



ADMINISTRATIVE MEMORANDUM NO. 19-279

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: Paramount Park Plat Request
Plat P&Z #19-14000009/September 25, 2019 Meeting
DATE: September 11, 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."

The applicant is requesting plat approval for the entitled "Paramount Park" Plat. The agent Elizabeth Tsouroukdissian, of Pulice Land Surveors, Inc., is representing the owner of the property, Pompano Equipment Repair Corporation. The subject property has never been platted. The plat totaling approximately 4.12 acres would combine two parcels together with an 8-foot strip of land running between the two parcels. Adjacent to the NW 18th Street right-of-way, there is a City-owned, 2800-square foot parcel of land housing a lift station. The applicant is purchasing this small parcel and will close on it prior to the Broward County review of this plat. The proposed plat will restrict the property to a maximum building of 65,000 square feet of warehouse use. The subject property is currently vacant. The Applicant intends to construct two buildings totaling 64,289-square feet of warehouse use. One building will have 30,114 square feet and the other 34,175 square feet. No site plan has been submitted as yet; however a conceptual site plan has been included in this application (see attached).

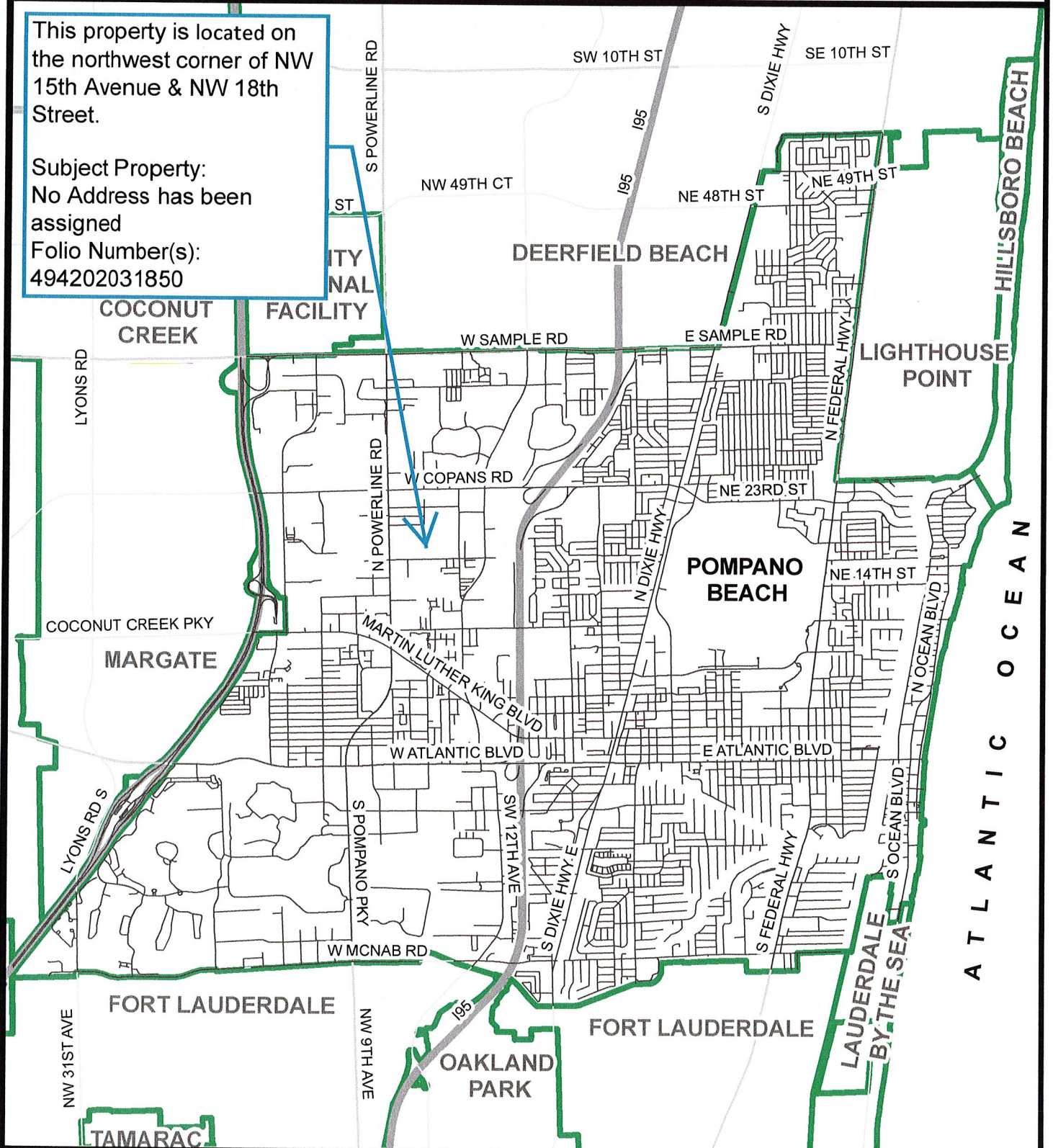
The property is located on the northwest corner of NW 15th Avenue and NW 18th Street.

CITY OF POMPANO BEACH LOCATION MAP



This property is located on the northwest corner of NW 15th Avenue & NW 18th Street.

Subject Property:
No Address has been assigned
Folio Number(s):
494202031850



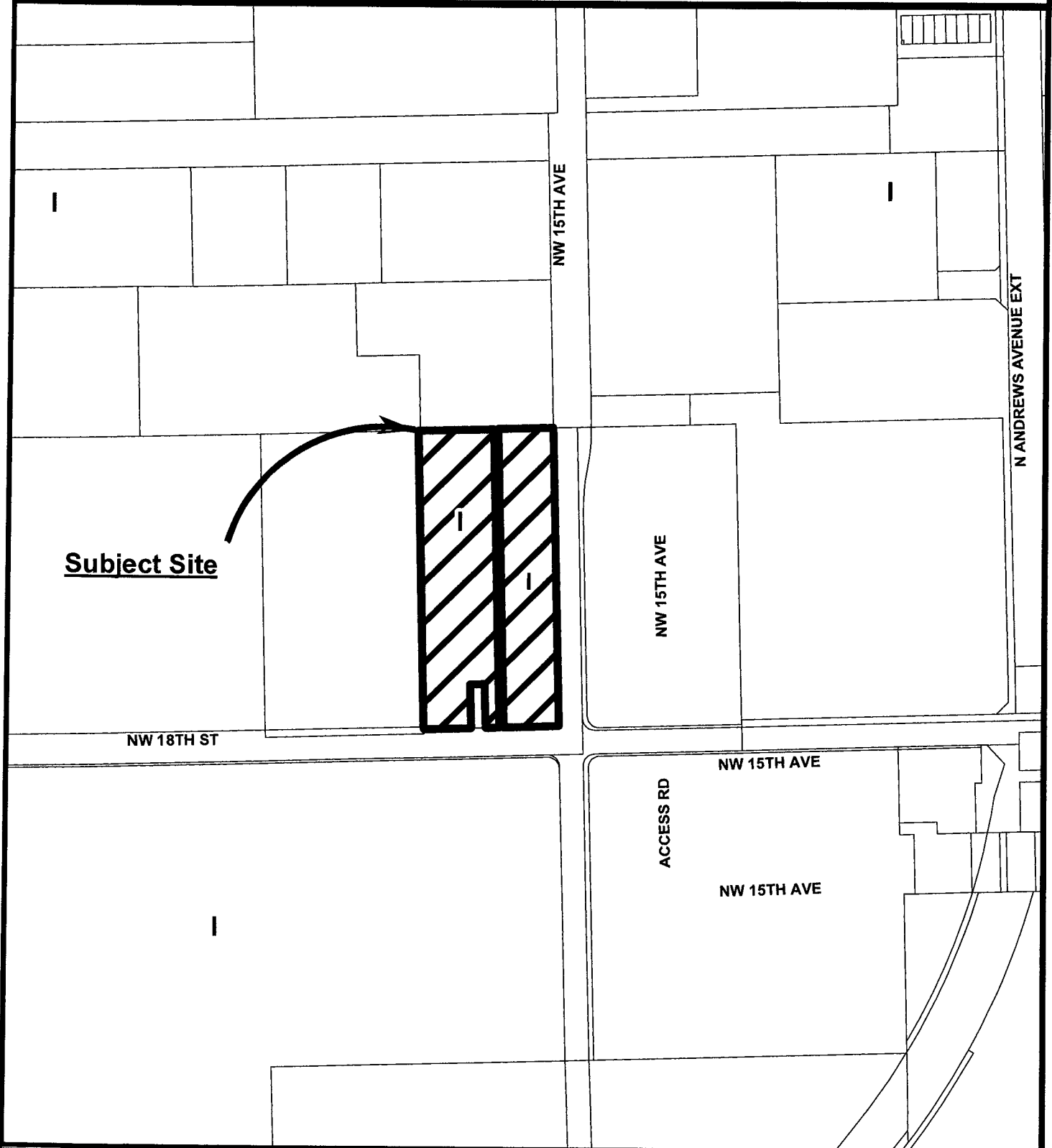
1 in = 1 miles



3

Y:\All_Maps\P&Z Packets\2019\19-14000009_Aerial Map.mxd

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

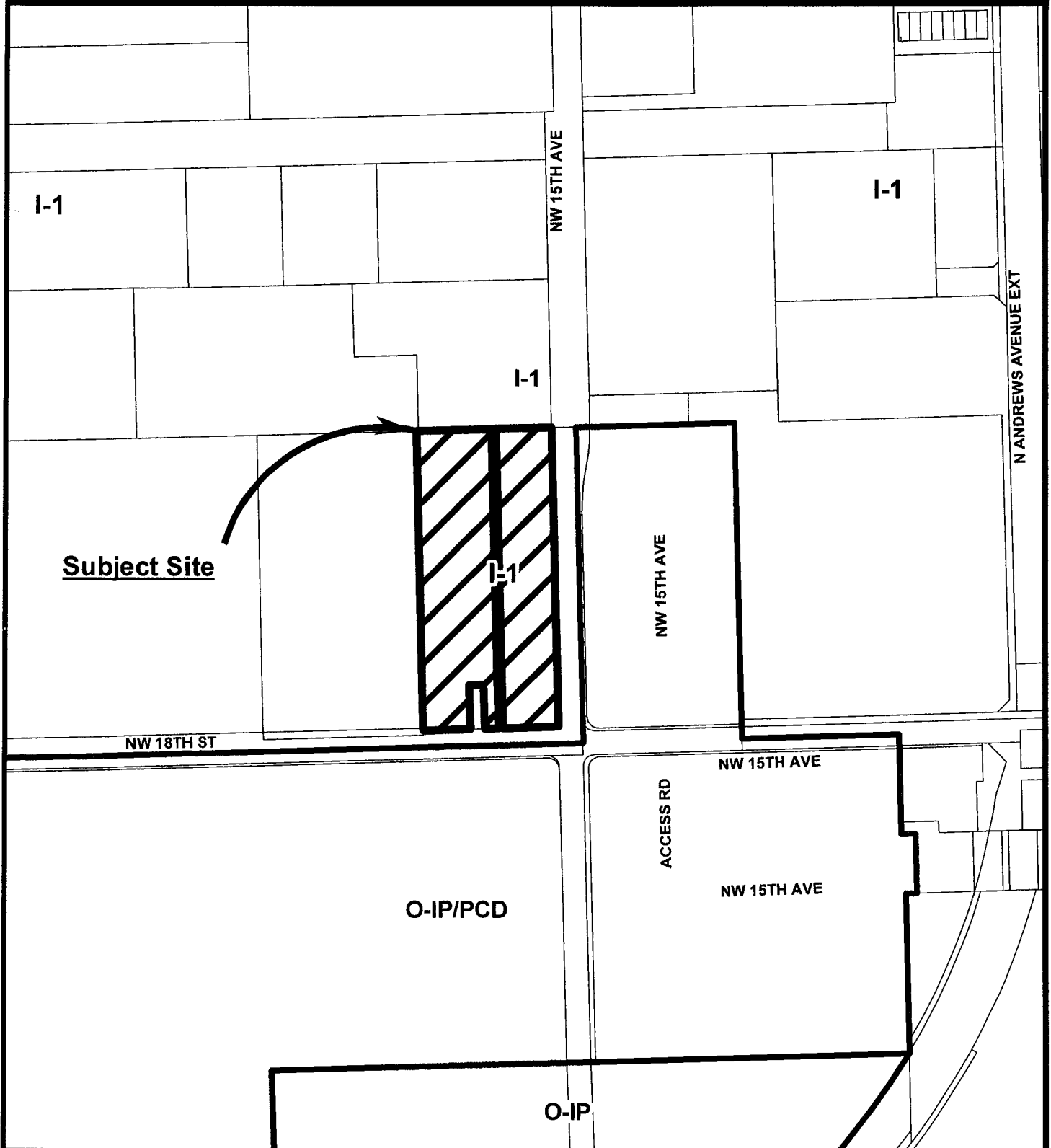


1 in = 292 ft

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 292 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

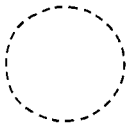
LEGEND

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
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

* Existing
> Proposed

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

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 June 19, 2019, 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.

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:	A Teco Gas comment has not been submitted yet.
AT&T:	An AT&T comment has not been submitted yet.
Comcast:	Comcast has reviewed the plat & has no objection.
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 Teco Gas and Att comment must be submitted with no objection; and
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.
4. The following note shall be placed on Sheet 2 of the Plat:

The following note is required by the City of Pompano Beach, "All facilities for distribution of Electricity, Telephone, and Cable shall be installed underground."

SITE DATA TABLE SEE SURVEY AND FLOOR PLAN FOR ADDITIONAL INFORMATION

ZONING AND PROPERTY INFORMATION

LAND USE : GENERAL INDUSTRIAL (I-1)
SITE AREA : 4.1 ACRES (NET)
FLOOD ZONE : "X"

UTILITIES AND SERVICES:
CITY OF POMPAHO BEACH, FLORIDA
PROPOSED PRINCIPAL USE: WAREHOUSE
OVERLAY: APO / INMCA

SITE DATA:

LOT AREA : 178,620.07 sq. ft. = 100%
LOT COVERAGE : 50,865.00 sq. ft. = 28.4%
PERVIOUS AREA : 33,085.96 sq. ft. = 21.8%
VIA : 75,501.37 sq. ft. = 44.5%
VEHICULAR USE AREA:
SIDEWALK : 9,111.78 sq. ft. = 5.1%
IMPERVIOUS AREA : 138,534.15 sq. ft. = 78.1%

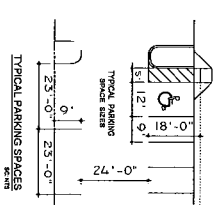
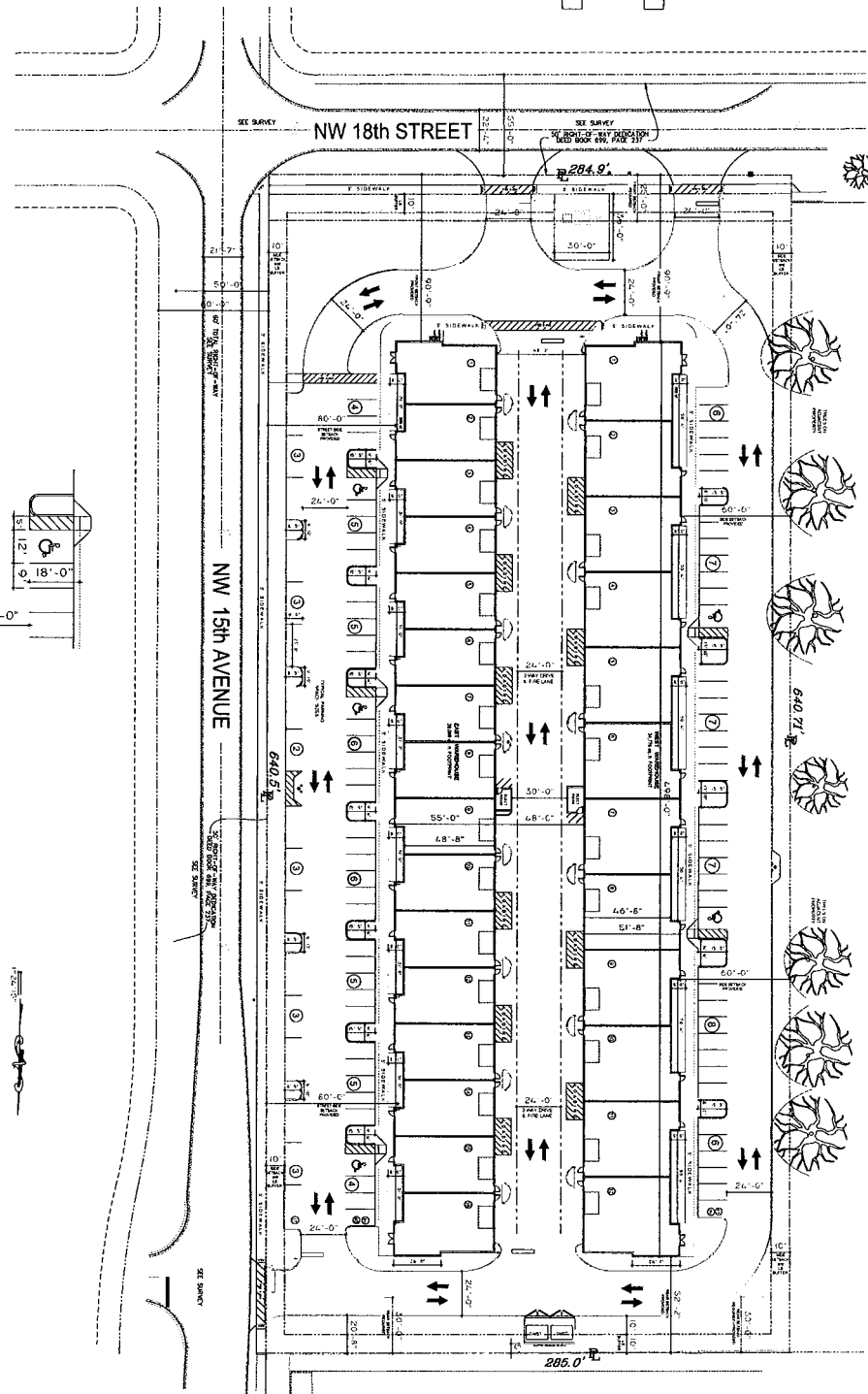
LOT WIDTH : 284'-11"
FRONT YARD SETBACK : 90'-0"
STREET SIDE SETBACK : 90'-0"
INTERIOR SIDE SETBACK : 62'-0"
REAR YARD SETBACK : 52'-0"

BUILDING DATA:

CLASSIFICATION : WAREHOUSE
BUILDING HEIGHT : 24' - 25'
NUMBER OF STORIES : 1
STRUCTURE LENGTH : 498'

NUMBER OF UNITS :

NUMBER OF UNITS : 28
TOTAL GROSS SQ. FT. : 64,289 S.F.
TOTAL GROSS WEST : 30,114 S.F.
TOTAL BRP WEST : 26,778 S.F.
TOTAL MEZZ WEST : 3,336 S.F.
TOTAL GROSS EAST : 34,175 S.F.
TOTAL BRP EAST : 30,841 S.F.
TOTAL MEZZ EAST : 3,334 S.F.



CONCEPTUAL SITE PLAN



SP-1
SC 1" = 30'-0"

SHEET

DATE: 11-15-2017
BY: [Signature]
CHECKED: [Signature]
SCALE: 1" = 30'-0"



Paramount Park LLC
Warehouse Complex
1801 NW 15th Ave. Pompano Beach FL 33069

MARK THOMAS BUDD, ARCHITECT
221 S. FEDERAL HIGHWAY, SUITE #4
FT. LAUDERDALE, FLORIDA 33301
(954) 798-0570
FLA. REG. #AR-9549

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