

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-201

DATE: May 12, 2017

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director

Jennifer Gomez, Assistant Director of Development Services

FROM: Maggie Barszewski, AICP, Planner

MB

RE: Blanche Ely Plat Request

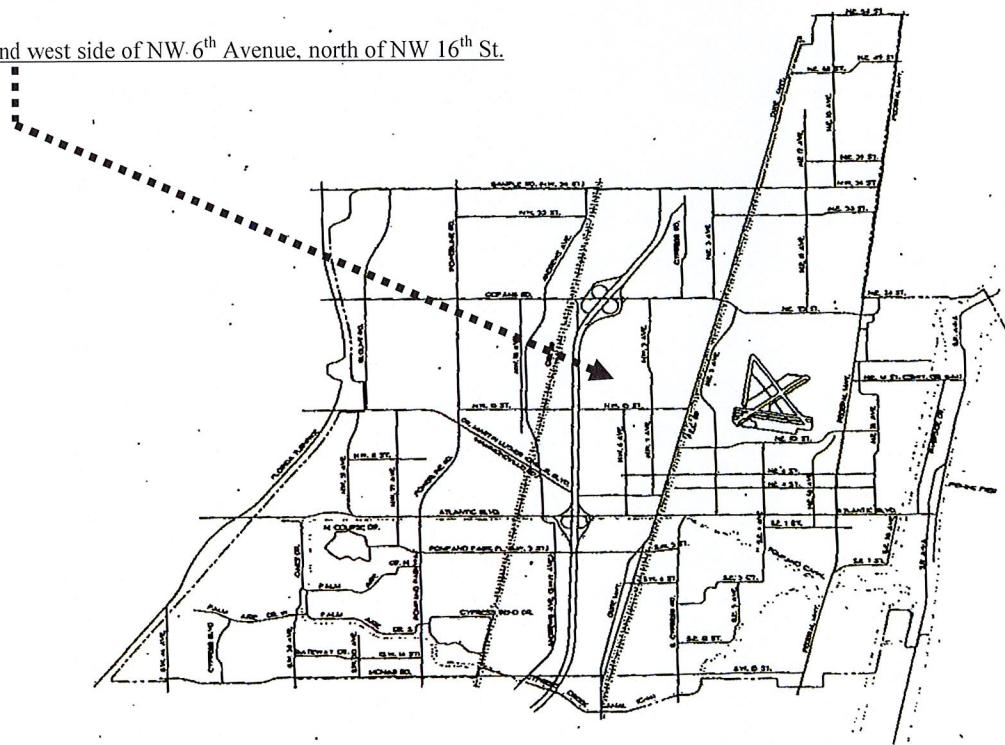
May 24, 2017 meeting

P&Z # 17-14000003

Request

This request is for a proposed plat and is restricted to 102 Duplex units. The site area is approximately 855,815 square feet or 19.647 acres. It is generally located on both the east and west side of NW 6th Avenue, north of NW 16th St. The owner of the property, the Pompano Beach Housing Authority, desires to plat the property in order to prepare it for the development of 102 duplex units. The property is currently zoned Two-Family Residential (RD-1) and it has a Low (L) Residential land Use designation. The property is currently vacant.

east and west side of NW 6th Avenue, north of NW 16th St.

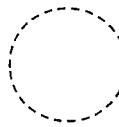


LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
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*	Gross Residential Density	
	Residential	RS-1
	E Estate	RS-2
	L Low	RS-3
	LM Low- Medium	RS-4
	M Medium	RD-1
	MH Medium-High	RM-12
	H High	RM-20
	C Commercial	RM-30
	CR Commercial Recreation	RM-45
*	I Industrial	RM-45/HR
	T Transportation	RPUD
	U Utilities	AOD
	CF Community Facilities	MH-12
	OR Recreation & Open Space	B-1
	W Water	B-2
	RAC Regional Activity Center	B-3
	Boundaries	B-4
	City of Pompano Beach	RO
	13 Number	M-1



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

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
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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
	RM-20
	RM-30
	RM-45
	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

*	Existing
>	Proposed

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



$$1 \text{ in} = 600 \text{ ft}$$

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



$$1 \text{ in} = 600 \text{ ft}$$

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

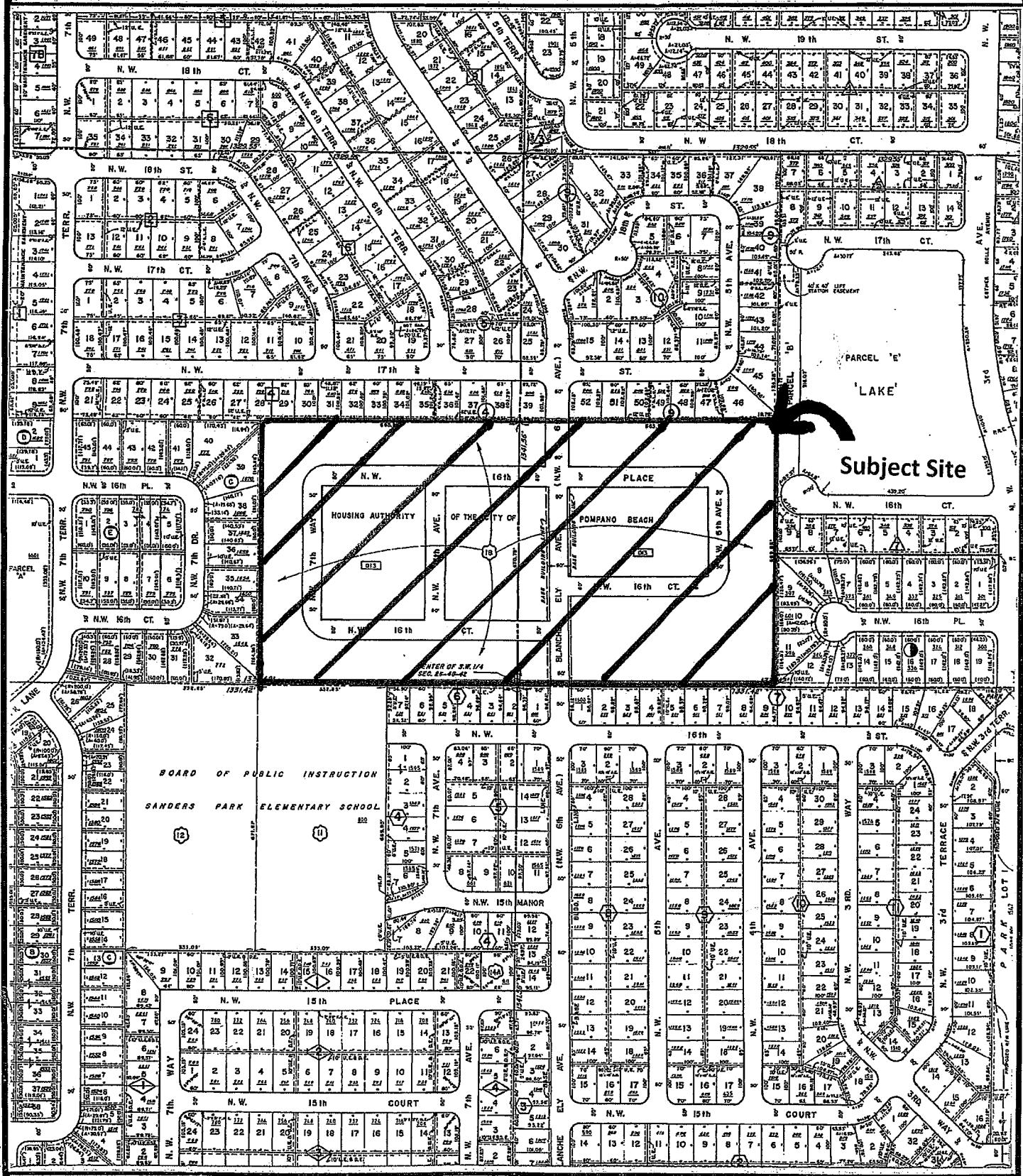


$$1 \text{ in} = 600 \text{ ft}$$

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH
PLAT MAP



SCALE: 1 NTS

6

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 **March 15th, 2017** and found to be in compliance with Land Development regulations.

PLANNING

Plan Reviewer Maggie Barszewski maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

- 1) Must submit a Title Certification must be addressed to the City, but can include the County.
- 2) Must submit County's Development Review Report before going to P&Z.
- 3) A 7-foot bike/pedestrian easement should be dedicated to the City to provide public access to the adjacent property to the east so that there will be potential access Kendall Lake.

ENGINEERING DEPARTMENT

Plan Reviewer Bob Lawson bob.lawson@copbfl.com

Status: Review Complete No Comments

Comments: Review complete - No Comments.

FIRE DEPARTMENT

Plan Reviewer Jim Galloway jim.galloway@copbfl.com

Status: Complete Pending Development Order

Comments:

Fire has no objections at this time, subject to site plan changes from other departments:

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.

BUILDING DIVISION

Plan Reviewer Sal Pravata salvator.pravata@copbfl.com

Status: Review Complete No Comments

Comments

No Comment

BSO

Plan Reviewer Scott Longo scott_longo@sheriff.org

Status: Review Complete No Comments

Comments:

Subject: CPTED and Security Strengthening

Disclaimer: The services of an experienced, qualified and certified Security Crime Prevention/CPTED Consultant are highly recommended. This review does not guarantee a crime will never occur, it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liability's that might occur without any review.

Note: DRC submissions require a CPTED/Security Strengthening Narrative Folder and a separate Drawing Folder for review. All mandatory compliance condition requirements must be listed and specifically addressed with details on Narrative and Drawing plans.

CRA

Plan Reviewer Max Wemyss max@rma.us.com

Status: Review Complete No Comments

Comments

This project is within the NW CRA and does not conflict with the CRA redevelopment goals and objectives. Therefore, the CRA offers no comment or objections at this time.

UTILITIES

Plan Reviewer Nathaniel Watson nathaniel.watson@copbfl.com

Status: Review Complete Pending Development Order

Comments

- Please note that additional comments may be forth coming contingent upon future submittals and review process.
- Please provide a utility easement by recorded legal instrument that account for and detail sufficient access to the City's sewer pump station on the subject property.
- Please note that as per City Ordinance § 50.02(A) (1) that new developments greater than one acre in size, which include private roads shall be master metered.

LANDSCAPE REVIEW

Plan Reviewer Wade Collum wade.collum@copbfl.com

Status: Review Complete Pending Development Order

Comments:

Comments will be made at time of site plan submittal.

Provide plans in accordance with 155.5203

Comments from Service Providers

Teco Peoples Gas:

Teco 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 March 15th, 2017 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

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.