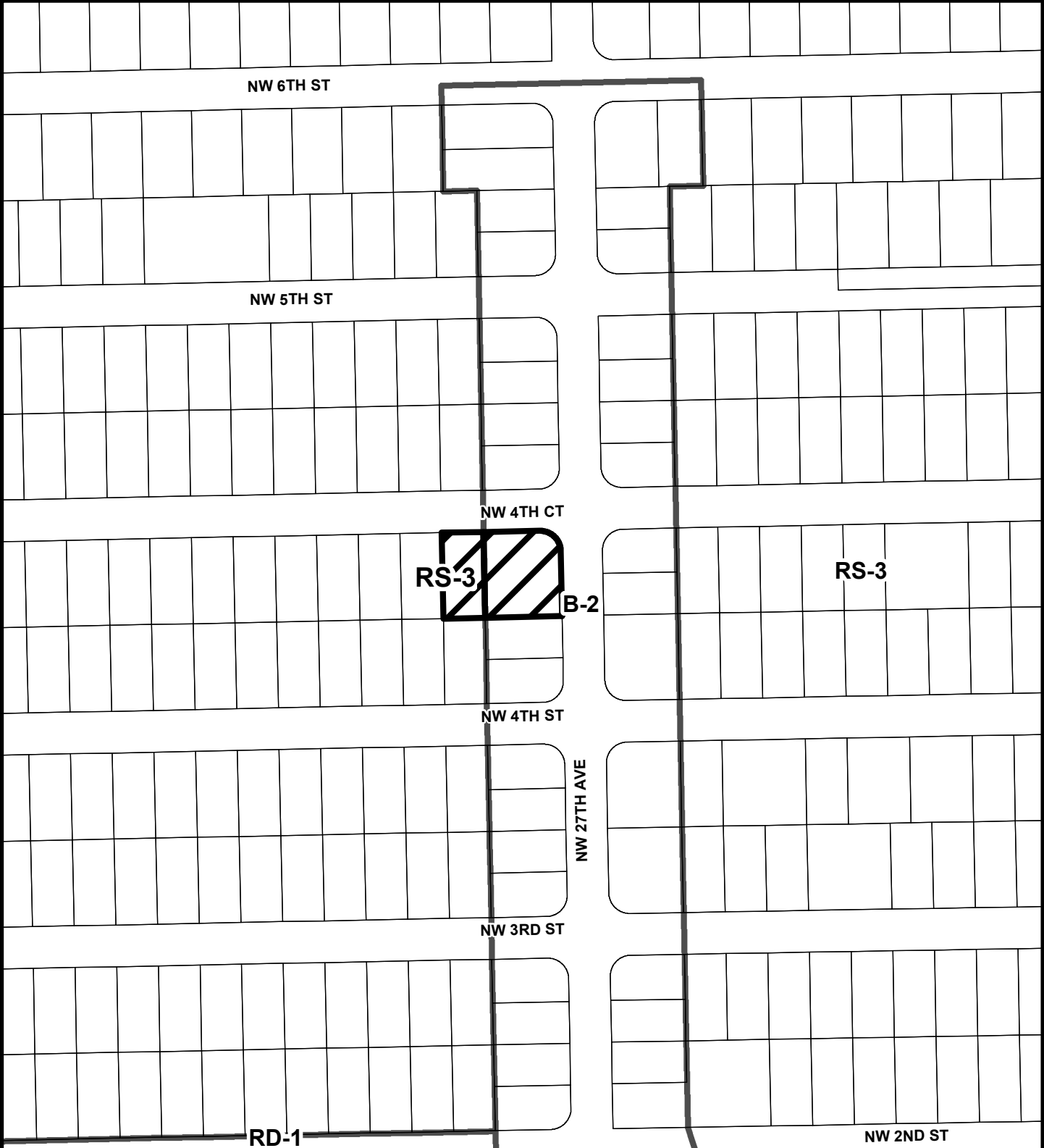
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 167 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

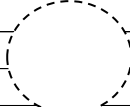
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 167 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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		
		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 Industrial	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
	 Number	T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
		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
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay

THE ZONING BOARD OF APPEALS
CITY OF POMPANO BEACH, FLORIDA

Date: January 16, 2020
Applicant: City of Pompano Beach
Case No.: 19-17000008
Address: 2714 NW 4 Ct
Zoned: RS-3 (Single Family Residence 3)
Folio(s): 484233045310

Legal Description:

The East 50' of the W 550' of the N 1/2, of the S 2/5ths, of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 33, Township 48 S, Range 4 E, excepting therefrom the N 25' thereof reserved for public road purposes, said lands lying and being in Broward County, Florida. (A/K/A: Lot 896 Collier City, unrecorded.)

REQUEST:

Applicant requests a SPECIAL EXCEPTION in order to utilize the subject property (Zoning District: RS-3) for a Police Station pursuant to Section 155.4208(G)(1) [Districts Where Permitted] of the Pompano Beach Zoning Code.

* * * * *

ORDER

Upon presentation of the Applicant's request for a SPECIAL EXCEPTION at a public hearing before the Zoning Board of Appeals ("Board"), and upon review and consideration of all testimony, evidence and argument presented at the hearing, the Board finds that competent substantial evidence was presented to grant a SPECIAL EXCEPTION allowing the applicant to utilize the subject property (Zoning District: RS-3) for a Police Station.

THEREFORE, the Applicant's Request for the above SPECIAL EXCEPTION is GRANTED, conditioned on the Applicant fulfilling the following:

1. Obtain all necessary governmental permits and approvals, including Site Plan, Building, and Zoning Compliance Permits;
2. Provide a superior CPTED and security plan at the time of Site Plan review; and
3. Provide a minimum 10' landscape buffer and 6' high wall (Type 'B' buffer) between vehicular use area and adjacent residential properties.

This matter was heard before the Zoning Board of Appeals, and the Board pronounced its decision on January 16, 2020.

DocuSigned by:

 Dan Yaffe Chairman, Zoning Board of Appeals

Filed with the Development Services Department this 2/5/2020 day of February, 2020

DocuSigned by:

 Martha Lawson, Head Secretary Development Services

Robert Modys
Keith and Associates
2312 S Andrews Avenue
Fort Lauderdale, FL 33316