

## Staff Report

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**File #:** LN-289

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PLANNING AND ZONING BOARD  
Meeting Date: NOVEMBER 16, 2022

### LEASEFLORIDA PLAT

**Request:** Plat  
**P&Z#** 22-14000006  
**Owner:** 499 Ocean Blvd LLC  
**Project Location:** 499 N. Ocean Blvd  
**Folio Number:** 484331080070; 484331000081  
**Land Use Designation:** H (High 25-46 DU/AC)  
**Zoning District:** RM-45/HR (Multi-Family Residences 45/ High Rises)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Elizabeth Tsouroukdissian (954-572-1777)  
**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 applicant is requesting plat approval for the “LEASEFLORIDA” Plat. The property is located on the southwest corner of NE 5<sup>th</sup> Street and N. Ocean Blvd. The agent Pulice Land Surveyors, Inc. is representing the owner of the property, 499 Ocean Blvd., LLC. The existing site is vacant. The proposed development is a 4-story building with 4 townhouse units. Most of the subject property has never been platted. The proposed Plat,

totaling 0.235 of an acre, will create 4 parcels and provide for a 5-foot right-of-way dedication along NE 5<sup>th</sup> Street. The Plat is restricted to the 4 townhouse units. The subject property has a land use designation of Residential High and the Zoning is RM-45 (Multi-Family Residence). The main entrance for the project is on NE 5<sup>th</sup> Street. A Minor Site Plan was approved on August 11, 2022 (D.O. No. 21-12000051 attached).

**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 High Residential and the Zoning is RM-45 (Multi-Family Residence); therefore the maximum density for the property would allow 10 units, so the proposed 4 units are in compliance. The proposed Plat was reviewed by the DRC on June 1, 2022, 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. 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 following shall be added as a note listed on page two of the Plat: "All facilities for the distribution of electricity, telephone and cable shall be installed underground."
3. The applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

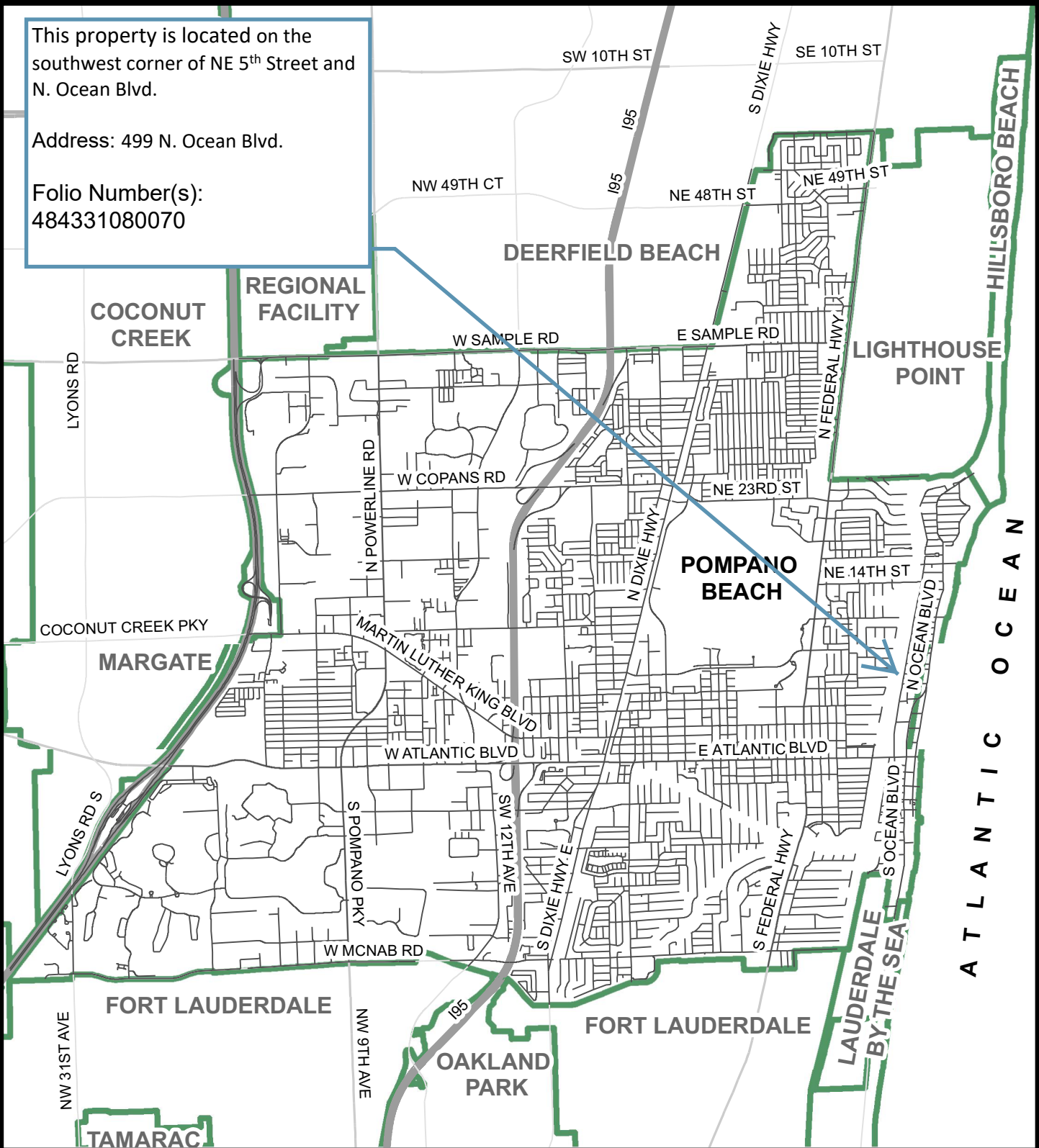
# CITY OF POMPANO BEACH LOCATION MAP



This property is located on the southwest corner of NE 5<sup>th</sup> Street and N. Ocean Blvd.

Address: 499 N. Ocean Blvd.

Folio Number(s):  
484331080070





# CITY OF POMPANO BEACH AERIAL MAP



**P & Z**  
Scale = 250 ft  
10/31/2022 AdkBob

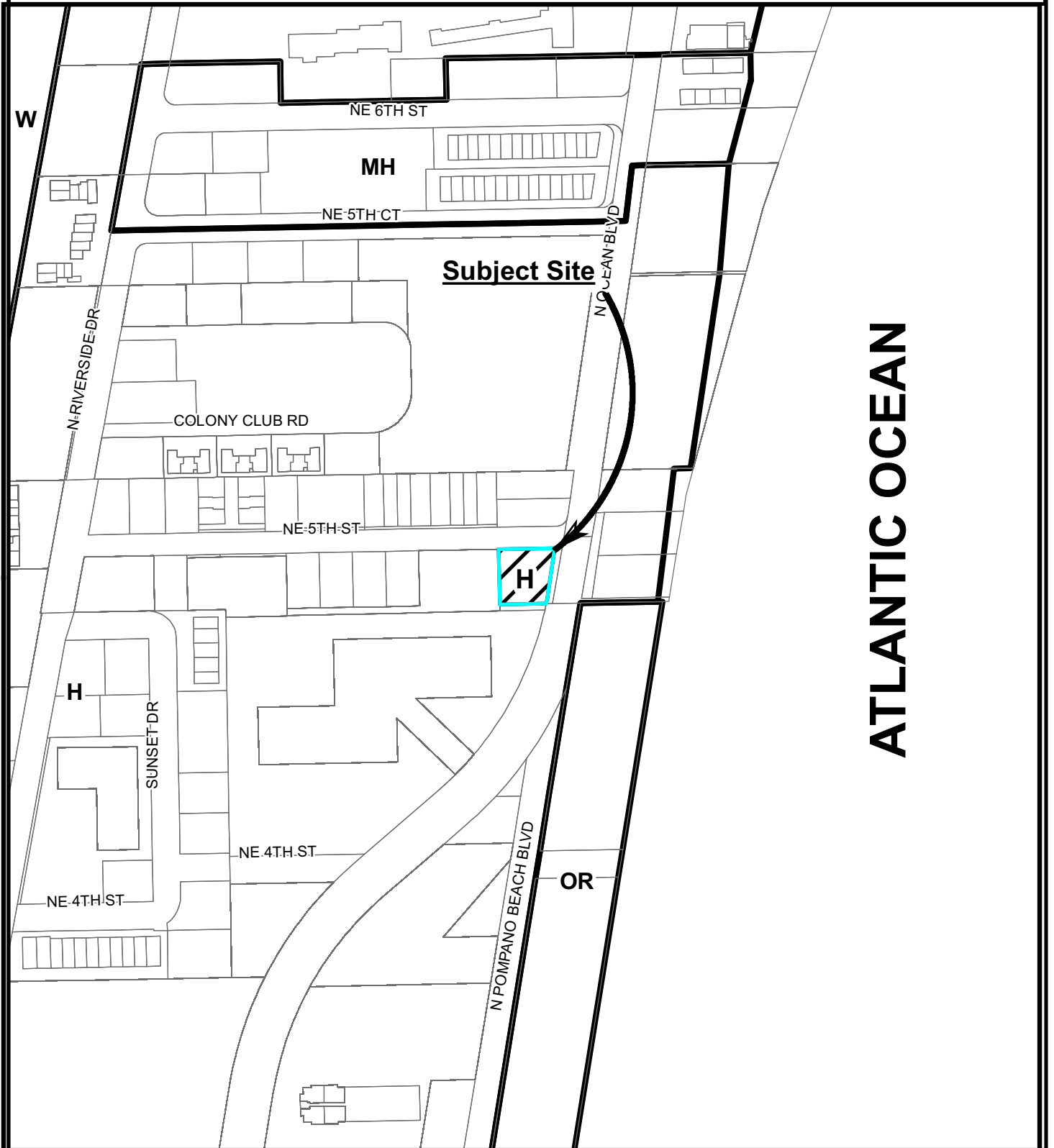
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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-14000006  
11/16/2022

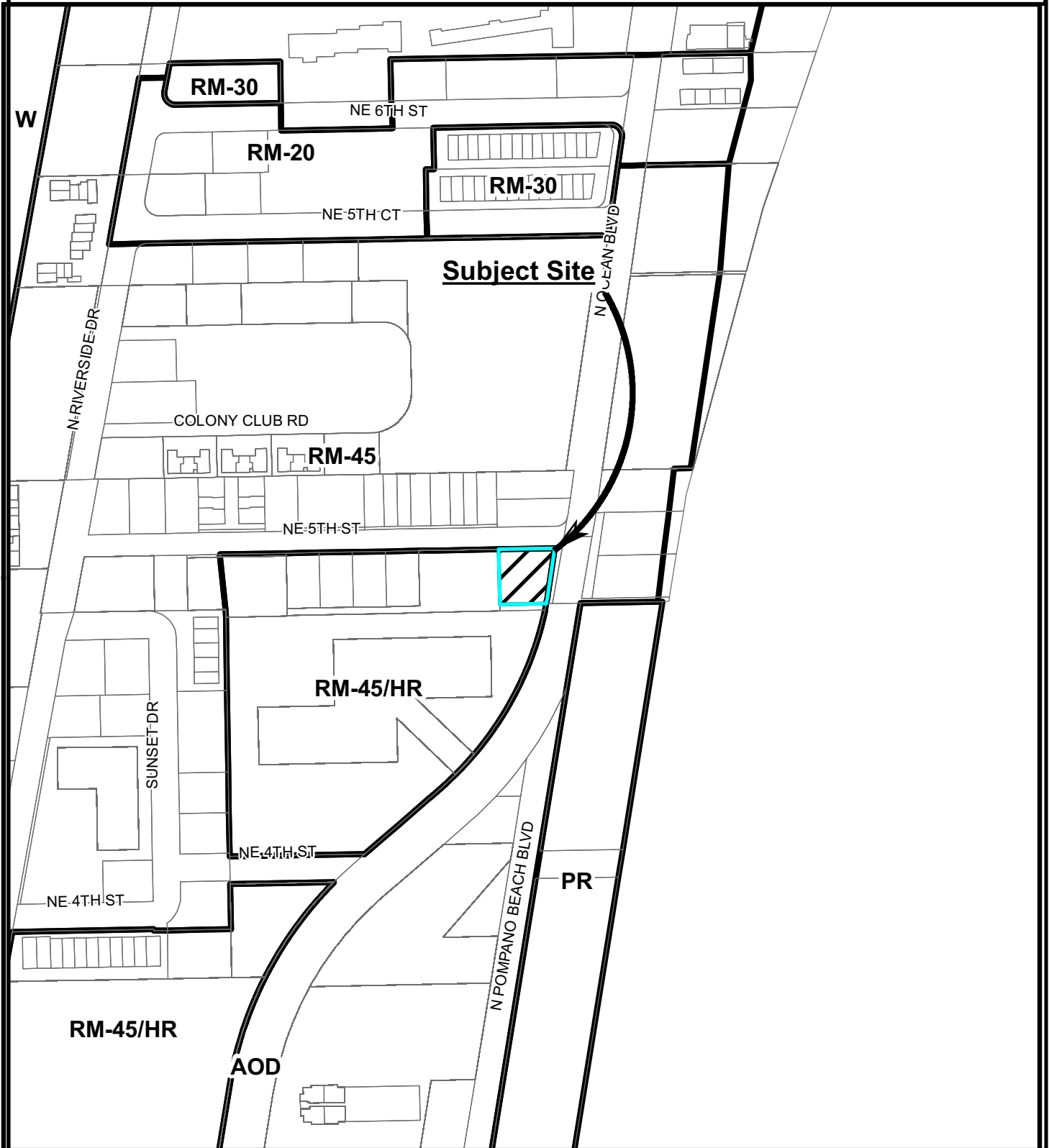


# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



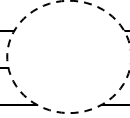
**P&Z**  
10/31/2022 AdkBob

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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
			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
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z