



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-200

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 26, 2022

OCEAN PARK POMPANO BEACH PLAT

Request: Plat
P&Z# 21-14000021
Owner: Mount Vernon Property Holdings, LLC.
Project Location: 1508 N Ocean Blvd.
Folio Number: 484329010070
Land Use Designation: H (High 25-46 DU /AC)
Zoning District: PD-I (Planned Development-Infill)
Commission District: 1 (Andrea McGee)
Agent: Andrea Harper (954-788-3400)
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 applicant is requesting plat approval for the entitled “Ocean Park Pompano Beach” Plat. The 0.86 acre property is located on the southeast corner of North Ocean Blvd. and NE 16th Street. The agent Andrea Harper

of Keith, Inc. is representing the owner of the property, Mount Vernon Property Holdings, LLC, who is the Applicant. The existing site is vacant. The subject property has a land use designation of Residential High and Planned Development-Infill (PD-I) zoning. On July of 2019, the City Commission approved the PD-I Zoning and a Site Plan consistent with the PD-I Master Plan is scheduled for the January 19, 2022 DRC Hearing.

The proposed development is a 19-story mixed use building with 28 residential units and ground floor commercial. The proposed Plat will create two parcels, 'Parcel A' for the proposed mixed use project and Parcel B for right-of-way dedication. The Plat is restricted to "28 high-rise units and 4,000 square feet of commercial use. No more than 50 percent of the floor area will be used for commercial use."

C. Plat Purpose - Section 155.2410. PLAT:

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.

E. Staff Analysis:

As mentioned, the property has the land use designations of H (High 46 du/ac) and the PD-I zoning was approved in 2019. This plat was reviewed by the Development Review Committee (DRC) on December 15, 2021, and found to be in compliance with the City's Land Development Regulations.

The PD-I Master Plan was approved allowing the 28 residential units and commercial square footage included in the proposed plat note.

Service providers are required to provide a letter of no objection prior to City Commission approval. All five of the required providers have provided such letters.

FDOT:	FDOT was Letter was submitted and applicant will comply with conditions
TECO Peoples Gas:	TECO Gas has reviewed the plat and has no objection.
AT&T:	AT&T has reviewed the plat and has no objection.
Comcast:	Comcast has reviewed the plat and has no objection.
FPL:	FPL has reviewed the plat and has no objection.

Staff Conditions:

Department of Development Services Recommendation:

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

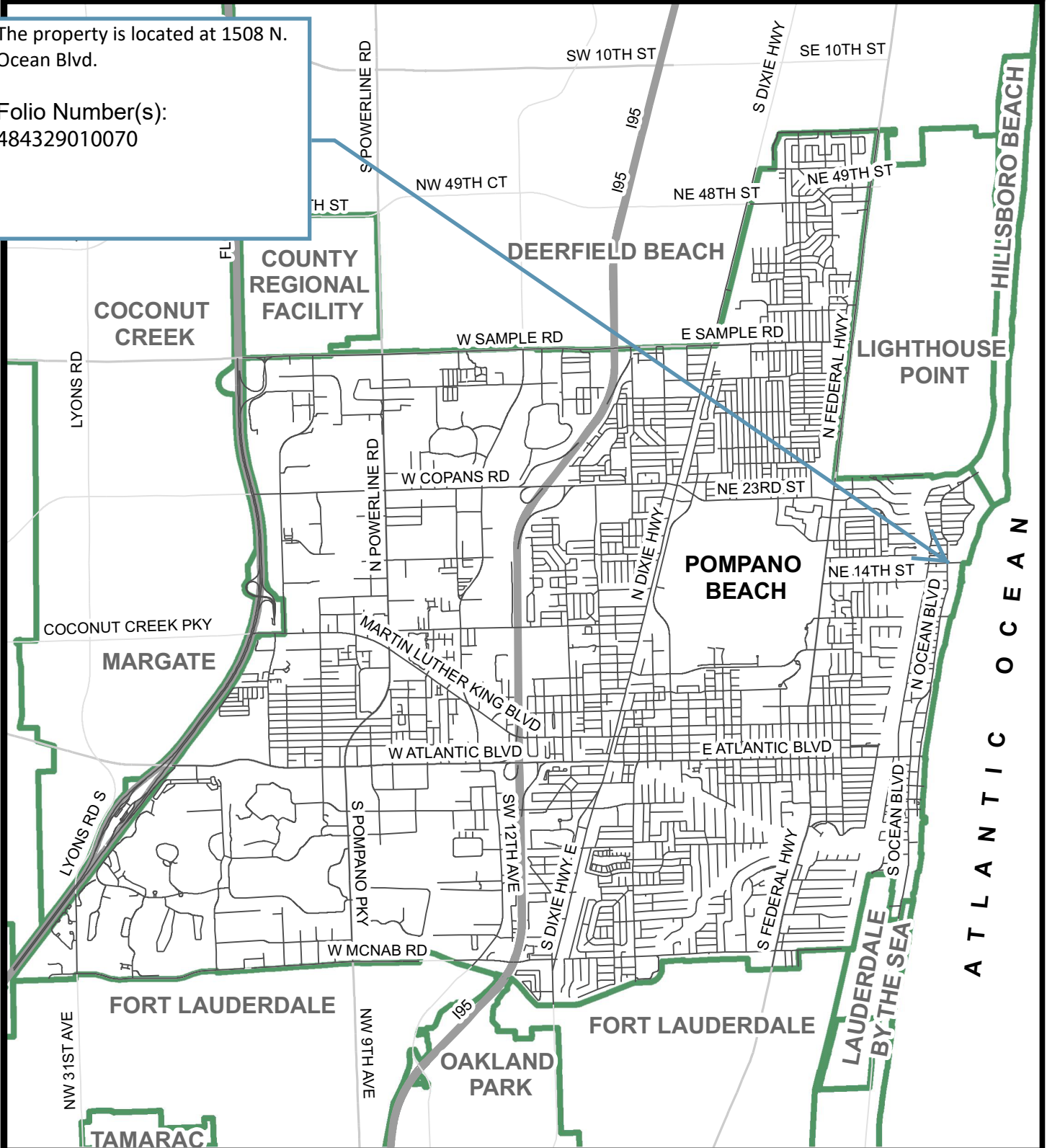
1. The plat cover page must be signed and sealed by the surveyor and signed by all owners; and
3. A Title Certificate shall be submitted that is less than 6-months old and is made out to the City.

CITY OF POMPANO BEACH LOCATION MAP



The property is located at 1508 N.
Ocean Blvd.

Folio Number(s):
484329010070



CITY OF POMPANO BEACH AERIAL MAP



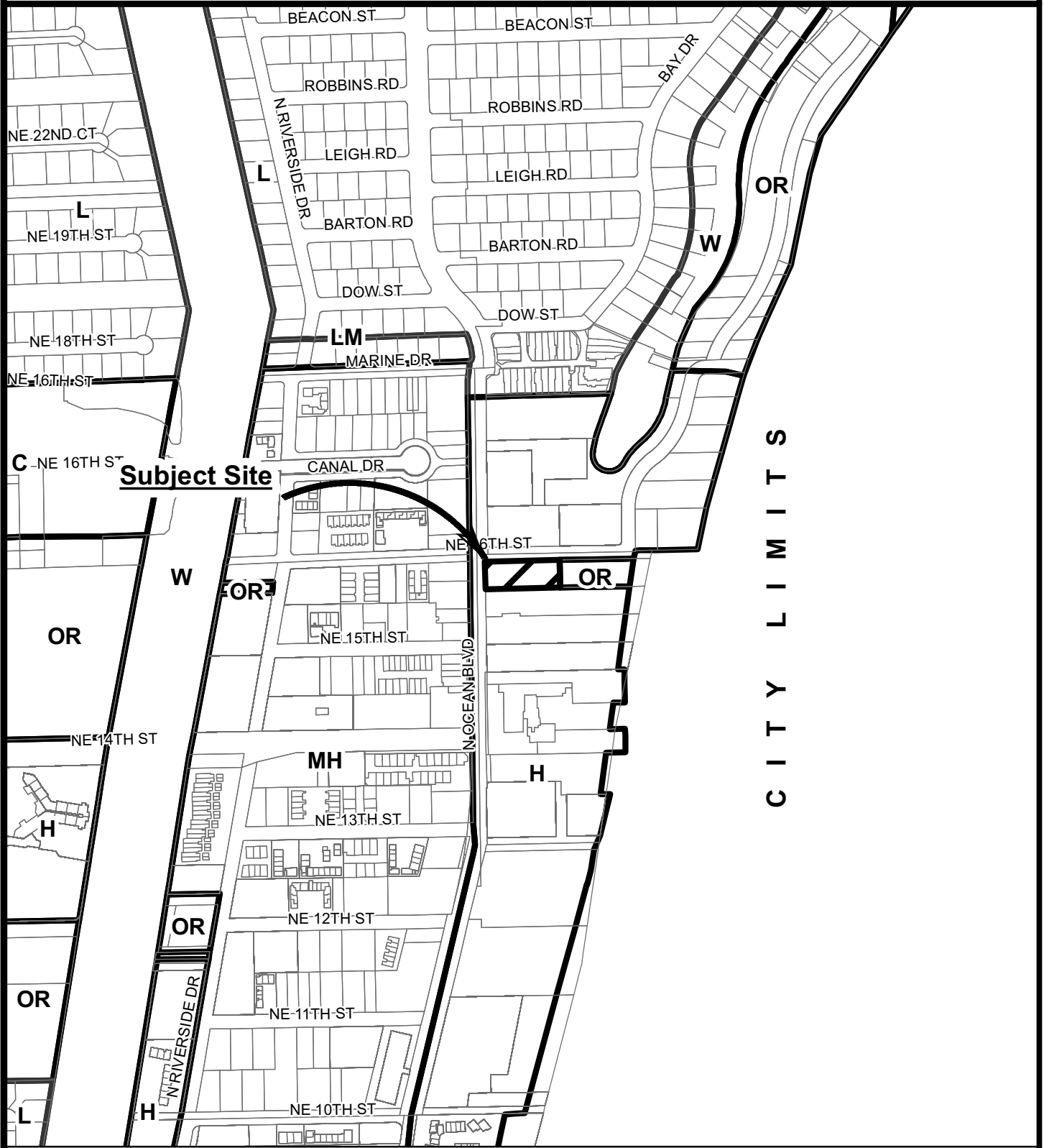
P&Z
1/11/2022 KeeDan

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ21-14000021
1/26/2022

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



P&Z
1/11/2022

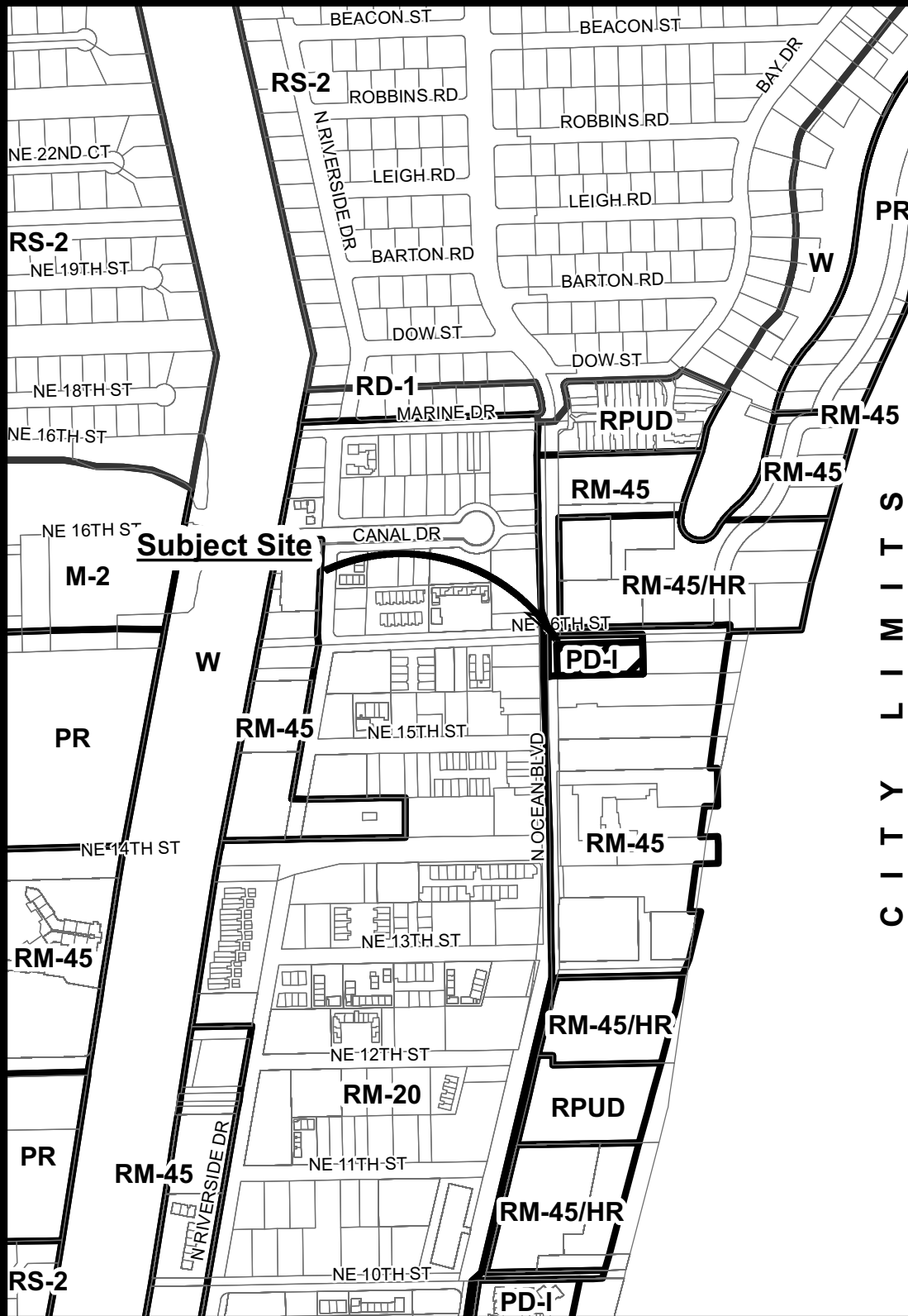
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



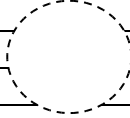
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LEGEND

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			
			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
	Number		PU	Public Utility
			T	Transportation
			BP	Business Parking
			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
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z