

## ADMINISTRATIVE MEMORANDUM NO. 19-122

**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:** 621 NE 1<sup>st</sup> Avenue Development Plat Request  
Plat P&Z #19-14000001/May 22, 2018 Meeting  
**DATE:** May 7, 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 entitled "621 NE 1st Avenue Development Plat." The agent Elizabeth Tsouroukdissian of Pulice Land Surveyors, Inc. is representing the owner of the property, Glen Speck. A large majority of the property is unplatted, while a small area was platted with a neighboring subdivision. The proposed plat seeks to re-plat the portion that has already been platted and, if approved, will subdivide the subject property into 2 parcels: the larger of the two (30,760 square feet) is labeled Parcel 'A' and the remainder (3,224 square feet) will be dedicated for public right-of-way. The plat proposes to restrict the property to a maximum building of 22,000 square feet of warehouse use. The subject property (.7802 of an acre) is currently vacant. The applicant proposes to develop a warehouse building approximately 14,000-square foot in size on the property. There are no approved development orders issued by the Planning & Zoning Board for such a proposal, and new development of this scale is considered a "Major Site Plan," requiring the review and approval of the Planning & Zoning Board.

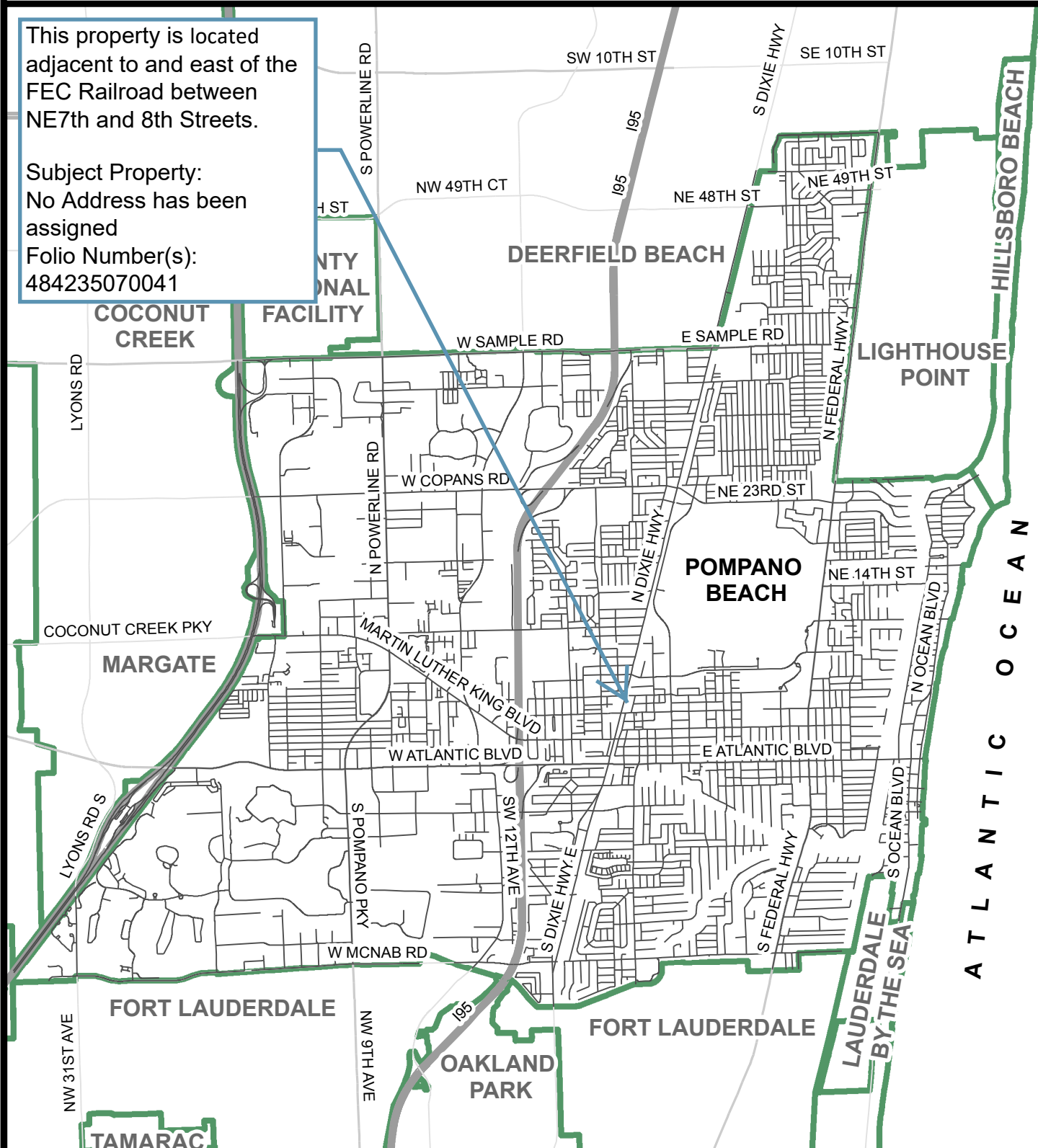
The property is located adjacent and east of the FEC Railroad, between NE 7<sup>th</sup> and 8<sup>th</sup> Streets.

# CITY OF POMPANO BEACH LOCATION MAP



This property is located adjacent to and east of the FEC Railroad between NE7th and 8th Streets.

Subject Property:  
No Address has been assigned  
Folio Number(s):  
484235070041

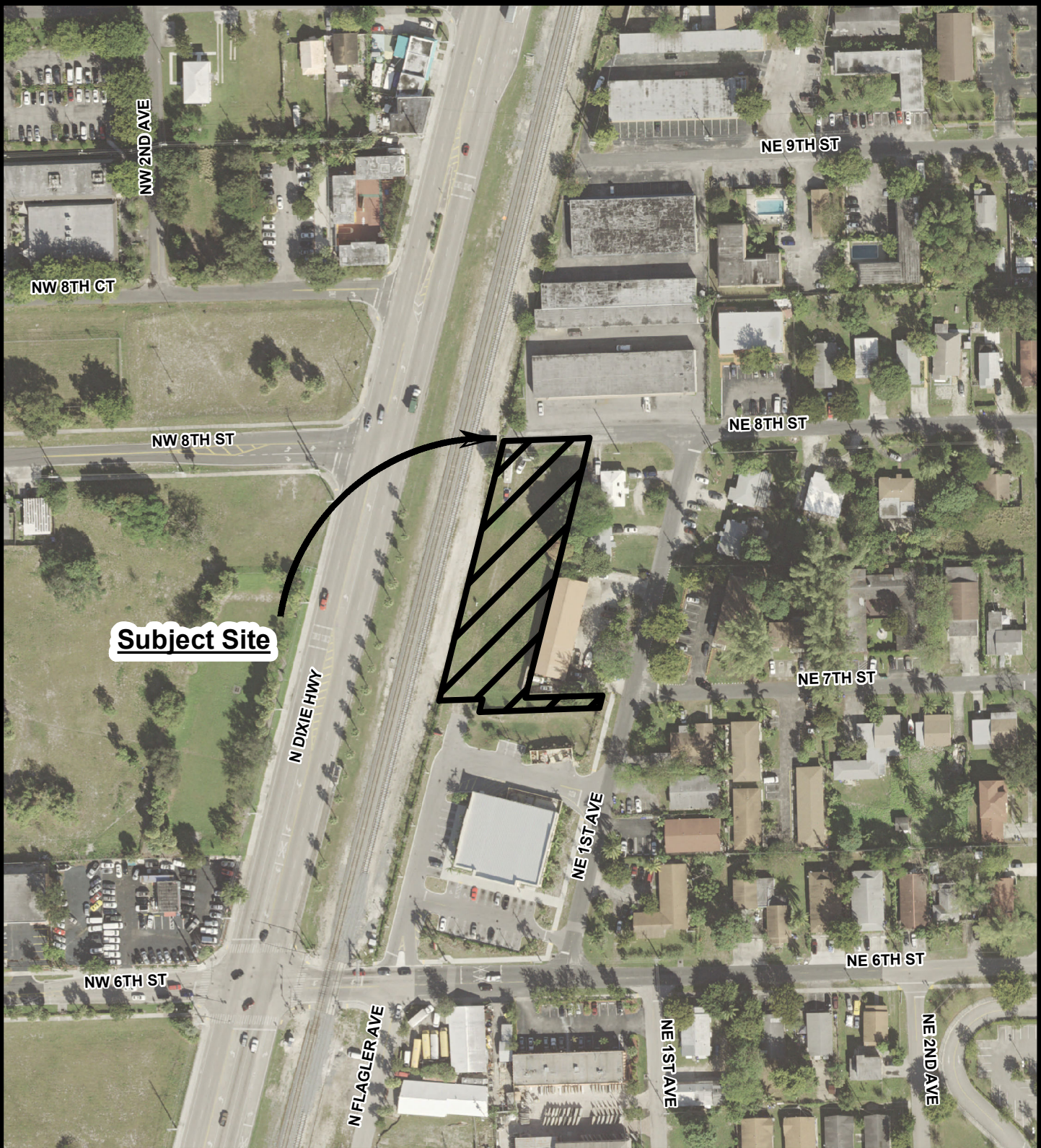


1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



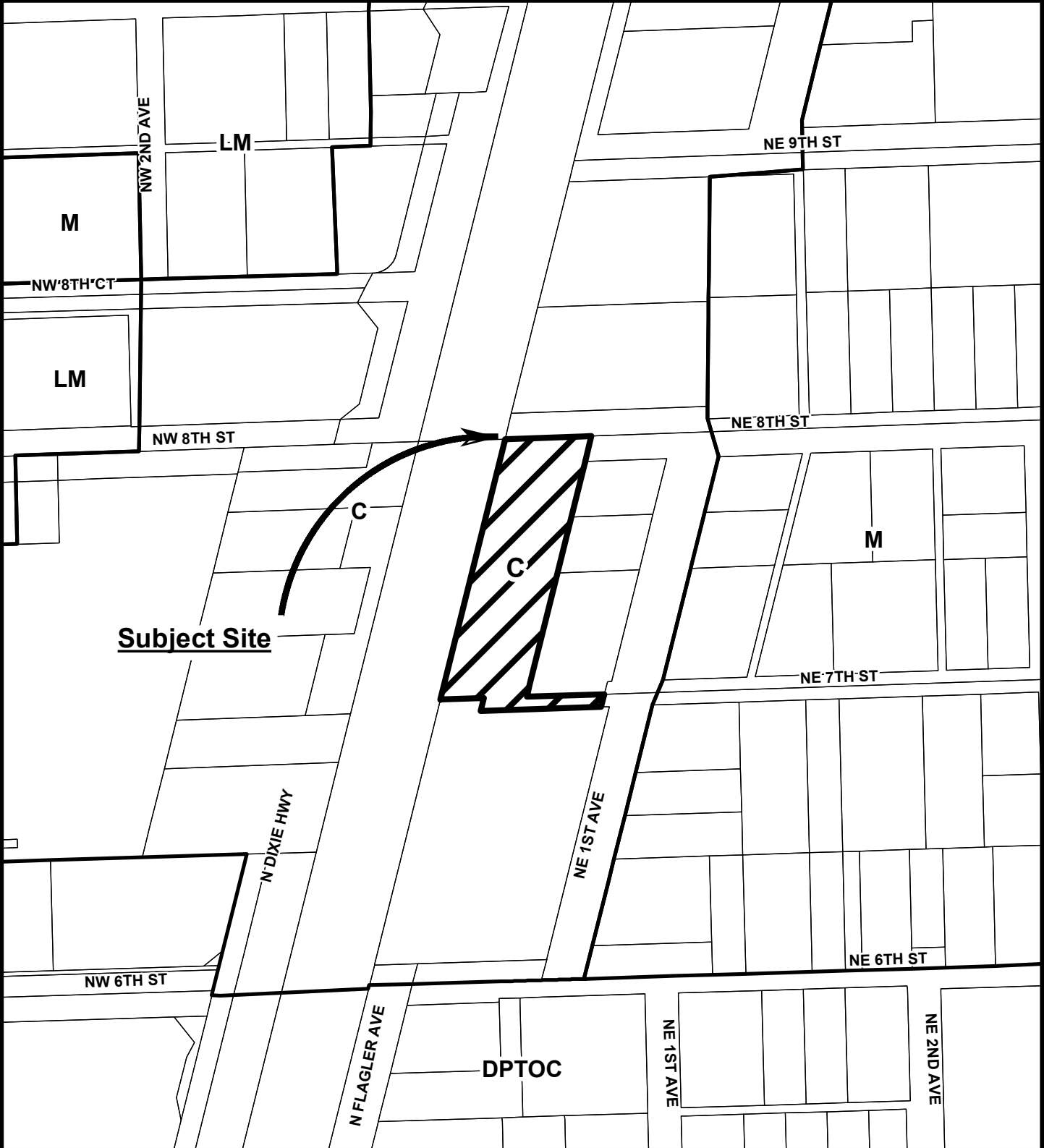
# CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

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DEVELOPMENT SERVICES

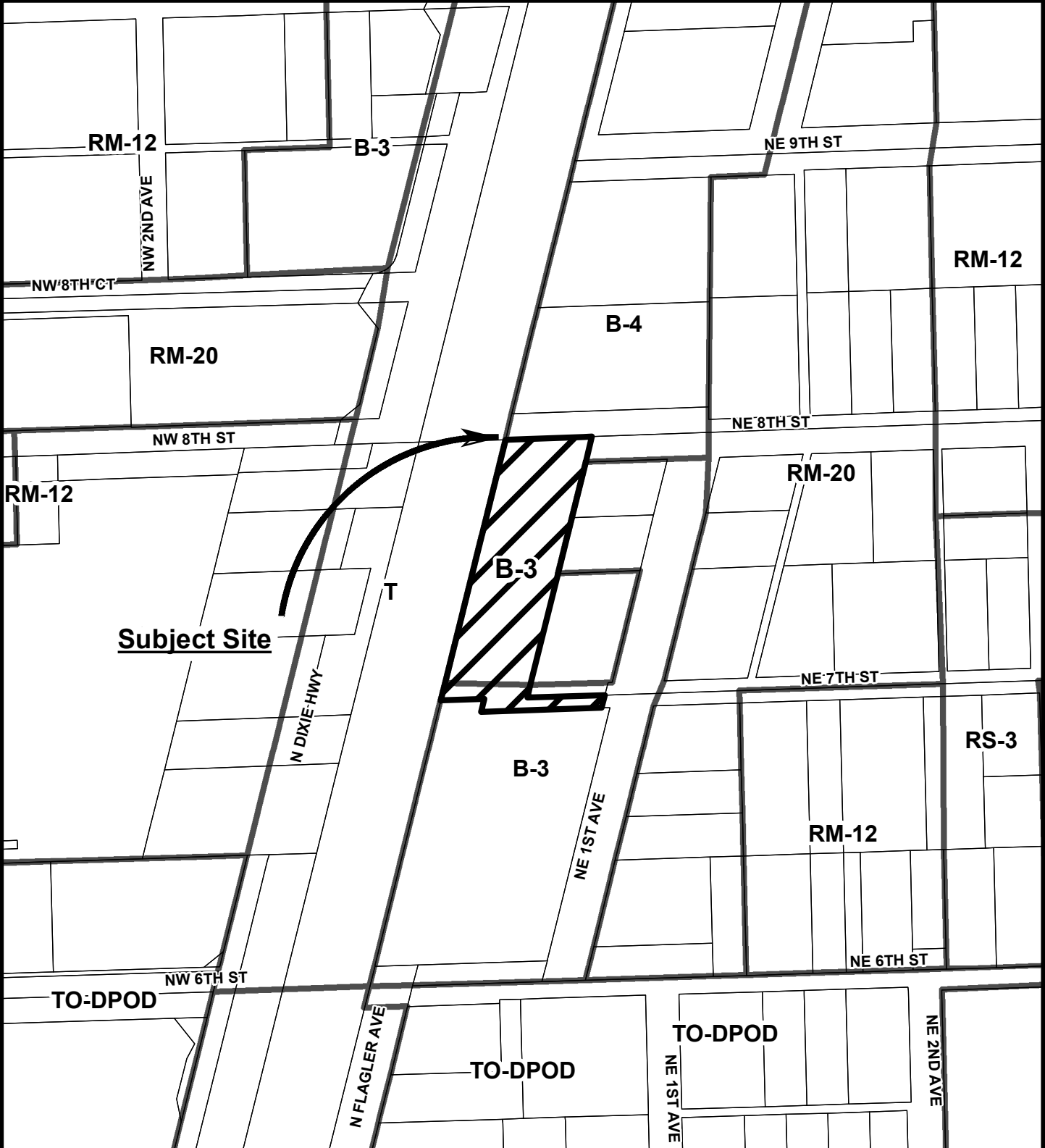
CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



1 in = 167 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 167 ft

PREPARED BY:  
DEPARTMENT OF  
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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

T      Transportation

U      Utilities

CF      Community Facilities

OR      Recreation & Open Space

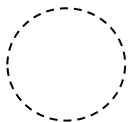
W      Water

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

*	<b>Existing</b>
>	<b>Proposed</b>

### 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.

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**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 B-4 (Heavy Business) and has a Commercial Land Use designation. This plat was reviewed by the Development Review Committee (DRC) on March 6, 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 is not required since the plat is not located along an FDOT right-of-way.
Teco Peoples Gas:	Teco Gas has reviewed the plat & has no objection.
AT&T:	AT&T has reviewed the plat & has no objection.
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. Plat cover page must be signed and sealed by the surveyor and signed by all owners.