



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-372

PLANNING AND ZONING BOARD

Meeting Date: JULY 26, 2023

2050 DR. MARTIN LUTHER KING JR. BLVD

Request: Plat
P&Z# 22-14000014
Owner: Merijul LLC & One-Quarter Ham LLC
Project Location: 2050 Dr. Martin Luther King Jr. Blvd
Folio Number: 484234000271 & 484234000270
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Tiffany Crump (954-788-3400)
Project Planner: Maggie Barszewski (954-788-7921 / 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 applicant is requesting plat approval for the “2050 MLK” Plat. The 3.787-acre property is located at the southeast corner of Powerline Road & Dr. Martin Luther King, Jr. Blvd., and has an address of 2050 Dr. Martin Luther King, Jr. Blvd. The agent is Keith, Inc. on behalf of the owner, Merijul LLC; One-Quarter Ham LLC.

The subject property consists of one parcel that currently contains a convenience store (to be demolished).

The proposed development is a multi-family residential project, with four (4) seven-story buildings totaling 261 mid-rise units, a parking garage, and green space. The property will be platted as one parcel labeled Parcel "A" and has two access points on Dr. Martin Luther King, Jr. Blvd. The plat restricts the property to 261 mid-rise units with a parking garage. The subject property has a land use designation of Commercial and the Zoning is General Commercial (B-3) which allows for 69 units per acre when flex units are allocated and deed restricted to affordable for 30-years and County Policy 2.16.3 is applied to generate the remainder of the requested density. The flex allocation request was approved on April 11, 2023 (Resolution 23-130) The 38 units flex units awarded are restricted to moderate-income for thirty (30) years. County Policy 2.16.3 allows 6 bonus units for every deed restricted moderate income unit and those 223 bonus units will not be income restricted. A conceptual Site Plan was submitted with this Plat corresponding to the Major Site Plan that is currently in the DRC review process.

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 a Land Use designation of Commercial and the Zoning is General Commercial (B-3). The proposed density of the project is allowed based on the 1.5 times density incentive allowed in B-3 when

either County Policy 2.16.3 or 2.16.4 are utilized by the Applicant to create a mixed income housing project. The proposed Plat was reviewed by the DRC on November 16, 2022 and was 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 with the exception of certain modifications related to the Non-vehicular Access Line (NVAL); access and bus shelter/sidewalk dedications. Broward County will make a determination regarding such modifications through their appeal process prior to County approval of this Plat. All applicable Development Standards in Part 7 of Article 5 have been met.

Staff Conditions:

Since the Plat meets the Development Standards cited above, the Development Services staff recommends approval of this Plat with the following condition to be satisfied prior to the City Commission hearing:

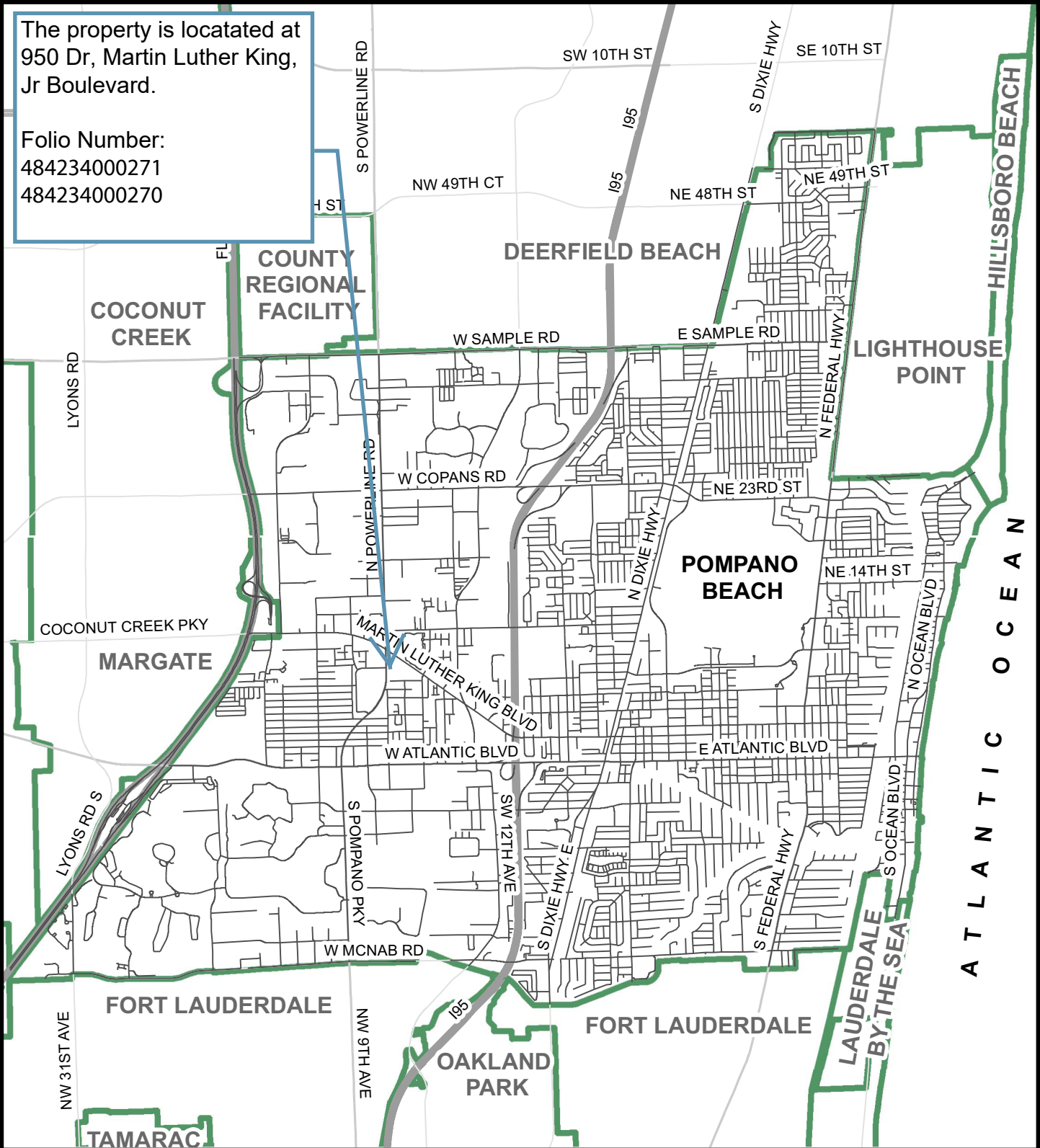
1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.

CITY OF POMPANO BEACH LOCATION MAP



The property is located at
950 Dr, Martin Luther King,
Jr Boulevard.

Folio Number:
484234000271
484234000270



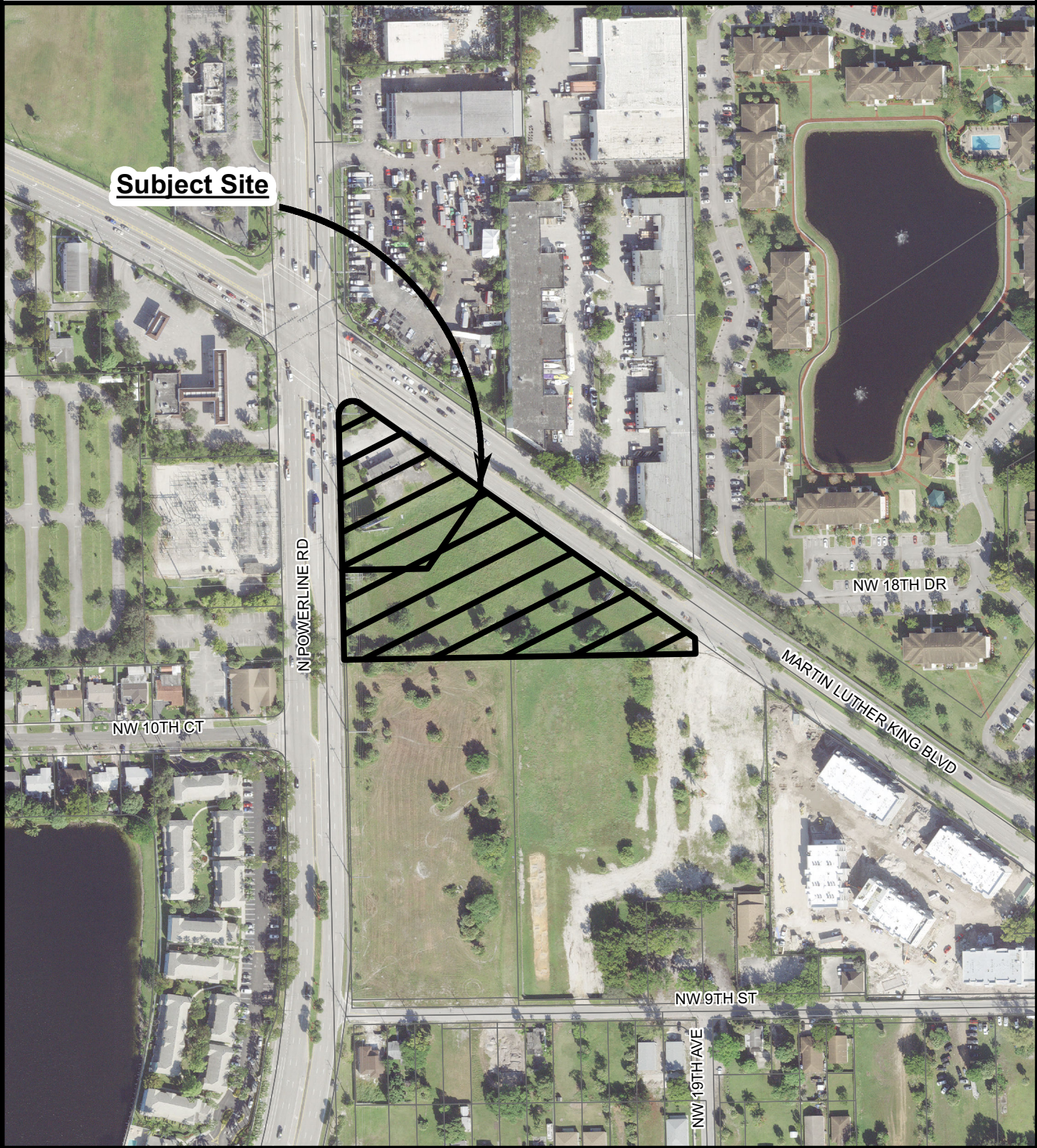
P&Z
1 inch = 1 miles
7/30/2017 KeeDan

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DEVELOPMENT SERVICES

PZ22-14000014
07/26/2023

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

N POWERLINE RD

NW 10TH CT

NW 9TH ST

NW 19TH AVE

NW 18TH DR

MARTIN LUTHER KING BLVD

P&Z
Scale = 250 ft

7/5/2023

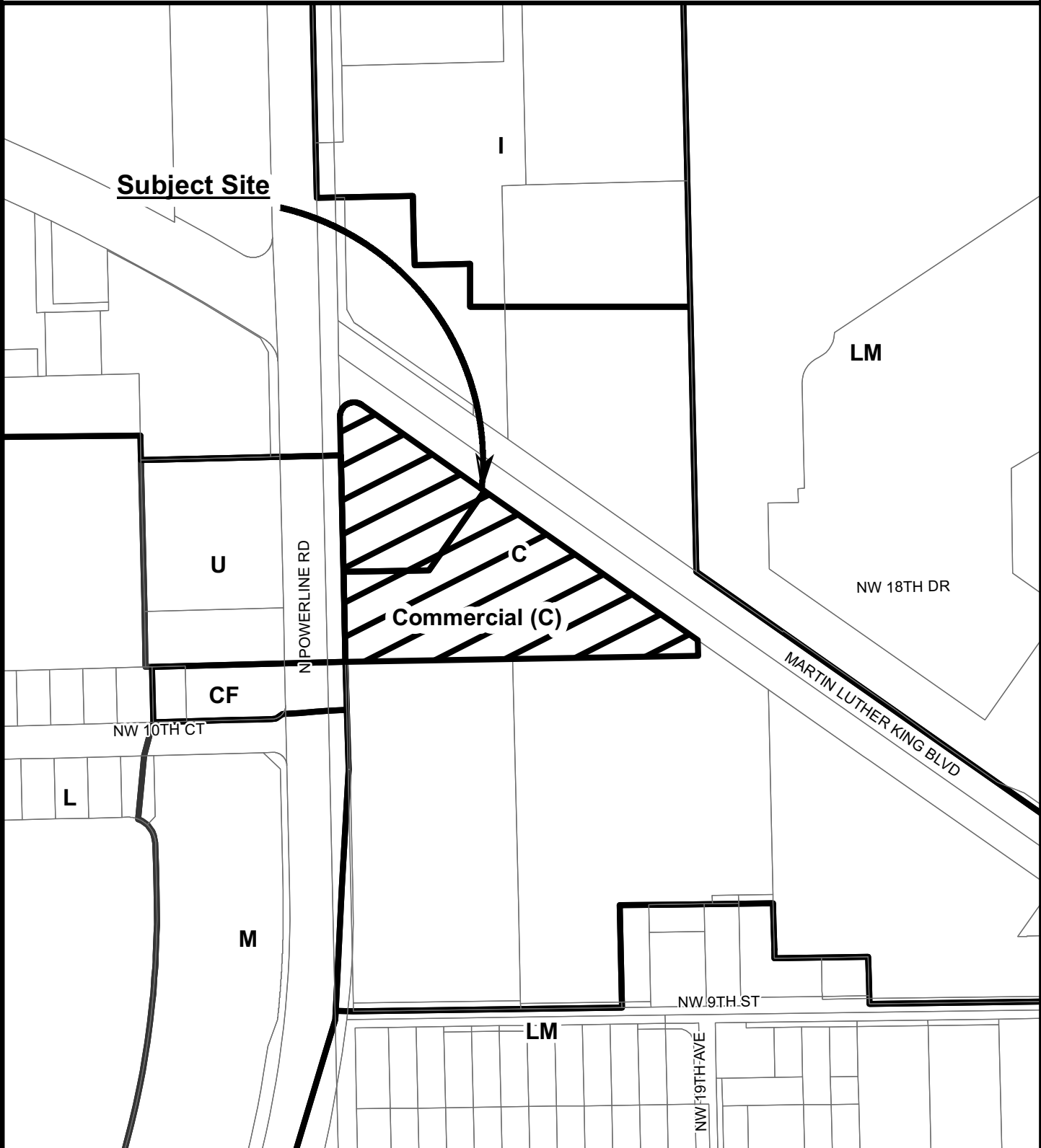
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CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



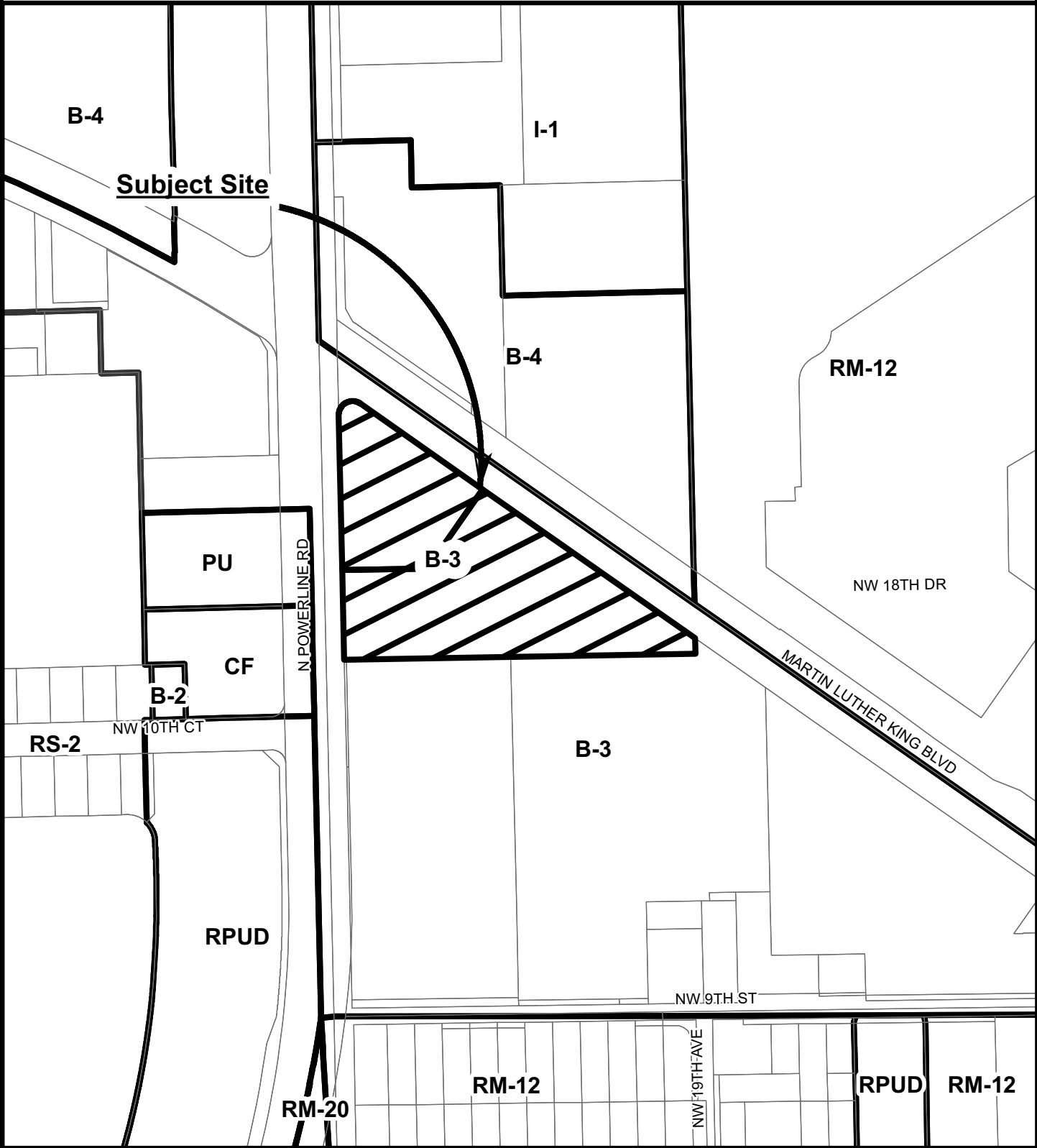
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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



P&Z

7/5/2023

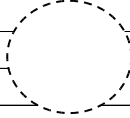
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LEGEND

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			
			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
	Number		PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
*	Current Designation			
			RPUD	Residential Planned Unit Dev.
>	Proposed Designation		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

P&Z