

Staff Report

File #: LN-231

PLANNING AND ZONING BOARD

Meeting Date: JUNE 22, 2022

ATLANTIC INDUSTRIAL PARK PLAT

Request: PLAT
P&Z# 22-14000001
Owner: Natjack, LLC; RR ATLANTIC, LLC; R.V. Jones; Shirley J. Farris
Project Location: 1528 W Atlantic Boulevard
Folio Number: 484234000580
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial) & RS-4 (Single Family Residential)
Commission District: 4 (Beverly Perkins)
Agent: Elizabeth Tsouroukdissian (954-572-1777)
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, Jane Storms of Pulice Land Surveyors, Inc, representing the owners of the property, RR Atlantic, LLC; Natjack, LLC; R.V. Jones; and Shirley Farris, is requesting approval of the Atlantic Industrial Park Plat for the property addressed as 1528 W. Atlantic Blvd. and located west of the CSX Railroad at the terminus of NW 1st Street and on the north side of NW 1st Street east of NW 16th Avenue. The Plat restricts the property to a maximum of 48,000 square feet of Industrial use on Parcel A (Zoned I-1) and no development on Parcel B (Zoned RS-4). The 1.7103-acre site is currently undeveloped. The Applicant intends to construct 4 one-story warehouse buildings on the Industrial-zoned property and provide landscape buffering on the RS-4-zoned property. A conceptual site plan has been provided along with this Plat submittal, however, that site plan is currently under review by the DRC and should not be interpreted as being the final site plan for the site.

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 both an Industrial (I) Land Use designation and a parcel with an LM (Low Medium Residential) land use designation. The portion with Industrial land use is Zoned I-1 (General Industrial) and the portion with the residential land use is zoned RS-4 (Single Family Residential). No development is proposed on the RS-4 portion of the site. The proposed Plat was reviewed by the DRC on March 2, 2022, 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. Furthermore, all applicable Development Standards in Part 7 of Article 5 have been met.

Service providers are required to provide a letter prior to City Commission approval. The applicant has provided the following service provider letters:

FDOT:	There are no FDOT roadways adjacent to the site.
TECO Peoples Gas:	No TECO letter has been received.
AT&T:	AT&T has no objection.
Comcast:	Comcast has no objection.
FPL:	No FPL letter has been received.

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.
2. The FPL and TECO letters of no objection must be received.
3. A statement saying "All facilities for the distribution of utilities of electricity, telephone & cable shall be installed underground."
4. Must submit a Title Certification addressed to the City, but can include the County, and must be less than 6 months old.
5. The conceptual plan should reflect a Type C incompatibility buffer adjacent to all residential uses.

CITY OF POMPANO BEACH LOCATION MAP



The subject property is located west of the CSX Railroad at the terminus of NW 1st Street and on the north side of NW 1st Street east of NW 16th Avenue.

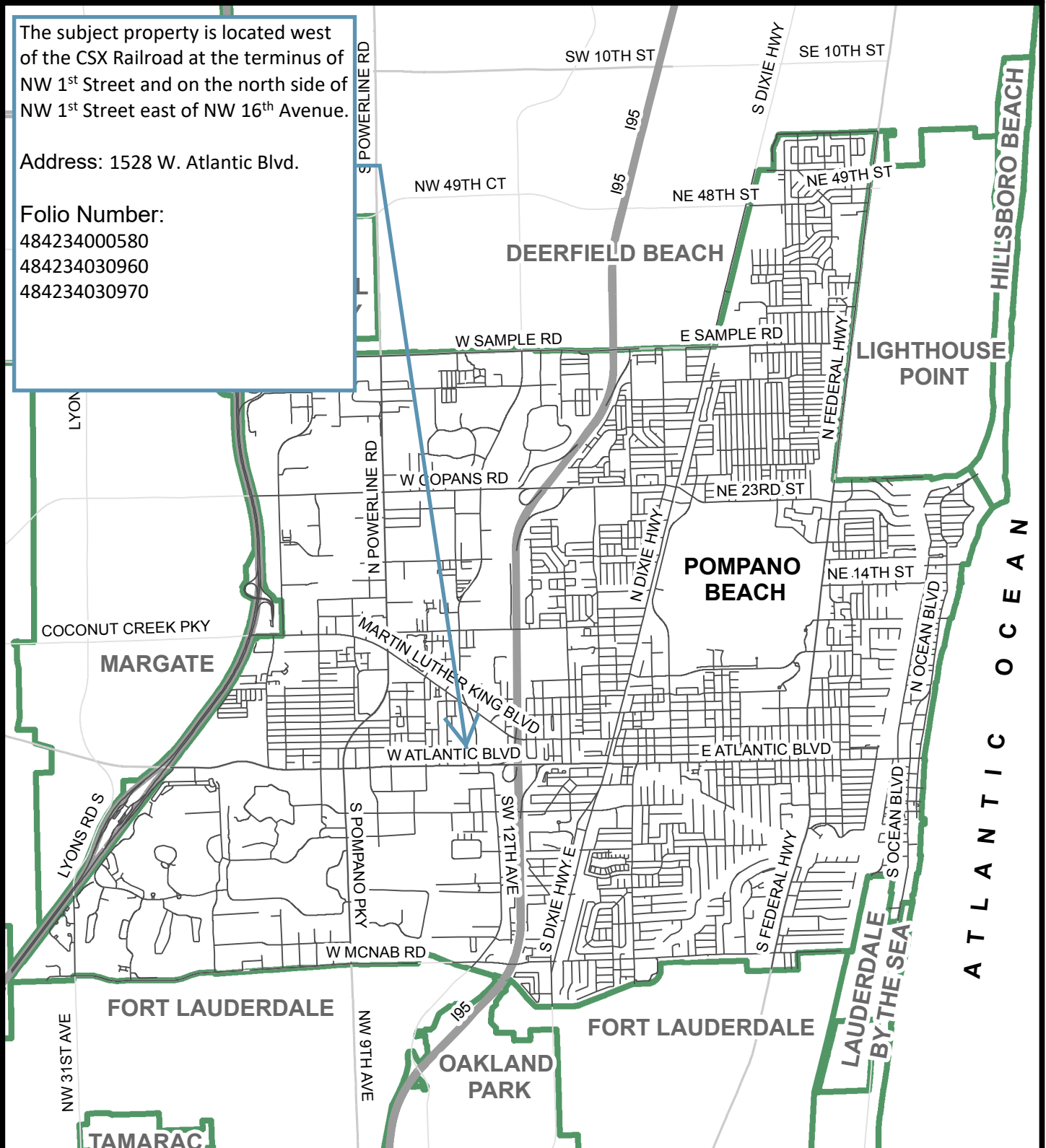
Address: 1528 W. Atlantic Blvd.

Folio Number:

484234000580

484234030960

484234030970



1 in = 1 miles

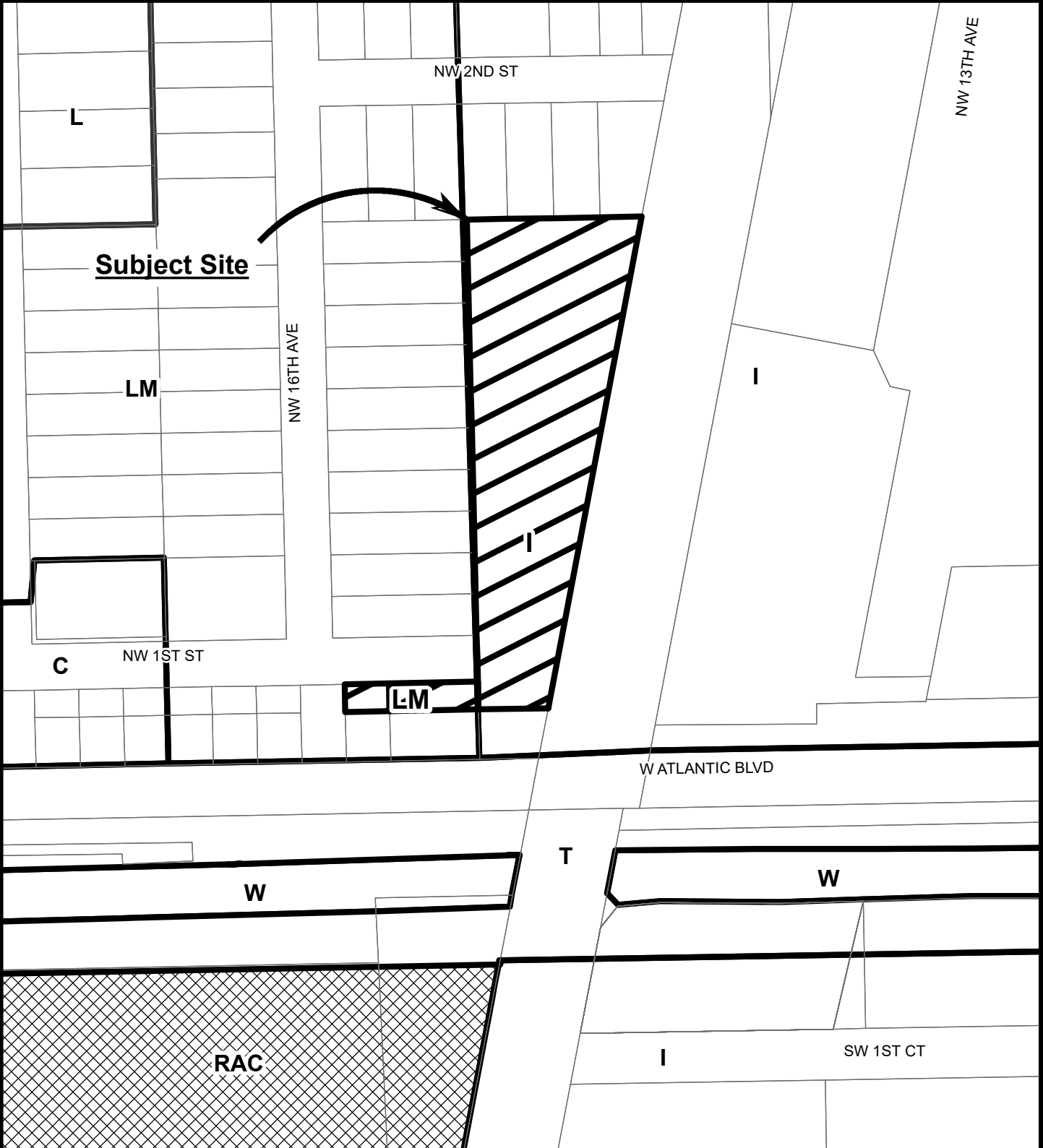
CITY OF POMPANO BEACH
AERIAL MAP



1 in = 150 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

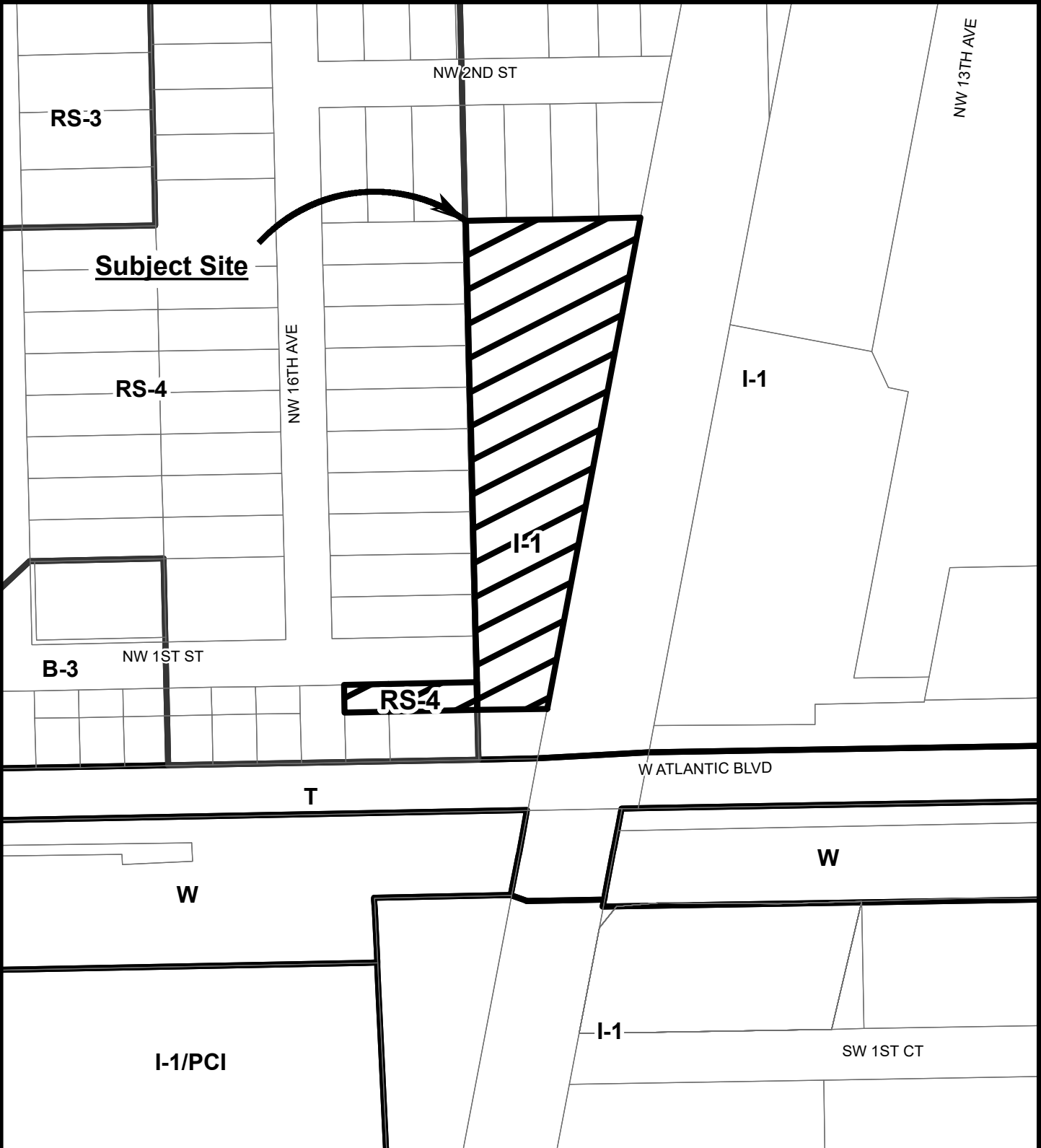
CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 150 ft

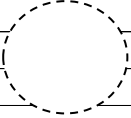
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 150 ft

LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification	Units/ Acre	Symbol	District
	L	Low (1-5 DU/AC)	RS-1	Single-Family Residence 1
*	LM	Low- Medium (5-10 DU/AC)	RS-2	Single-Family Residence 2
	M	Medium (10-16 DU/AC)	RS-3	Single-Family Residence 3
	MH	Medium-High 16-25 DU/AC)	RS-4	Single-Family Residence 4
	H	High (25-46 DU/AC)	RS-L	Single-Family Residence Leisureville
	12	Irregular Density		
	36	Irregular Density	RD-1	Two- Family Residence
	C	Commercial	RM-7	Multiple-Family Residence 7
	CR	Commercial Recreation	RM-12	Multiple-Family Residence 12
			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
		Number	PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
	*	Current Designation		
	>	Proposed Designation	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