

Staff Report

File #: LN-468

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 28, 2024

POMpano AT WEST ATLANTIC

Request:	Plat
P&Z#	23-14000009
Owner:	Alliance West Atlantic LLC
Project Location:	1500 West Atlantic Blvd
Folio Number:	484234001002, 484234000600, & 484234000590
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	4 (Beverly Perkins)
Agent:	Carla Lopez (954-309-5945 / carla@det-sc.com)
Project Planner:	Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

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, Carla Lopez, of Strategic DET Consultants, is representing the owners of the property, Alliance West Atlantic, LLC. The Applicant is requesting approval of the Pompano at West Atlantic Plat for the 8.6-acre property located on the northwest corner of Atlantic Blvd. and N. Andrews Avenue. Onsite there are currently two warehouse structures totaling 70,383-square feet that will be demolished. The developer plans to build a new 176,408 square-foot warehouse building. The subject property includes three parcels that will have access from Atlantic Blvd. A cross-access easement will be provided for the adjacent properties to the east and north

via separate instrument recordation as reflected on the conceptual Site Plan. The Plat restricts the property to a maximum of 178,000 square feet of warehouse use. A conceptual site plan has been provided along with this Plat submittal.

The land use designation of this parcel is Industrial (I) and the Zoning is I-1 (General Industrial). The current land use and zoning allows for 65% lot coverage and 45 feet in height, 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 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 an Industrial (I) Land Use designation and an I-1 (General Industrial) Zoning designation. The proposed Plat was reviewed by the DRC on July 5, 2023, 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.

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 applicant must add the following note to page 2 of the Plat: “All facilities for distribution, telephone and cable shall be installed underground.”
3. The Plat should have the “August 2023” date removed from the top of pages 1 & 2.

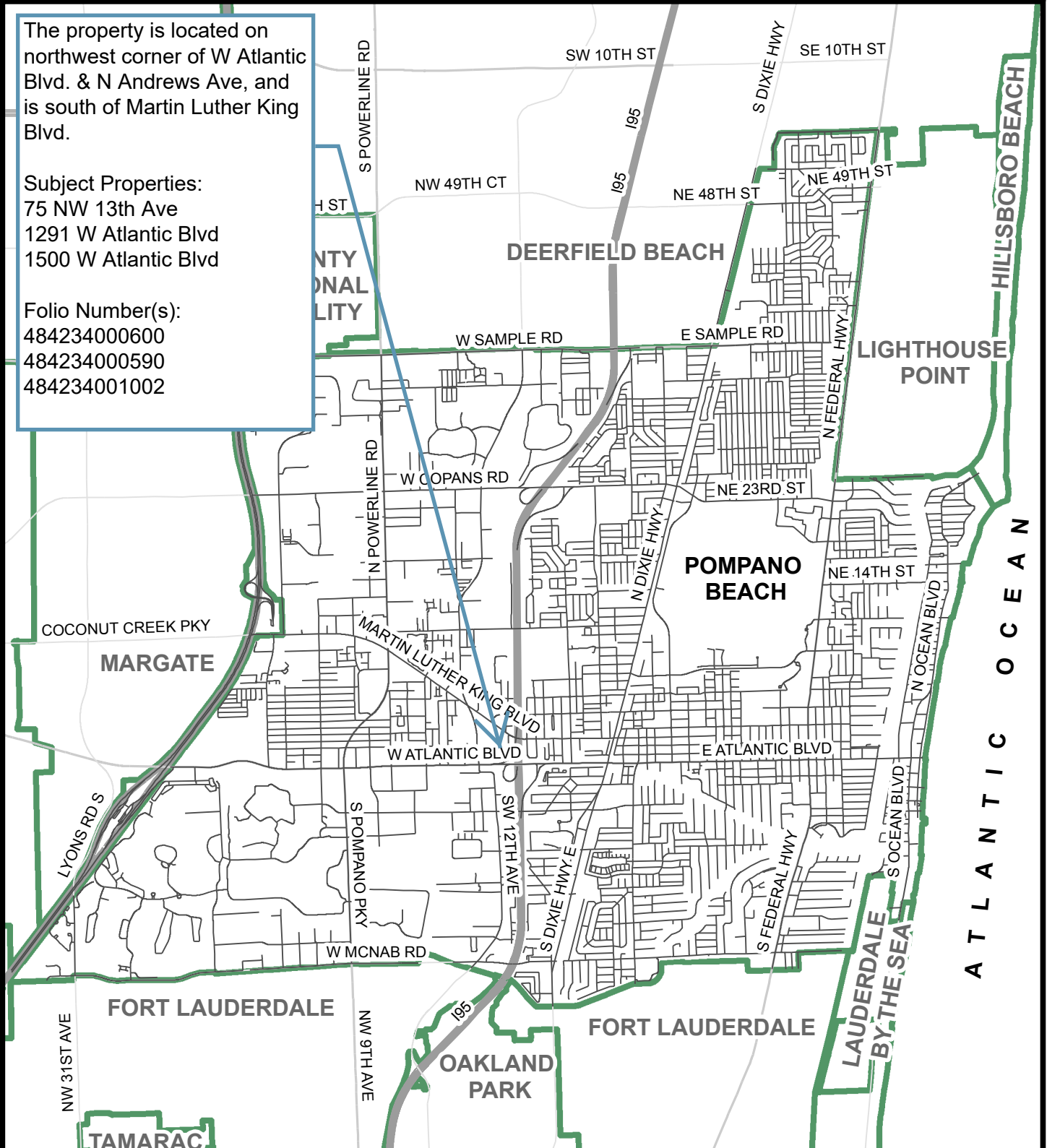
CITY OF POMPANO BEACH LOCATION MAP



The property is located on northwest corner of W Atlantic Blvd. & N Andrews Ave, and is south of Martin Luther King Blvd.

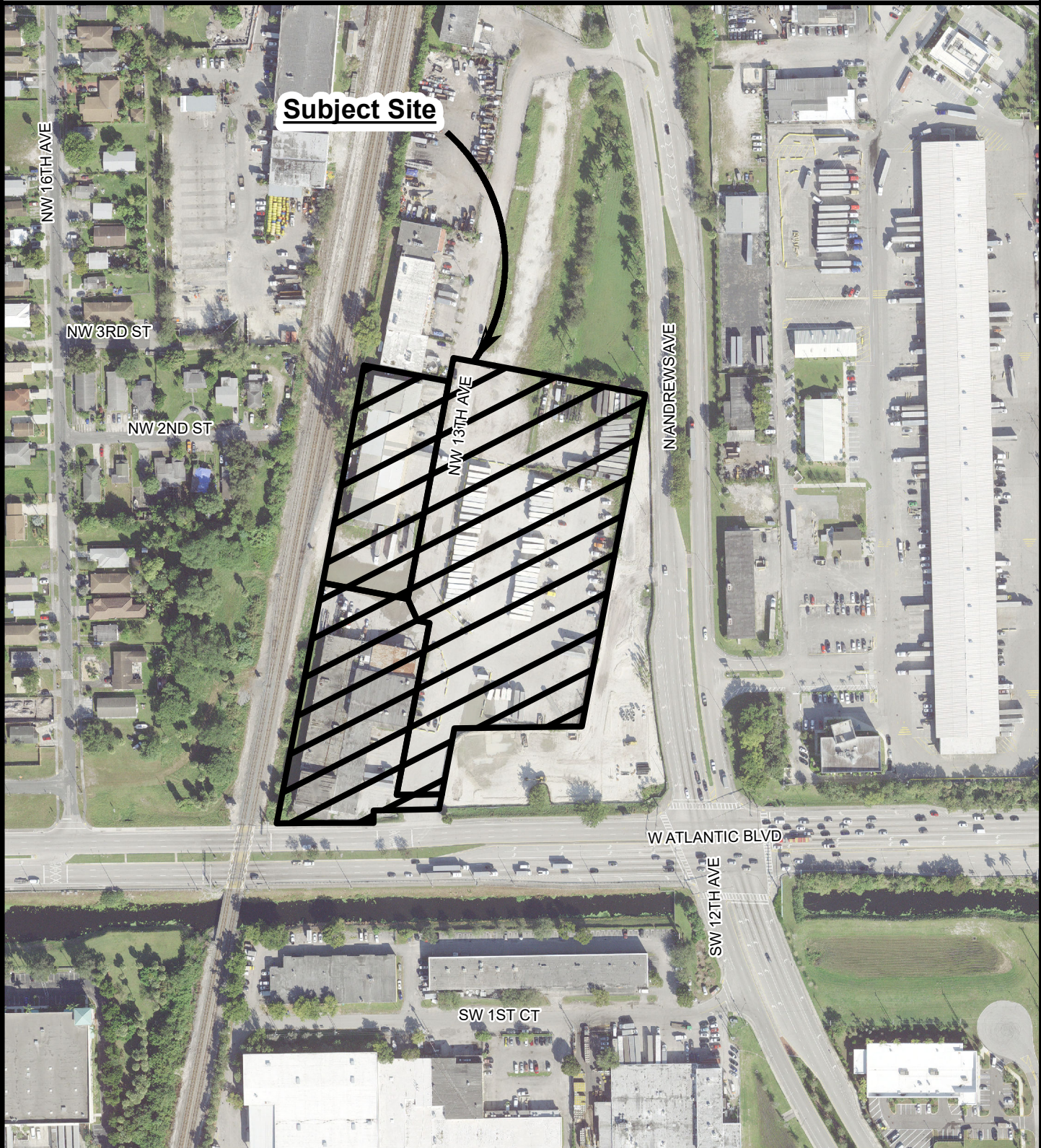
Subject Properties:
75 NW 13th Ave
1291 W Atlantic Blvd
1500 W Atlantic Blvd

Folio Number(s):
484234000600
484234000590
484234001002



1 in = 1 miles

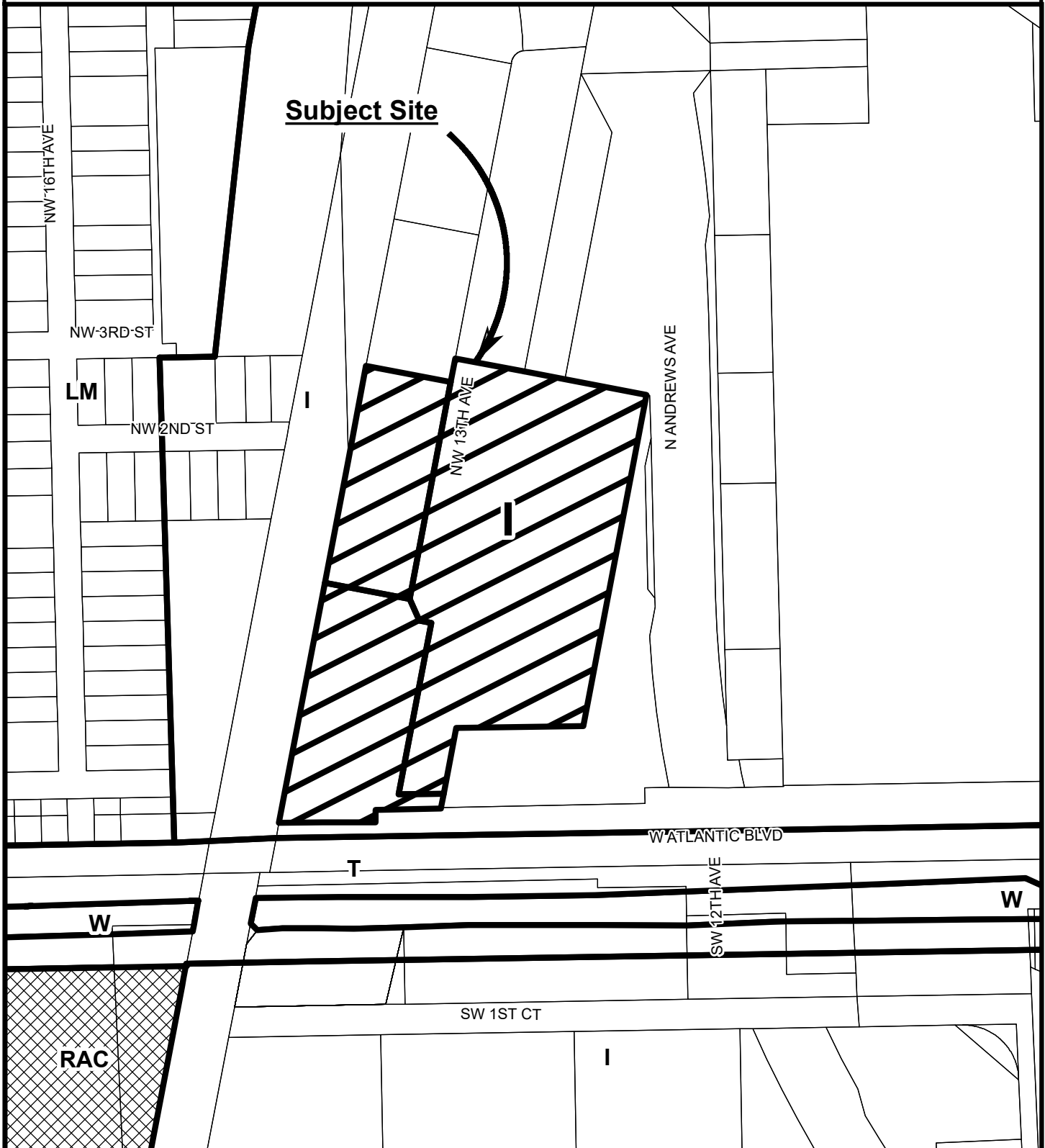
CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

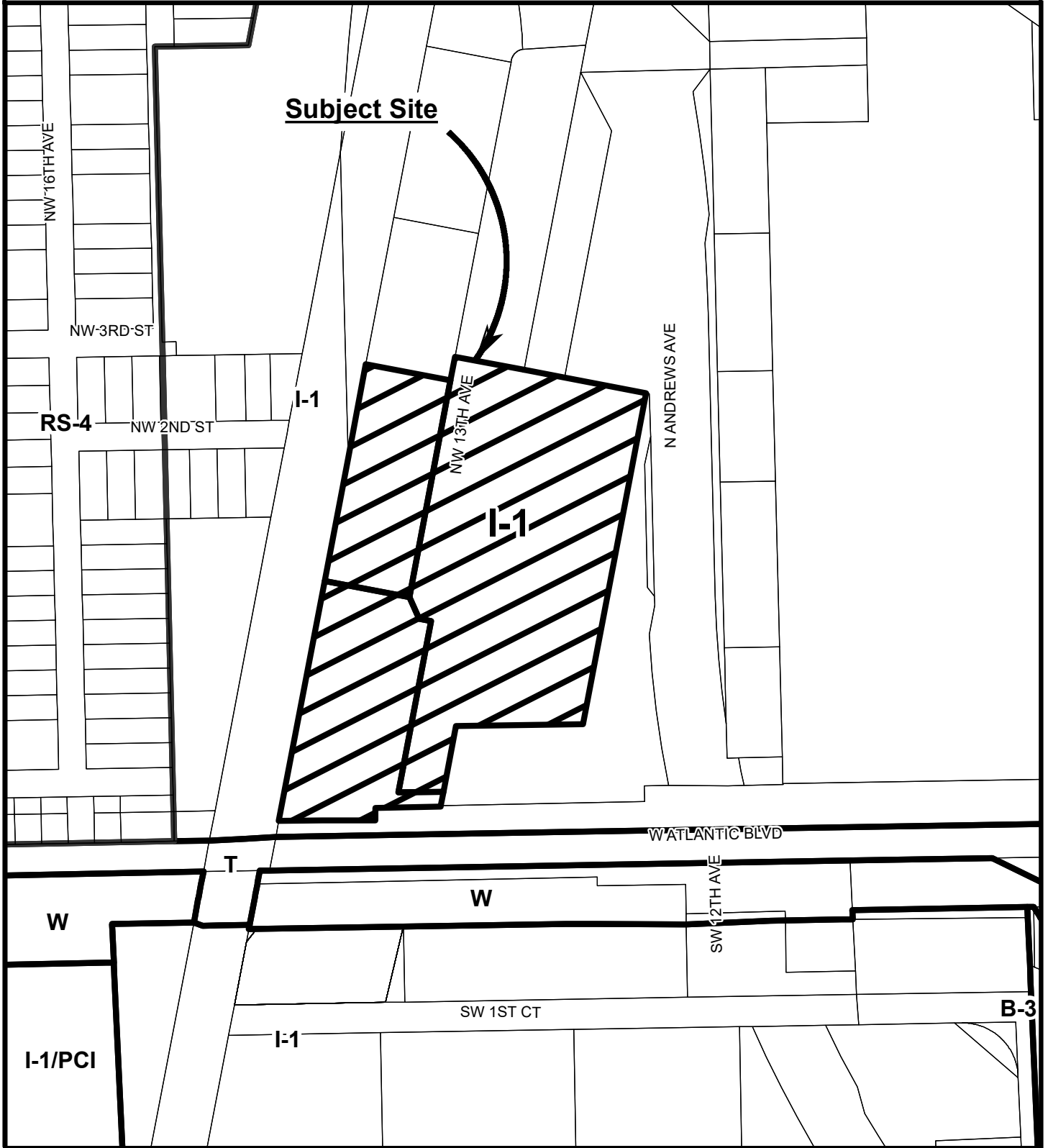
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 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	
IRR	Irregular Density		RD-1	Two- Family Residence	
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				
U	Utilities		B-1	Limited Business	
			B-2	Neighborhood Business	
CF	Community Facilities		B-3	General Business	
			B-4	Heavy Business	
OR	Recreation & Open Space		M-1	Marina Business	
			CR	Commerical Recreation	
W	Water	✱	I-1	General Industrial	
RAC	Regional Activity Center		I-1X	Special Industrial	
			O-IP	Office Industrial Park	
LAC	Local Activity Center		M-2	Marina Industrial	
	Transit Oriented Corridors:		TO	Transit Oriented	
DPTOC	Downtown Pompano		PR	Parks & Recreation	
ETOC	East Atlantic Blvd		CF	Community Facilities	
			PU	Public Utility	
			T	Transportation	
			BP	Business Parking	
			LAC	Local Activity Center	
				<i>Planned Developments</i>	
			RPUD	Residential Planned Unit Development	
			PCD	Planned Commercial Development	
*	Current Designation		PD-TO	Planned Development - Transit Oriented	
>	Proposed Designation		PD-I	Planned Development - Infill	
				<i>Overlay Districts</i>	
			RM-45 HR	Multiple-Family Residence 45 High Rise	
			DPOD	Downtown Pompano Beach	
			EOD	East Atlantic Blvd.	
			AOD	Atlantic Boulevard	