



Staff Report

File #: LN-481

PLANNING AND ZONING BOARD

Meeting Date: JULY 26, 2023

1207 EAST ATLANTIC BLVD.

Request: Plat
P&Z# 23-14000003
Owner: 1207 E. Atlantic LLC
Project Location: 1207 E. Atlantic Blvd
Folio Number: 484236000360
Land Use Designation: East Atlantic Transit Oriented Corridor
Zoning District: TO-EOD (Transit Oriented - East Overlay District)
Commission District: 3 (Alison Fournier)
Agent: Andrea Harper (561-469-0992)
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 applicant is requesting plat approval for the “McClinton 25” Plat. The 1.074-acre property is located at the northwest corner of Atlantic Blvd. and NE 13th Avenue and has an address of 1207 E. Atlantic Blvd. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, 1207 E. Atlantic, LLC c/o ATEX Group.

The subject property is currently vacant and was formerly the site of the Broward County Library that was relocated to the Pompano Beach Cultural Center.

The subject property has a land use designation of ETOC (East Transit Oriented Corridor) and the Zoning is TO-EOD (Transit Oriented-East Overlay District). A conceptual Site Plan was submitted with this Plat corresponding to the Major Site Plan that was approved on June 28, 2023.

The property will be platted as two parcels labeled Parcels “A” for the developable property, and “B” for a small right-of-way dedication parcel. The plat shows two access points; one is located on NE 13th Avenue and the other is on NE 1st Street. The plat note restricts the property to 41 mid-rise units, 6 townhouse units and 5,200 square feet of commercial space.

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 ETOC (East Transit Oriented Corridor) and the Zoning is TO-EOD (Transit Oriented-East Overlay District). The proposed Plat was reviewed by the DRC on July 19, 2023 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. Furthermore, all

applicable Development Standards in Part 7 of Article 5 have been met.

The Broward County DRR required that the Plat include two dimensions that are in conflict with the approved Site Plan, as well as being in conflict with the intent of the TO-EOD Development Regulations. These dimensions include: a corner chord based on a 30-foot radius at the corner of East Atlantic Blvd. and NE 13th Avenue; and an indentation in the E. Atlantic Blvd. right-of-way line to accommodate a bus shelter pad. Even though the Applicant has filed objections to the County regarding these requirements, during the interim of a ruling, they have included these dimension requirements on this submittal. It is the opinion of Staff that the requirement of the corner chord based on a 30-foot radius is unacceptable since, based on the approved Site Plan, it will cut through the colonnade located on the southeastern edge of the building. This location does not warrant such a dedication based on the fact that NE 13th Avenue is an existing collector intersecting with Atlantic Blvd. with no cross street intersecting on the south side of Atlantic Blvd and, therefore, there will be no future need for a traffic light switch box at that corner; nor is the a need for this large dedication based on the design speed of the road and the anticipated traffic flow. Staff concurs with the Applicant's objection to providing this corner chord and suggests a condition prior to City Commission to eliminate it.

Along with the Applicant, Staff is also objecting to the DRR requirement of providing an indentation along the frontage to provide a bus shelter pad. There is enough right-of-way to install a bus shelter without taking additional property from the applicant and in fact, since the corner chord dedication is not necessary, the shelter location can be shifted back to its current location. Staff, therefore, suggests two additional conditions prior to City Commission as follows: Eliminate the indentation along the property's southern frontage line that is intended to accommodate the bus shelter pad; and upon elimination of the corner chord, shift the location of the bus shelter pad to its current location.

Staff Recommendations:

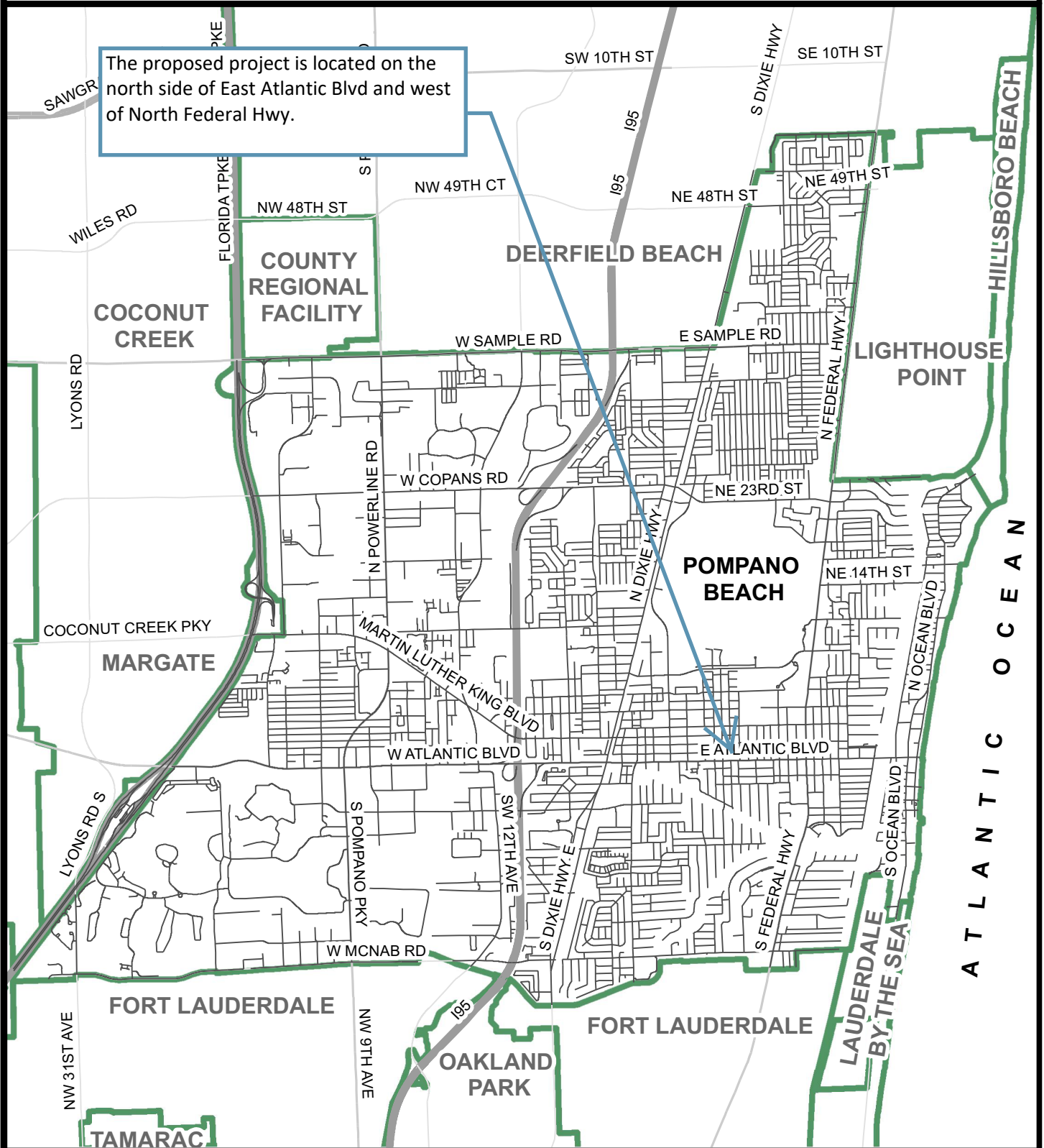
Since the Plat meets the Development Standards cited above, the Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners;
2. The elimination of the 30-foot radius corner chord from the corner of the East Atlantic Blvd. and NE 13th Avenue;
3. The elimination of the indentation along the property's southern frontage line that is intended to accommodate the bus shelter pad; and
4. Upon elimination of the corner chord, shift the location of the bus shelter pad to its current location.

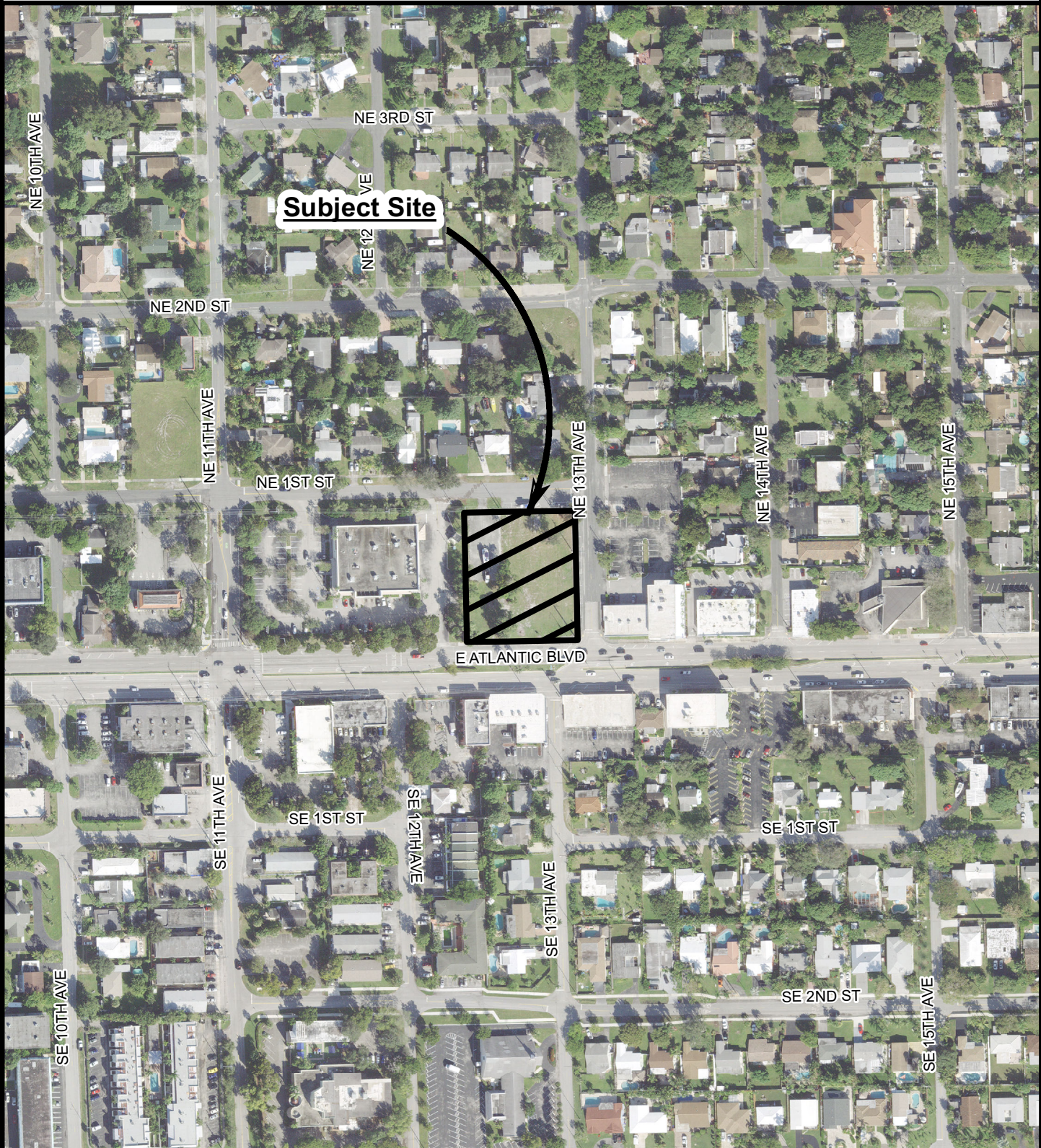
CITY OF POMPANO BEACH LOCATION MAP



The proposed project is located on the north side of East Atlantic Blvd and west of North Federal Hwy.



CITY OF POMPANO BEACH AERIAL MAP



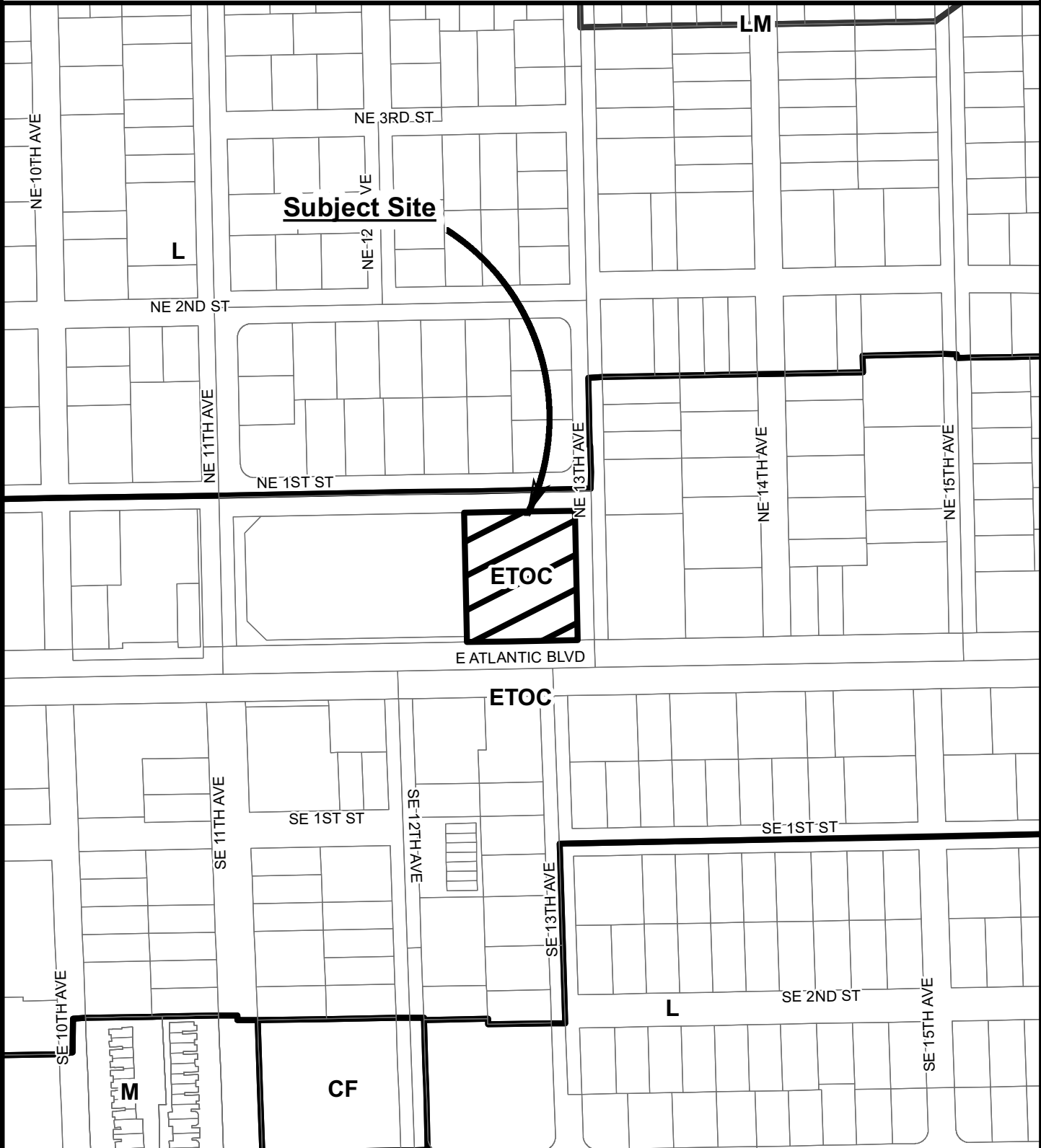
P&Z
Scale = 250 ft
7/5/2023 SkoRya

Z:\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-14000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-14000003
07/26/2023

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



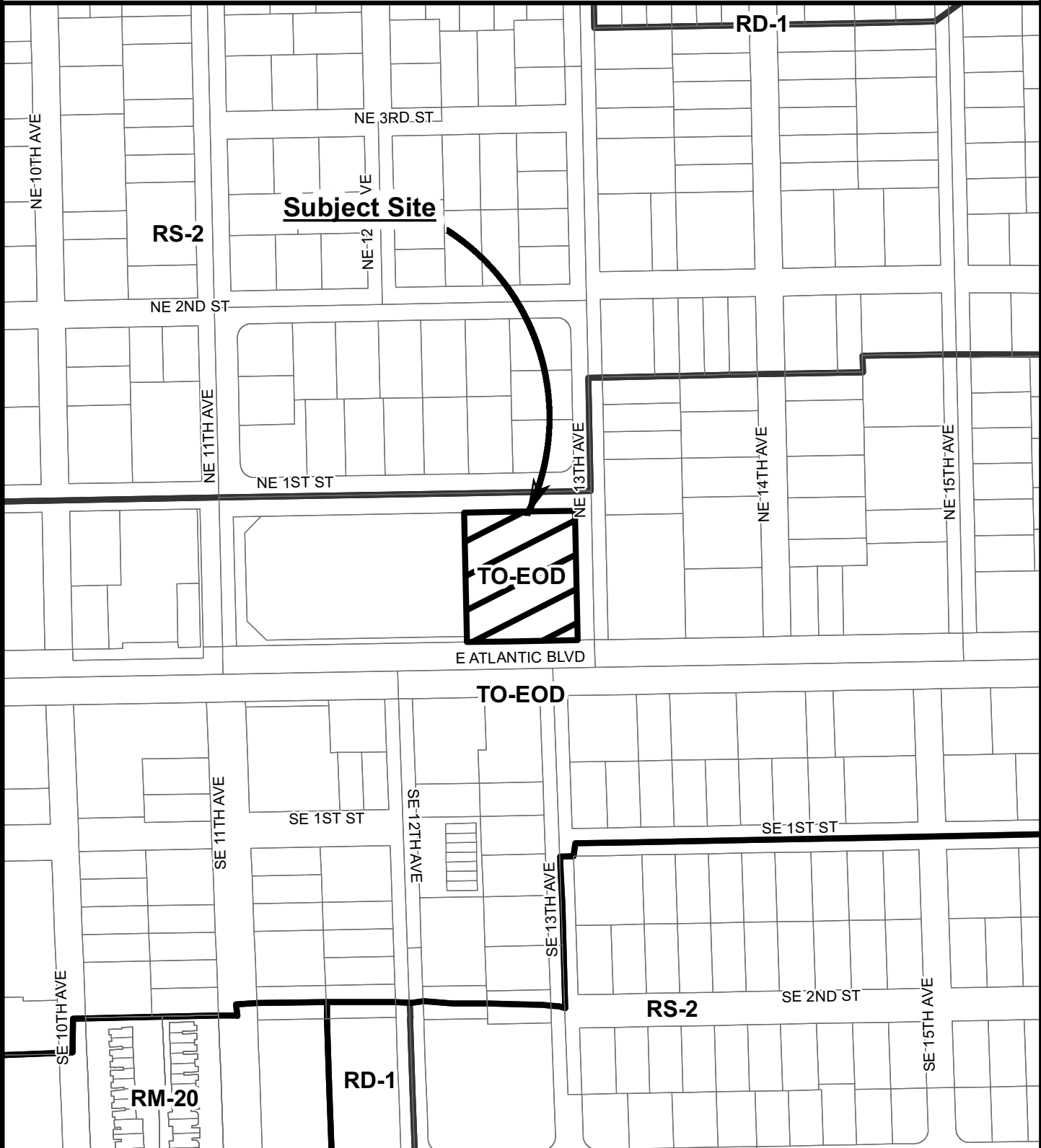
P&Z
7/5/2023 SkoRya

Z:\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-14000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-14000003
07/26/2023

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



TO-EOD

E ATLANTIC BLVD

TO-EOD

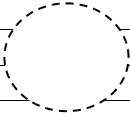
P&Z
7/5/2023 SkoRya

Z:\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-14000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-14000003
07/26/2023

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		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

P&Z

PZ23-14000003

07/26/2023