



Staff Report

File #: LN-425

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 23, 2023

PHOENIX GOLF CAR PLAT

Request:	Plat
P&Z#	23-14000004
Owner:	BBA Property Holdings LLC
Project Location:	140 & 160 NW 31st Avenue
Folio Number:	484233054110 & 484233054120
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	5 (Barry Moss)
Agent:	Elizabeth Tsouroukdissian (954-572-1777)
Project Planner:	Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

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 agent, Elizabeth Tsouroukdissian, of Pulice Land Surveying, Inc., is representing the owners of the property, BBA Property Holdings, LLC. The Applicant is requesting approval of the Phoenix Golf Car Plat for the 1.68-acre undeveloped property located to the north of an existing Popeye's fast-food restaurant at the corner of Atlantic Boulevard and NW 31st Avenue. The developer plans to build a new 9,660 square-foot building to hold a golf cart business. The subject property includes two parcels that will have common ingress & egress by means of an existing cross-access easement. A "unity of use" easement area allows a portion of the restaurant's parking lot to the south to encroach onto this plat. All of these easements are reflected on the Plat. The Plat restricts the property to a maximum of 9,700 square feet of Commercial use. A conceptual site plan has been provided along with this Plat submittal.

The land use designation of this parcel is Commercial (C) and the Zoning is B-3 (General Business). The current land use and zoning allows for 60% lot coverage and 105' in height which is an FAR of 6.0 so the entitlements allowed for the property will accommodate the proposed level of development.

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 Commercial (C) Land Use designation and a B-3 (General Business) Zoning designation. The proposed Plat was reviewed by the DRC on April 5, 2023, 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. Furthermore, 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:

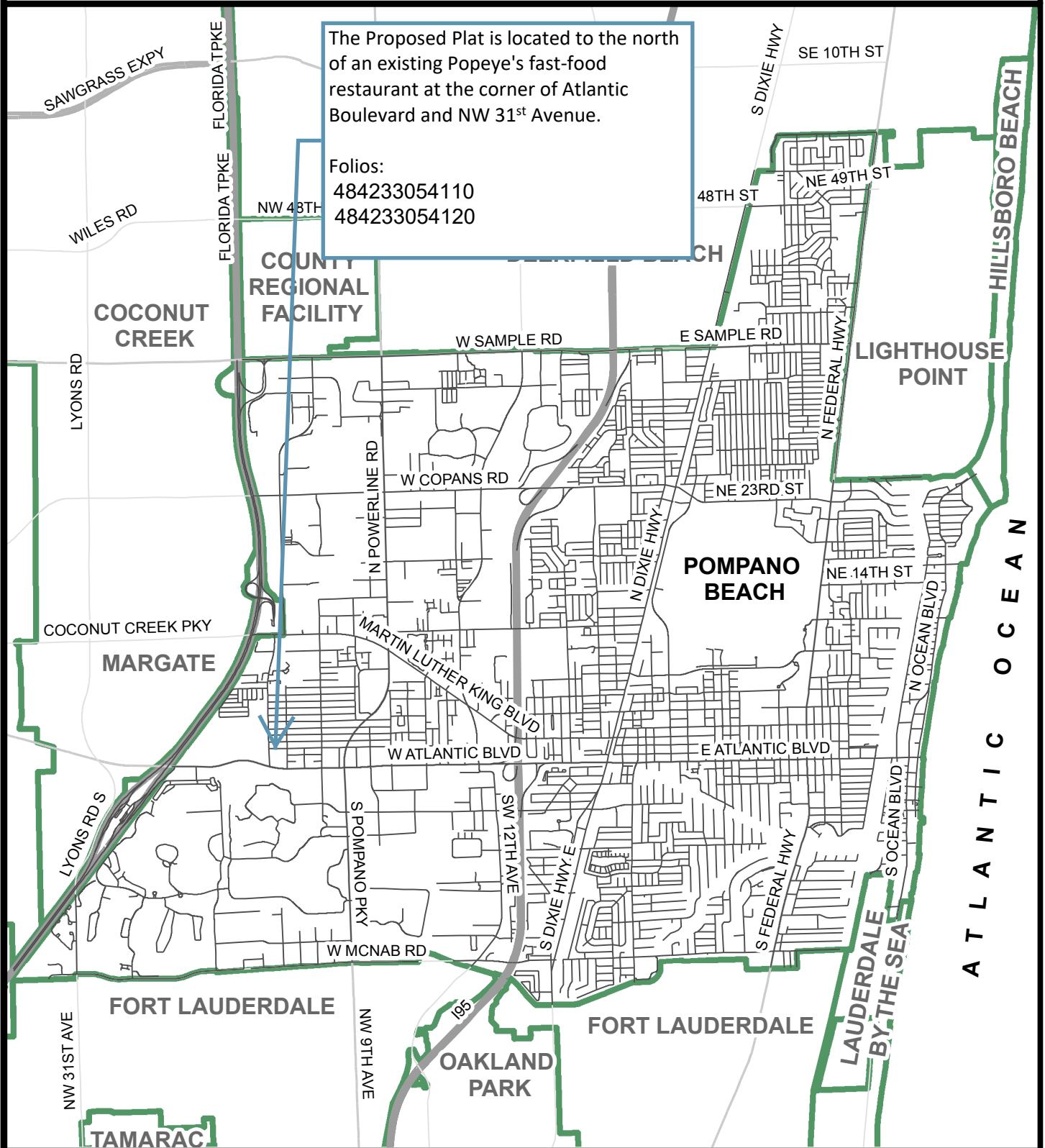
1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The Applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

CITY OF POMPANO BEACH LOCATION MAP



The Proposed Plat is located to the north of an existing Popeye's fast-food restaurant at the corner of Atlantic Boulevard and NW 31st Avenue.

Folios:
484233054110
484233054120



1 in = 1 miles

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DEVELOPMENT SERVICES

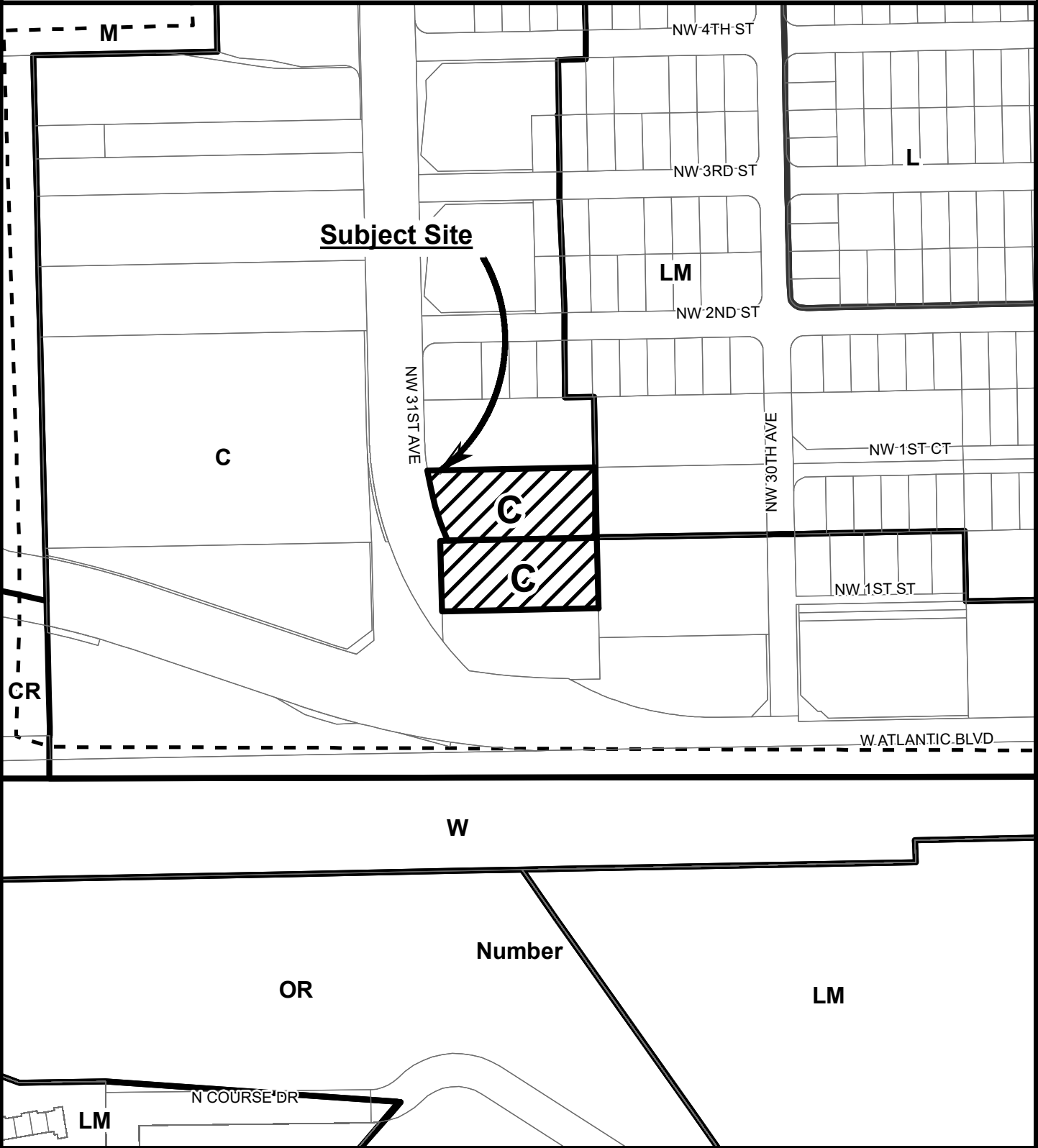
CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 250 ft

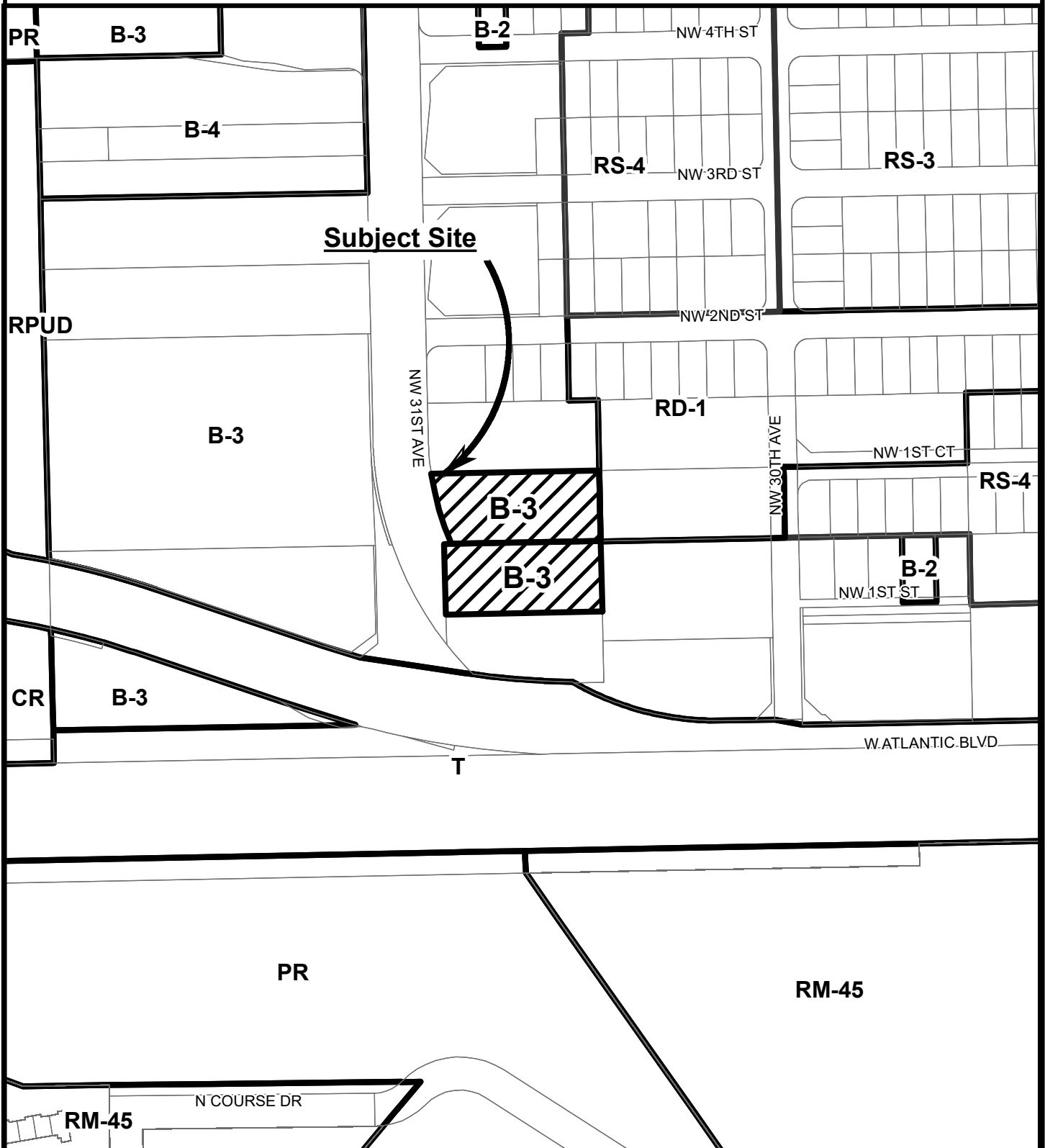
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

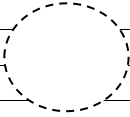
4/10/2023

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			
MUR-H	Mixed-Use Residential (High)		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
			PU	Public Utility
ETOC	East Transit Oriented		T	Transportation
	Corridor		BP	Business Parking
	Number		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
		*	EOD	East Overlay District
			DPOD	Downtown Pompano Beach Overlay District