





DEVELOPMENT SERVICES


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ADMINISTRATIVE MEMORANDUM NO. 19-299

TO: Planning and Zoning Board

VIA: David L. Recor, ICMA-CM, Director of Development Services 

VIA: Jennifer Gomez, AICP, Assistant Director of Development Services 

FROM: Maggie Barszewski, AICP, Planner 

SUBJECT: "SEFL" Plat Request
Plat P&Z #19-14000012/October 23, 2019 Meeting

DATE: October 2, 2019

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."

In this application, the applicant is requesting plat approval for the entitled "SEFL" Plat. The agent Elizabeth Tsouroukdissian, of Pulice Land Surveyors, Inc., is representing the owner of the property, Southeastern Freight Lines, Inc. The subject property has never been platted and is approximately 7.5 acres. Included within the Plat is a City-owned, 4,200-square foot parcel of land described as "ingress, egress, water and drainage" easement. The applicant is purchasing this small parcel and will close on it prior to the Broward County review of this plat; however, the City will retain an easement for this area. The proposed plat will restrict the property to a maximum building of 25,000 square feet of industrial use. The subject property currently has two structures constituting a total of 42,437 square feet, which will be demolished. The applicant is proposing to develop a total of 24,800 square feet on the new plat area. A Site Plan has been approved for this subject property in conjunction with the adjacent parcel to the east. The approval was heard at the Planning and Zoning Board at the Meeting held on July 24, 2019 (Development Order # 18-12000049, attached). This Plat approval was one of the conditions for that Site Plan approval.

The subject property is located on the south side of SW 9th Street, approximately 1,800 feet west of Andrews Avenue.

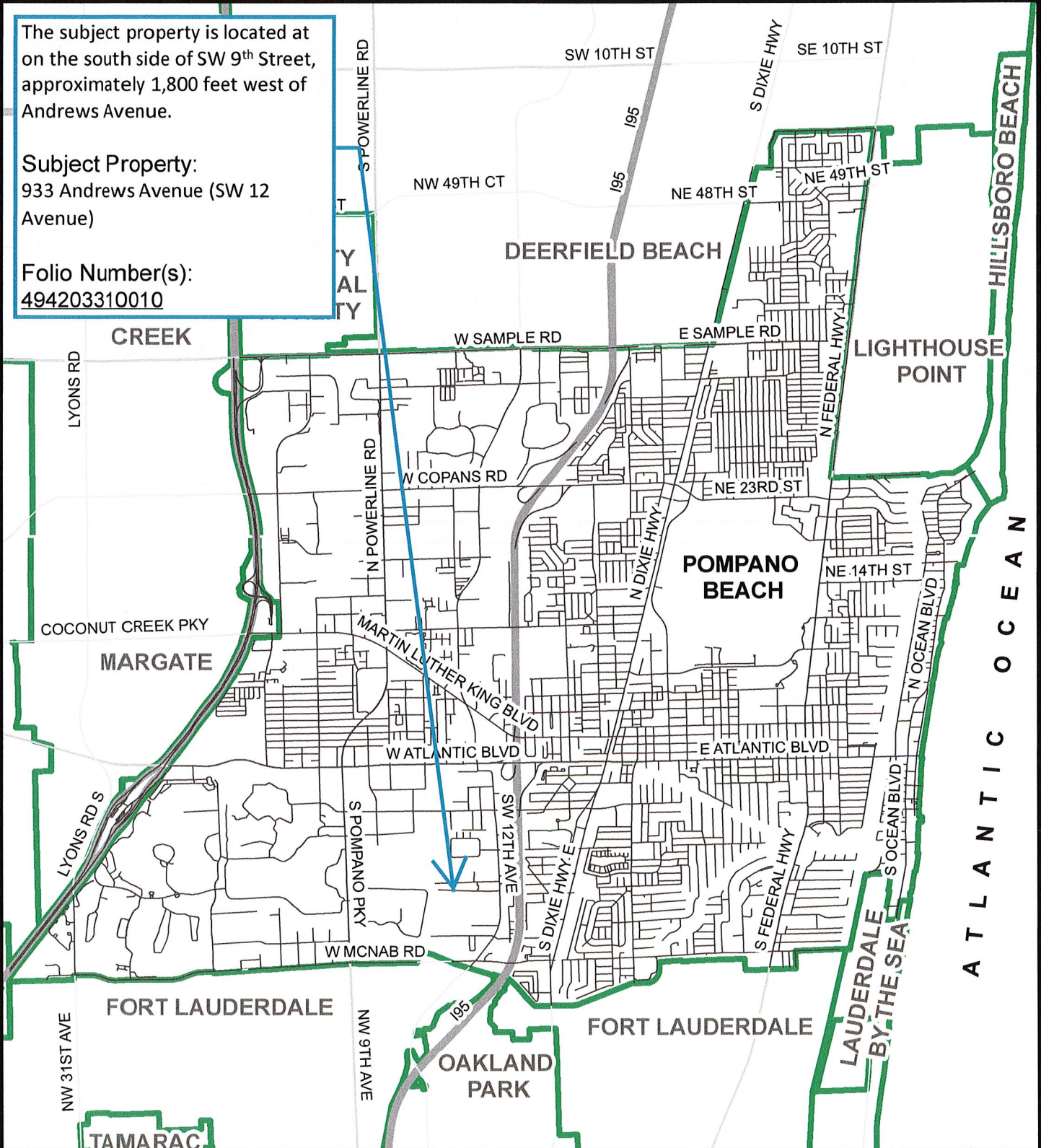
CITY OF POMPANO BEACH LOCATION MAP



The subject property is located at on the south side of SW 9th Street, approximately 1,800 feet west of Andrews Avenue.

Subject Property:
933 Andrews Avenue (SW 12 Avenue)

Folio Number(s):
494203310010



1 in = 1 miles

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CITY OF POMPANO BEACH AERIAL MAP



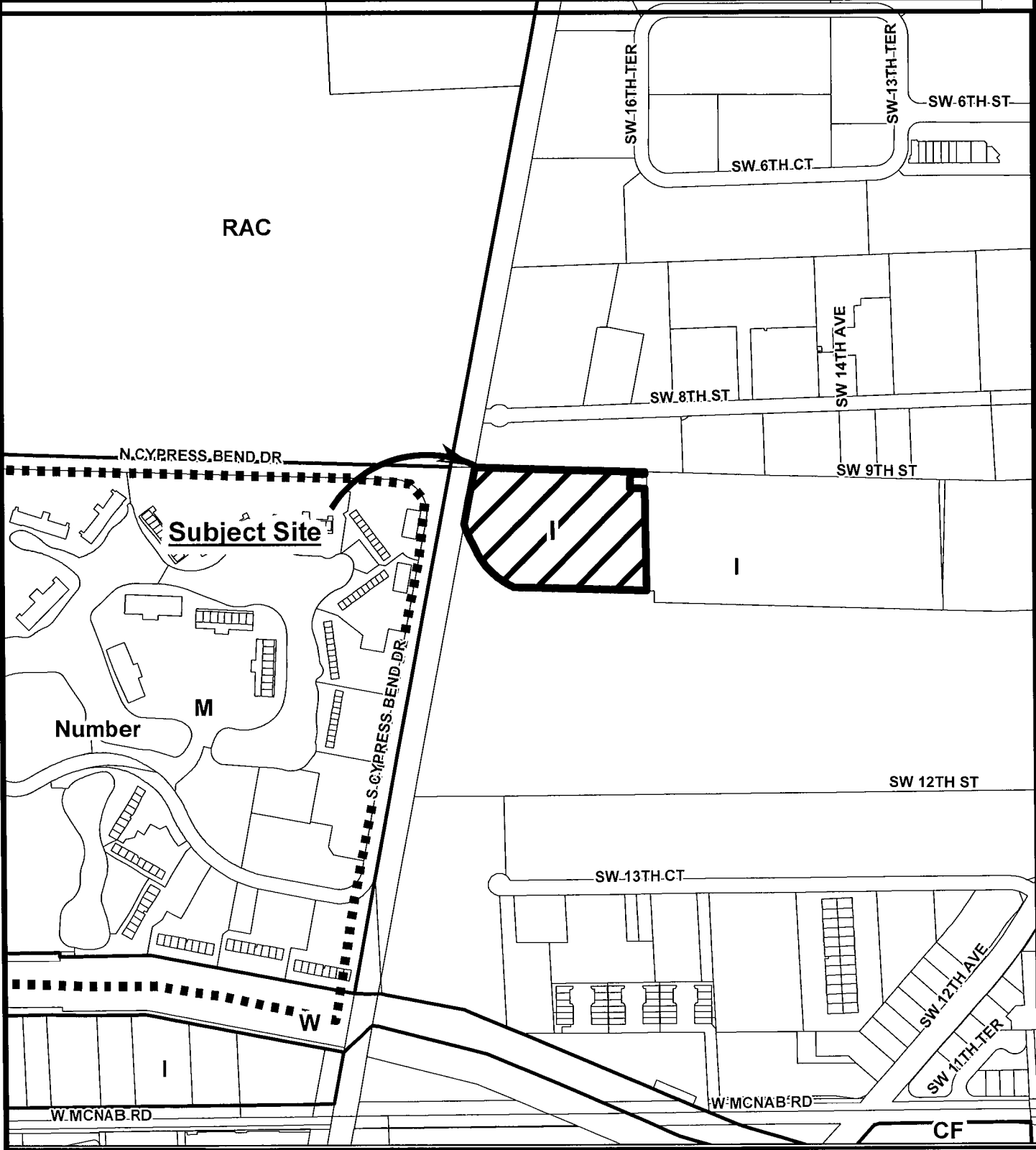
Subject Site

1 in = 583 ft

3

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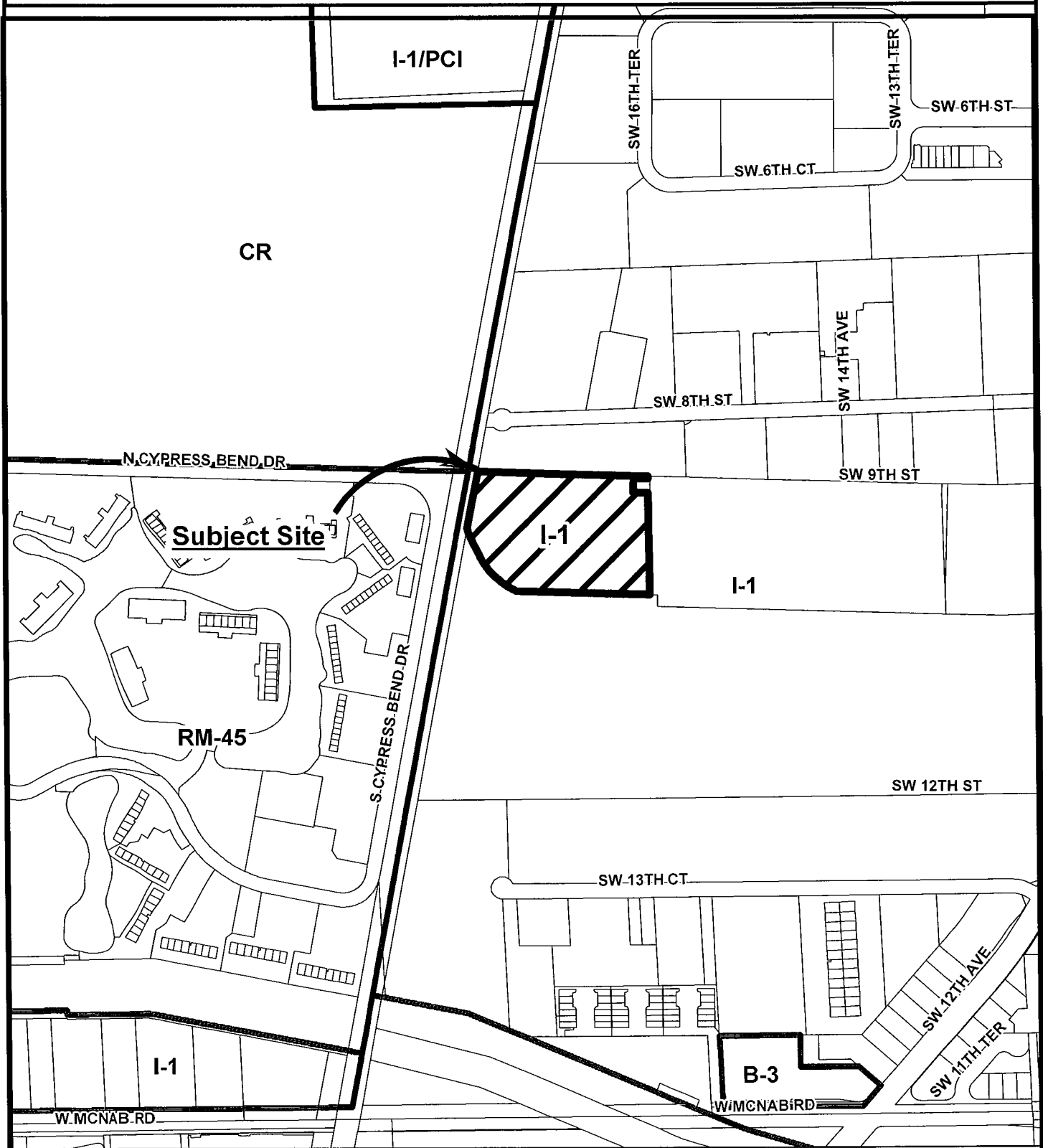
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 583 ft

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 583 ft

5

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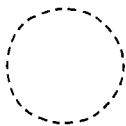
LEGEND

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 |
| DPTOC | Downtown Pompano Transit Oriented Corridor |
| 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

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 |
| TO | Transit Oriented |
| PCI | Planned Commercial / Industrial Overlay |
| PR | Parks & Recreation |
| CR | Commerical Recreation |
| CF | Community Facilities |
| T | Transportation |
| PU | Public Utility |

| |
|------------|
| * Existing |
| > Proposed |

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 requirement that local governments require compliance with the county's platting requirements 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.

Staff Analysis

The property is Zoned I-1 (General Industrial) and has an Industrial Land Use designation. This plat was reviewed by the Development Review Committee (DRC) on August 21, 2019, and found to be in compliance with the City's Land Development Regulations. The Utility Department has requested that a Utility Easement be shown on the Plat prior to presentation at the City Commission. The Broward County Development Review Report (DRR) recommendations have been addressed on the plat.

Service providers are required to provide a letter, prior to City Commission approval. There are no objections to the proposed plat from the following entities:

| | |
|-------------------|--|
| FDOT: | A letter from FDOT was not required since the Plat does not impact a State Road. |
| Teco Peoples Gas: | Teco Gas has reviewed the plat & has no objection. |
| AT&T: | AT&T has reviewed the plat & has no objection.. |

| | |
|----------|---|
| Comcast: | A Comcast comment has not been submitted yet. |
| FPL: | FPL has reviewed the plat & has no objection. |

Department of Development Services Recommendation

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

1. A Comcast comment must be submitted with no objection;
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners;
3. Submittal of a Title Certification made out to at least the City, no older than 6 months; and
4. A Utility Easement shall be shown on the Plat for the property the applicant is purchasing from the City.

CITY OF POMPANO BEACH
BROWARD COUNTY
FLORIDA

DEVELOPMENT ORDER

PLANNING AND ZONING NO. 18-12000049

A DEVELOPMENT ORDER ISSUED BY THE PLANNING AND ZONING BOARD (LOCAL PLANNING AGENCY) OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, PURSUANT TO CHAPTER 155 OF THE CODE OF ORDINANCES; APPROVING WITH CONDITIONS THE APPLICATION FOR DEVELOPMENT PERMIT FOR THE CITY OF POMPANO BEACH.

WHEREAS, Section 155.2407, of the Code of Ordinances, defines the specific application for Development referenced above as a Major Site Plan Review; and

WHEREAS, Section 155.2204, of the Code of Ordinances, authorizes the Planning and Zoning Board (Local Planning Agency) to review and issue a final development order with respect to the Applicant's request to construct a 45,496 square foot covered loading dock expansion, attached restroom facility, and shop building along with associated parking areas, loading bays, and landscaping. (Project). The Project encompasses the following property: 933 SW 12 Avenue; which are more specifically described as follows:

PARCEL I

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 3, THENCE RUN WEST 1479.80 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE RUN WEST ALONG SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 730.7 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD AND THE NORTH LINE OF THE SAID SE 1/4 OF SECTION 3, THENCE SOUTH 9°07'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 128.98 FEET; THENCE SOUTH 6°5'16" EAST A DISTANCE OF 84.94 FEET; THENCE

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SOUTH 25°36'51" EAST A DISTANCE OF 75.51 FEET; THENCE SOUTH 28°25'44" EAST A DISTANCE OF 64 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 283.62 FEET AND A CENTRAL ANGLE OF 37°25'18" AN ARC DISTANCE OF 185.24 FEET; THEN DUE EAST ALONG A LINE OF 460 FEET SOUTH OF

AND PARALLEL TO SAID NORTH LINE OF THE SE 1/4 OF SECTION 3, A DISTANCE OF 545.66 FEET; THENCE DUE NORTH A DISTANCE OF 460.00 FEET ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED REAL PROPERTY:

A PORTION OF THE SE 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 3, THENCE RUN WEST 1479.80 FEET ALONG THE

NORTH LINE OF SAID SE 1/4, THENCE RUN SOUTH ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF THE SE 1/4 A DISTANCE OF 10' TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID COURSE A DISTANCE OF 60'; THENCE WEST ALONG A LINE 70' SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 70'; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 60'; THENCE EAST ALONG A LINE 10' SOUTH OF AND PARALLEL TO THE SAID NORTH LINE OF THE SE 1/4 A DISTANCE OF 70' TO THE POINT OF BEGINNING.

PARCEL II

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER PORTIONS OF SECTION 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 2, THENCE NORTH 86°30'51" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION 2, A DISTANCE OF 329.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE; THENCE SOUTH 4°02'24" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF

40 FEET; THENCE SOUTH 86°30'51" WEST ALONG A LINE 40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL TO THE SAID NORTH LINE OF THE SW 1/4 OF SECTION 2, A DISTANCE OF 330.95 FEET; THENCE DUE WEST ALONG A LINE 40 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 3, A DISTANCE OF 1480.99 FEET; THENCE DUE NORTH A DISTANCE OF 40 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 3; THENCE DUE EAST ALONG SAID NORTH LINE OF THE SE 1/4 OF SECTION 3, A DISTANCE OF 1479.80 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL III

PARCELS "A" AND "B" OF LAMONT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the Development Review Committee has met to review this Project and has provided the Applicant with written comments; and

WHEREAS, the Application for Development Permit is not in compliance with the applicable standards and minimum requirements of this Code, but the developer has agreed in writing that no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to insure compliance are met; and

WHEREAS, copies of the survey and final site plan are on file with the Department of Development Services, stamped with the meeting date of July 24, 2019.

IT IS THEREFORE ORDERED by the Board that the requested Major Site Plan Application for the above Project is hereby **GRANTED**, with the following conditions to which the Applicant has agreed to comply with:

Obtain approval and revise affected plans to address the following issues prior to Zoning Compliance Permit approval:

1. Obtain the following final approvals:
 - a. Obtain approval from the Broward Sheriff's Office for the proposed CPTED plan.
 - b. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City's Urban Forestry Division.
 - c. The portion of the property not owned by the applicant must be purchased and a unity of title for the two properties must be recorded.
 - d. All easements within the fenced area must be vacated.
 - e. The property must be platted before permits can be approved for the principal structure.
2. Make the following revisions on the plans:

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- a. Provide dimensional info for the loading berths that are part of Phase II. Dimensions are to be in accordance with 155.5102.M.2: Dimensional Standards for Loading Areas.
- b. Provide additional landscape islands so that there are no more than 10 parking spaces in a row. Each island must be as long as the adjacent spaces. This applies to all parking rows on site.


Be advised that pursuant to Section 155.2308(B)(1) of the Pompano Beach Code of Ordinances, this DEVELOPMENT ORDER shall expire if a Zoning Compliance Permit is not obtained within two years.

Heard before the Planning and Zoning Board/Local Planning Agency and Ordered this

____ 24th ____ day of ____ July ____, 2019.

DocuSigned by:

 5C071CDDE1044A7...
 Fred Stacer
 Chairman
 Planning and Zoning Board/Local Planning Agency

Filed with the Advisory Board Secretary this ____ 31st ____ day of ____ July ____, 2019.

DocuSigned by:

 BA9370D598DA410...
 Pamela McCleod
 Assistant Planner