

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-180

DATE: April 14, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director

FROM: Maggie Barszewski, AICP, Planner

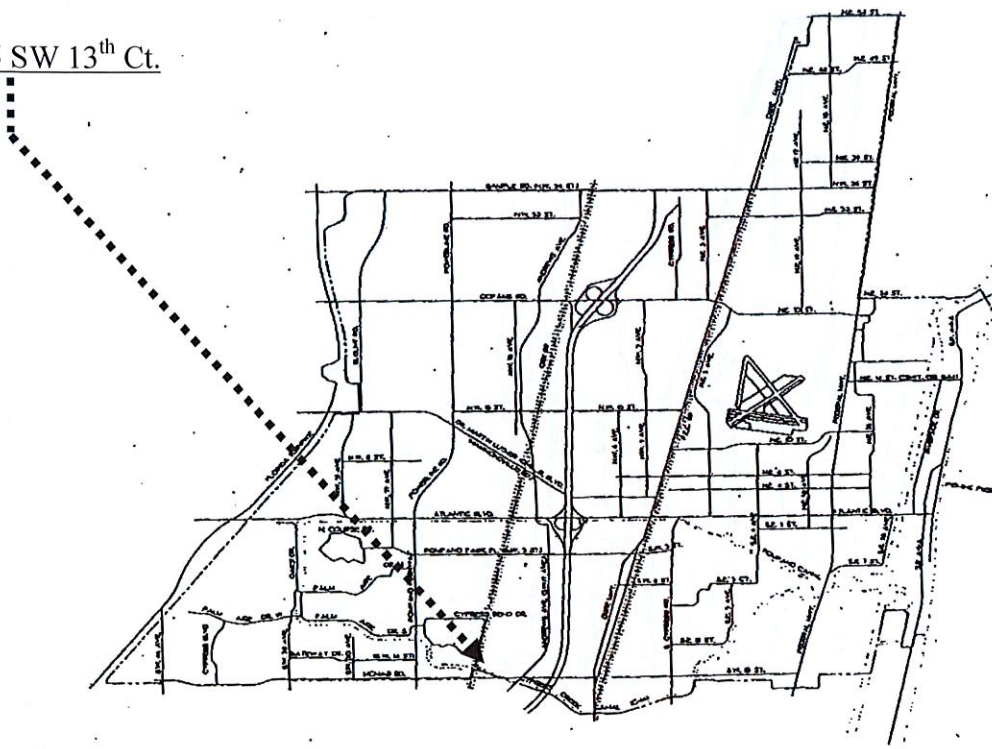
RE: Stimpson Plat Request
April 27, 2016 meeting

P&Z # 15-14000014

Request

The proposed plat is restricted to 600,000 square feet of industrial use (284,824 square feet existing and 315,176 square feet proposed). Industrial uses may have up to 30% to 50% ancillary office or up to 30 % ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office, freestanding banks or drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impact. The site area is approximately 1,242,071 square feet or 28,514 acres. It is located at 1515 SW 13th Ct. The owner of the property, Edwin B. Stimpson Company, Inc., desires to plat the property in to facilitate options to sell off portions of the property that are currently vacant.

1515 SW 13th Ct.



LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate
L Low
LM Low- Medium
M Medium
MH Medium-High
H High

C Commercial

CR Commercial Recreation

* I Industrial

T Transportation

U Utilities

CF Community Facilities

OR Recreation & Open Space

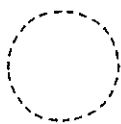
W Water

RAC Regional Activity Center

Boundaries

City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

RS-1 One-Family Residence

RS-2 One-Family Residence

RS-3 One-Family Residence

RS-4 One-Family Residence

RD-1 Two- Family Residence

RM-12 Multi-Family Residence

RM-20 Multi-Family Residence

RM-30 Multi-Family Residence

RM-45 Multi-Family Residence

RM-45/HR Overlay

RPUD Residential Planned Unit Dev.

AOD Atlantic Boulevard Overlay District

MH-12 Mobile Home Park

B-1 Limited Business

B-2 Neighborhood Business

B-3 General Business

B-4 Heavy Business

RO Residence Office

M-1 Marina Business

M-2 Marina Industrial

* I-1 General Industrial

I-1X Special Industrial

O-IP Office Industrial Park

BP Business Parking

BSC Planned Shopping Center

PCI Planned Commercial /
Industrial Overlay

PR Parks & Recreation

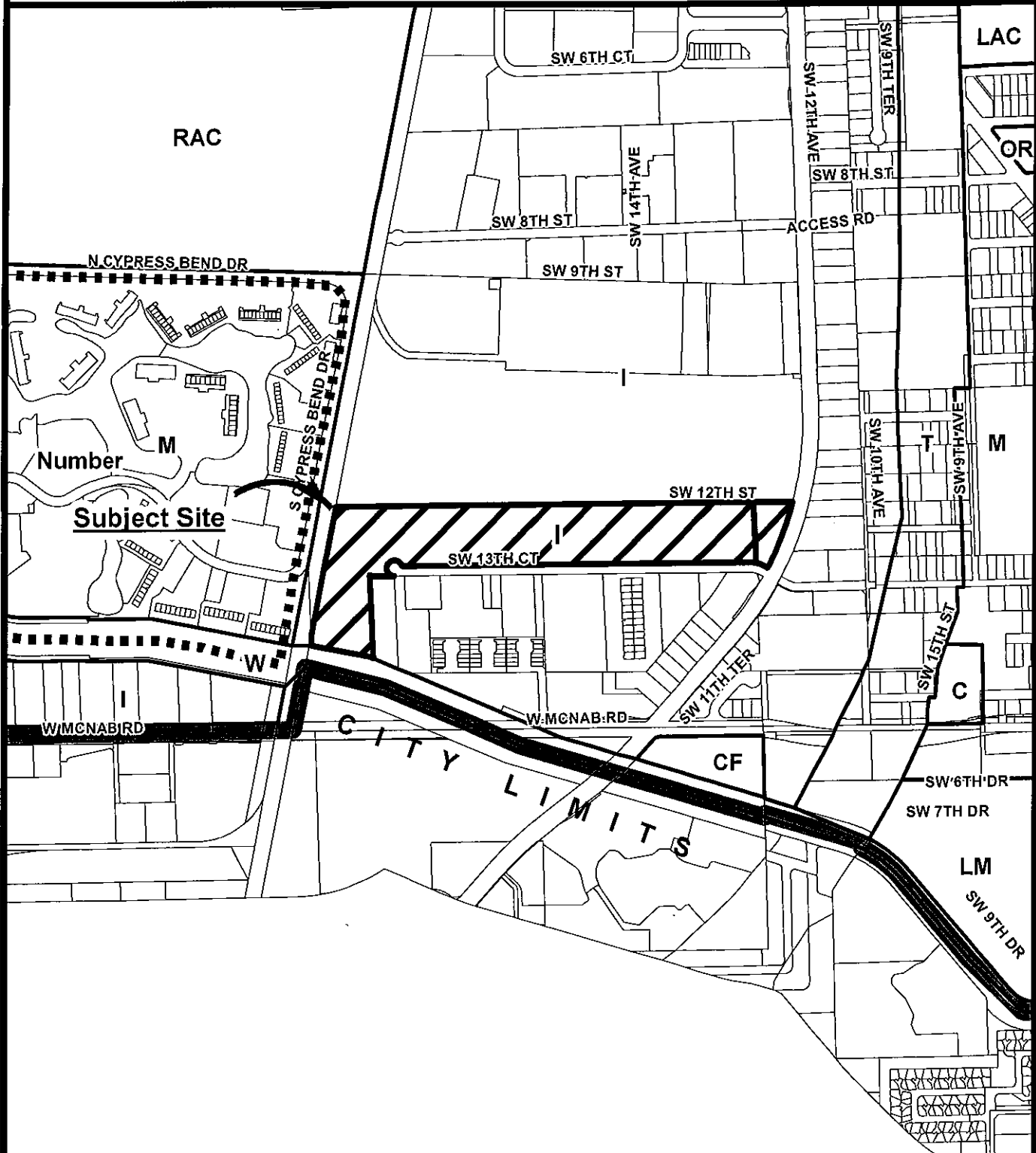
CR Commerical Recreation

CF Community Facilities

T Transportation

PU Public Utility

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

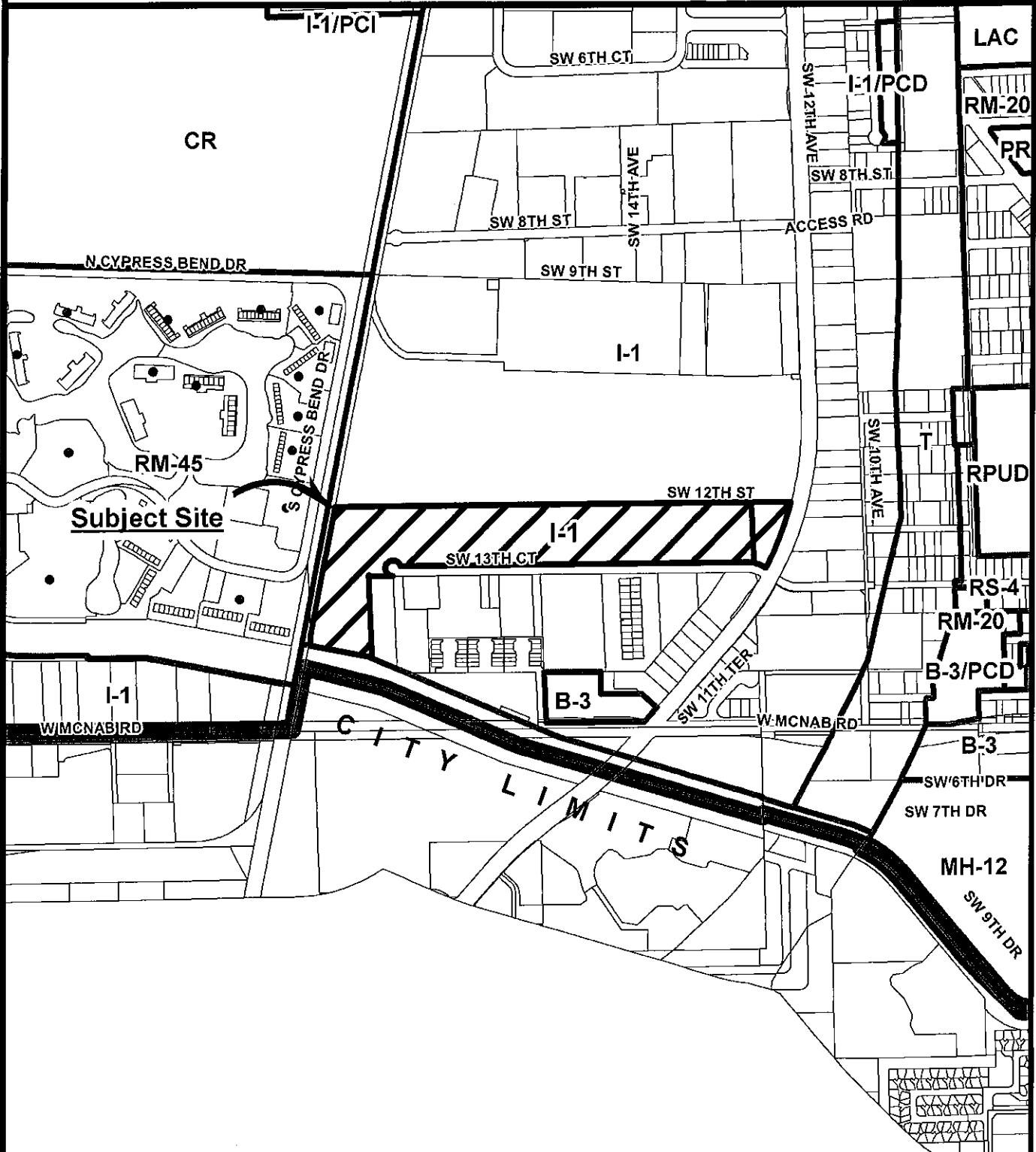


1 in = 833 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 833 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 833 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

NORTH

Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **12/16/15** and found to be in compliance with Land Development regulations.

Zoning

- 1) Change Planning & Zoning Board Chairperson's name to Fred Stacer.
- 2) All utility letters must be submitted prior to being placed on the City Commission agenda.
- 3) Must submit a Title Opinion.
- 4) Must have Broward County Development Review Report prior to placement on Planning & Zoning Board Agenda.

Engineering Department

No comments.

CRA

This project is in the CRA. No Comments.

Utilities

Utilities have no objection to the requested plat approval as no City owned utility infrastructure or easements appear to be impacted.

Fire Department

This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BSO

No Comments.

Review and Summary cont.

Teco Peoples Gas:

Teco Gas has no objection to this Plat.

AT&T:

AT&T has no objection to this Plat.

Comcast:

Comcast has no objection to this Plat.

FPL:

FPL has no objection to the proposed Plat.

FDOT:

There is no State Road adjacent, therefore no letter is necessary.

Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on 12/16/15 and found to be in compliance with Land Development regulations. The applicant knows that a Title Opinion must be submitted prior to City Commission agenda placement. Other than that, all comments from the DRC meeting have been addressed.

Development Services staff recommends **approval** of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

A PORTION OF SECTIONS 2 AND 3
OF TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

NOTICE: THIS PLAY AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED AND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY.

(3) INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LDR60 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 02°40'07" WEST ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), BEING DERIVED FROM NATIONAL GEODETIC SURVEY MONUMENT, "XXX ELEVATION=XXX"

[illegible]

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY WAREHOUSES, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX XX, 20XX, THEN THE COUNTY'S ISSUING OF INSPECTION SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH COMPLIANCE IS DEMONSTRATED. THE COUNTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO THE HOMEOWNERS ASSOCIATION OF COMPLIANCE WITH THE ABOVE REFERENCED TIME FRAME, AND/OR HOMEOWNERS ASSOCIATION REQUESTS SET FORTH WITHIN THE HOMEOWNERS' COVENANT, CONDITIONS AND RESTRICTIONS. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO THE HOMEOWNERS ASSOCIATION OF COMPLIANCE WITH THE ABOVE REFERENCED TIME FRAME, AND/OR HOMEOWNERS ASSOCIATION REQUESTS SET FORTH WITHIN THE HOMEOWNERS' COVENANT, CONDITIONS AND RESTRICTIONS.

[illegible]

THIS PLAT IS RESTRICTED TO 600,000 SQUARE FEET OF INDUSTRIAL USE (284,824 SQUARE FEET EXISTING AND 315,176 SQUARE FEET PROPOSED). INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/ OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES, NO PRESTANDING OFFICE, PRESTANDING BANKS OR DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE FORWARDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION TABLE:		
PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	1,240,351	28.475
PARCEL "B"	1,720	0.039
TOTAL	1,242,071	28.514

C.R.
P.C.
B.
BROWARD COUNTY RECORDS
FLORIDA POWER & LIGHT COMPANY
FLORIDA DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION CERTIFICATE OF
AUTHORIZATION LICENSED BUSINESS DESIGNATION
OFFICIAL RECORDS BOOK
PLAT BOOK
D.B.
P.B.

PREPARED BY:

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046-MP-15

046-MP-15

