



Staff Report

File #: LN-518

PLANNING AND ZONING BOARD

Meeting Date: JULY 24, 2024

QCM PLAT

Request: Plat
P&Z# 23-14000016
Owner: QCM INC
Project Location: W Atlantic Blvd
Folio Number: 484233054000
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 5 (Barry Moss)
Agent: Paola West (954-529-9417 / pwest@planw3st.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, PlanW3st, is representing the owner of the property, QCM INC. The Applicant is requesting approval of the QCM Plat for the 0.67-acre undeveloped property located west of NW 28th Avenue on the north side of West Atlantic Blvd. The Plat consists of one lot labeled "Parcel A." The developer plans to develop the property with commercial uses and associated site improvements. The subject property will have access to Atlantic Boulevard by way of an offsite joint access with the adjacent property to the west (established by a recorded Easement Agreement, P.B. 152, PG. 45). The Plat restricts the property to a maximum of 17,530 square feet of commercial use. A conceptual site plan has been provided that the applicant intends to submit for city review within the coming 6-8 weeks.

The land use designation of this parcel is Commercial (C) and the Zoning is General Business (B-3). The current land use and zoning allows for 60% lot coverage and 105' height which is an FAR of 6.0 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 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

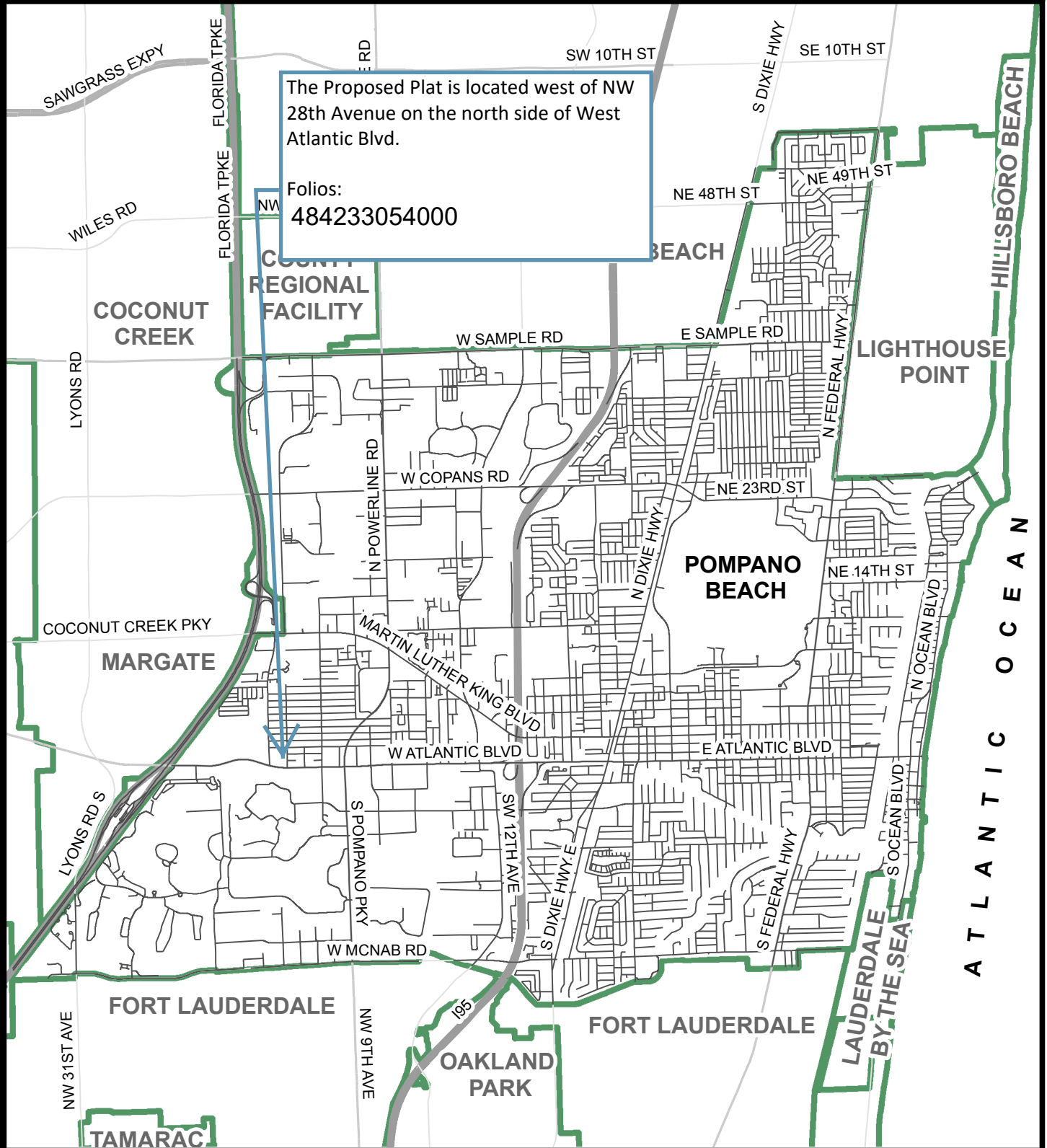
The subject property has a Commercial (C) Land Use designation and a General Business (B-3) Zoning designation. The proposed Plat was reviewed by the DRC on September 20, 2023, and found to be in compliance with the City's Land Development Regulations. The 60-foot width for Atlantic Boulevard that is required for the north half of the right-of-way per the Broward County Trafficways Plan has already been dedicated. With this Plat, the Applicant is providing an additional 3.6 feet of right-of-way to accommodate a westbound right turn lane off Atlantic Boulevard with 135 feet of storage and 50 feet of transition into the adjacent joint access easement. The city required a 30-foot right-of-way dedication for NW 1st Street along the northern boundary of the property. A condition of approval is recommended per the Broward County Development Review Report (DRR) to add a concurrency-fee note on the plat. With these above-stated provisions, 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;
2. Note #4 of the County's DRR (page 6 of 26): Place a note on the face of the plat, preceding municipal official's signature, reading: "Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance."
3. All dedications shall be reflected on page 1 of the Plat.

CITY OF POMPANO BEACH LOCATION MAP



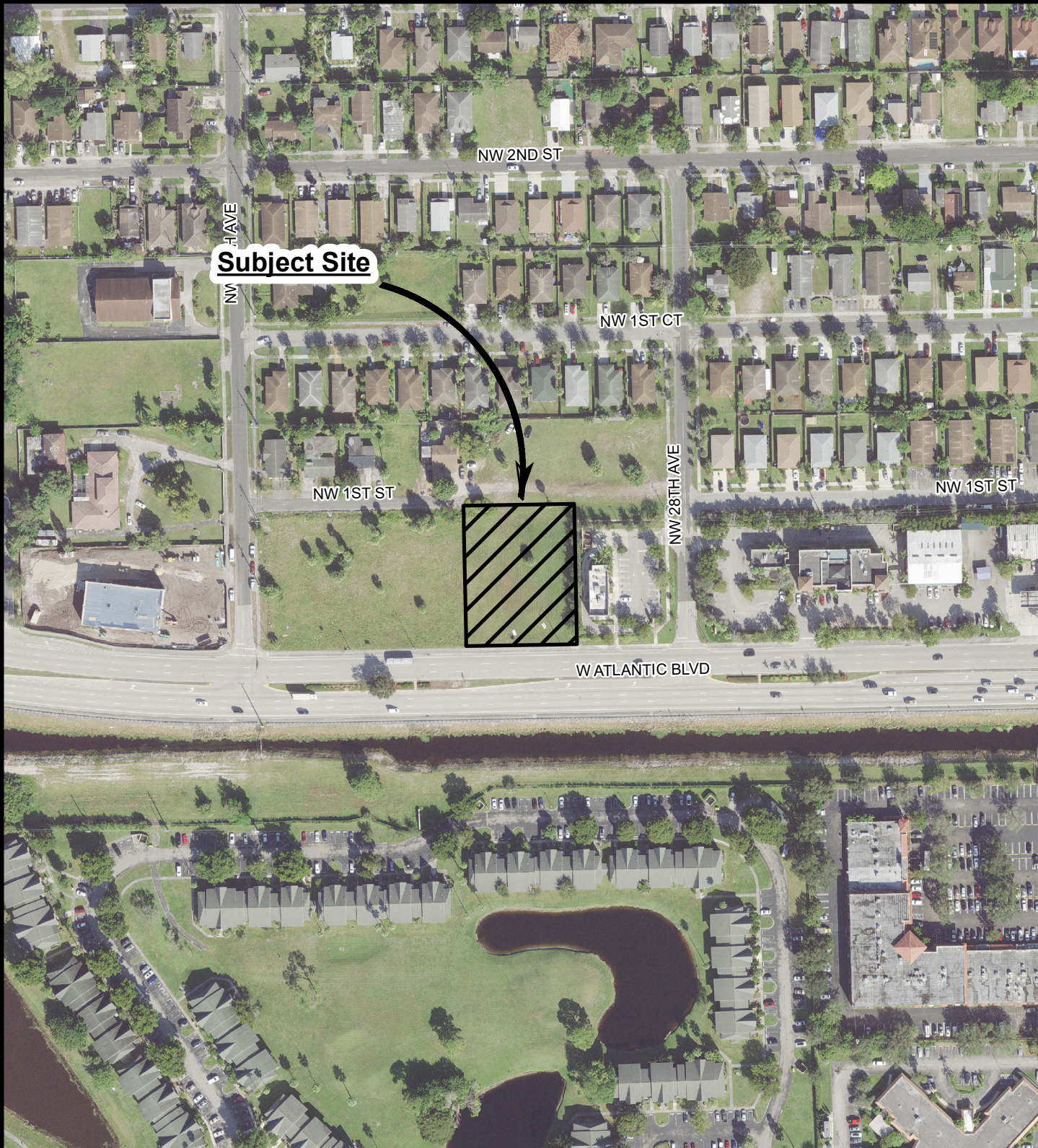
The Proposed Plat is located west of NW 28th Avenue on the north side of West Atlantic Blvd.

Folios:
484233054000

1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

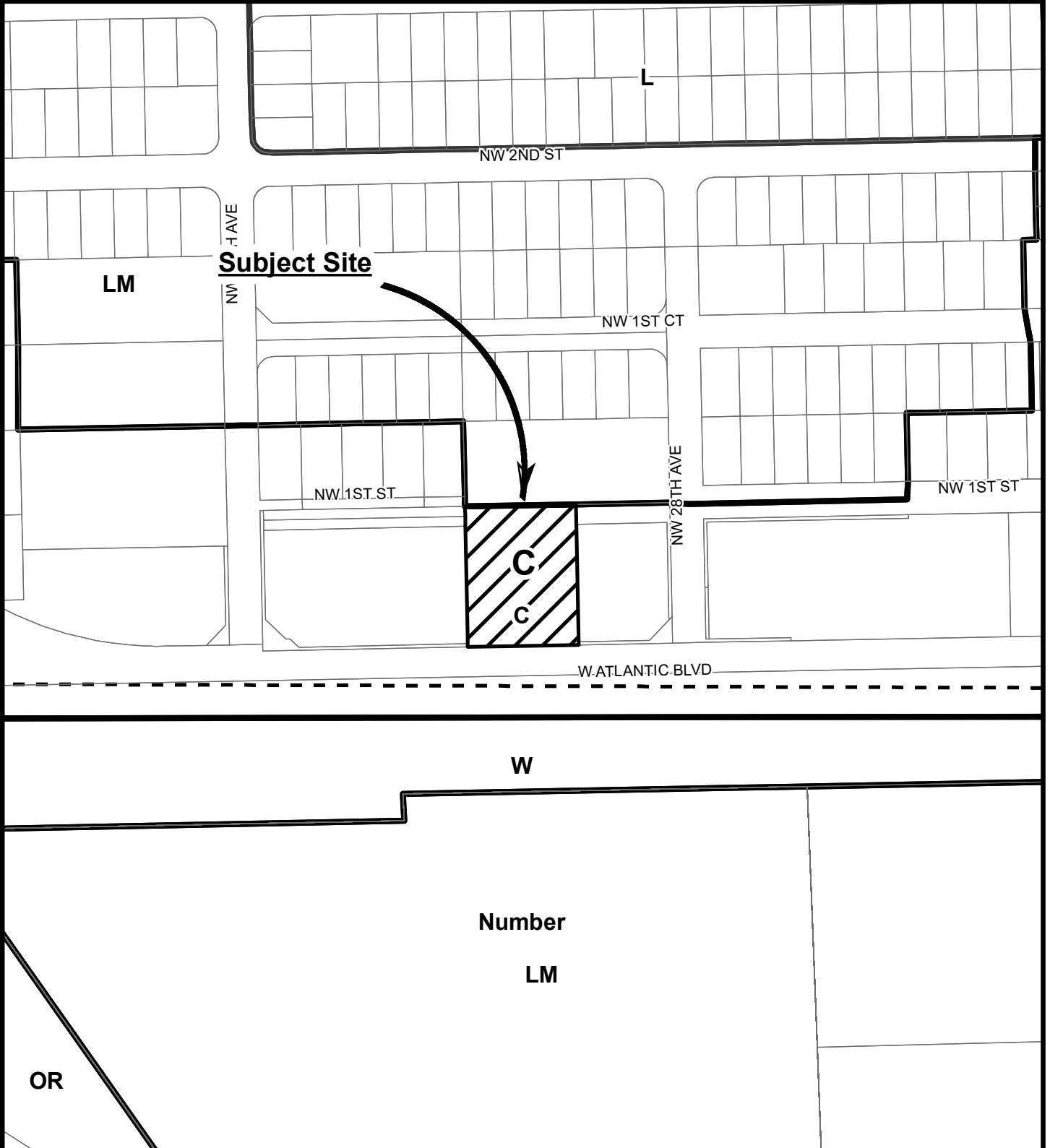
CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

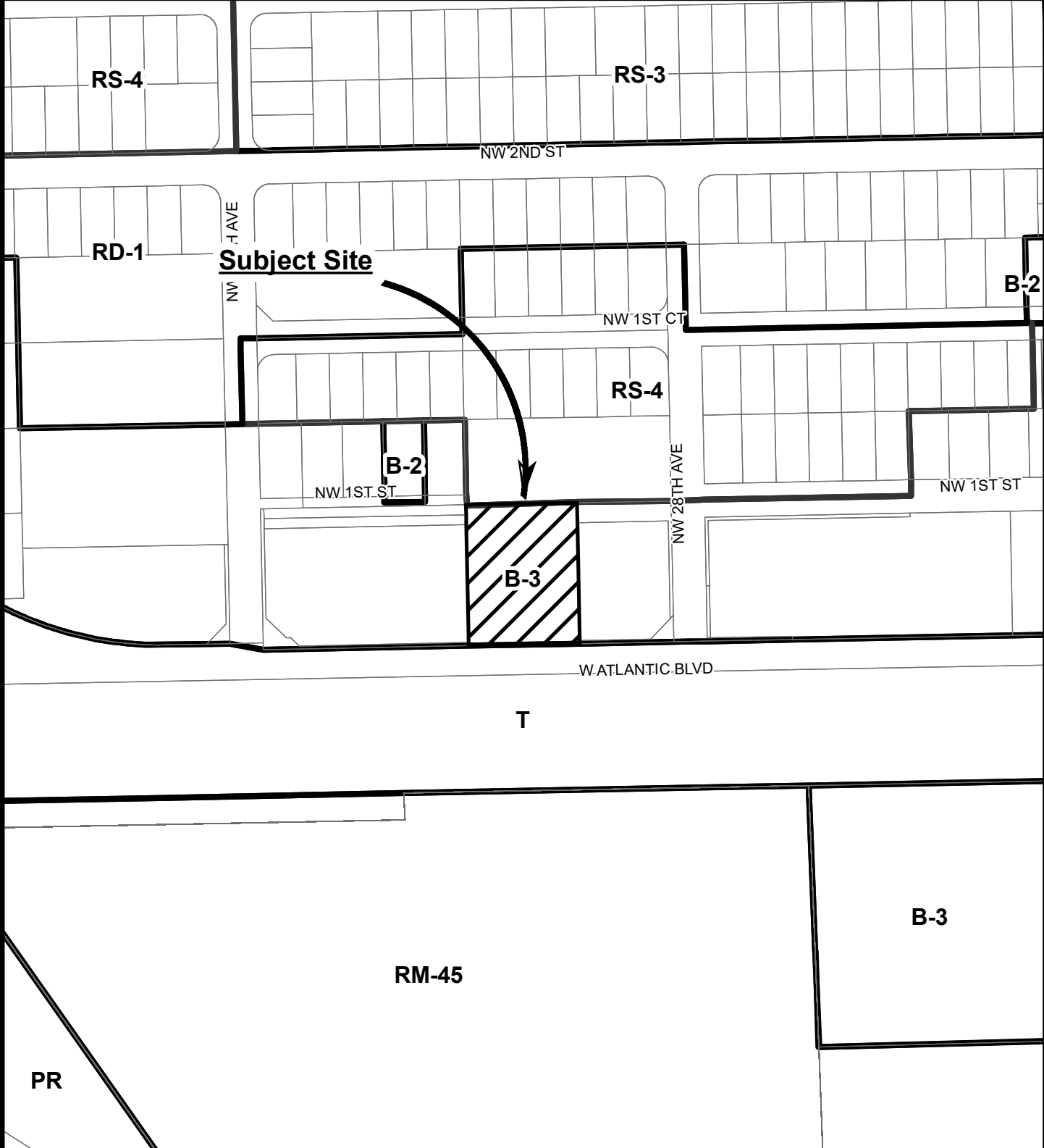
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



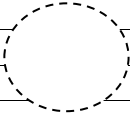
1 in = 208 ft

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

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	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
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