

## Staff Report

**File #:** LN-285

### PLANNING AND ZONING BOARD

Meeting Date: NOVEMBER 16, 2022

### NEW ADVENTURES PLAT

**Request:** Plat  
**P&Z#** 22-14000004  
**Owner:** New Adventure Group LLC  
**Project Location:** 344 NW 6 ST  
**Folio Number:** 484235020100  
**Land Use Designation:** DPTOC (Downtown Pompano Transit Oriented Corridor)  
**Zoning District:** TO-DPOD (Transit Oriented - Downtown Pompano Overlay District)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Lucas Cusnir (786-444-7469)  
**Project Planner:** Maggie Barszewski (954-786-5561 / maggie.barszewski@copbfl.com)

#### 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, Ariel Cusnir of Full Service, Corp., representing the owners of the property, New Adventure Group, LLC, is requesting approval of the New Adventure Plat for the 0.31-net acre undeveloped property located on the south side of NW 6<sup>th</sup> Street, otherwise known as 344 NW 6<sup>th</sup> Street. The plat restricts the property to a maximum of 8 garden apartments. The Applicant intends to construct a two-story multi-family project. Through this plat, the applicant is also dedicating 25-feet for right-of-way along NW 6<sup>th</sup> Street (as required per Section

100.01 of the City Code). A conceptual site plan has been provided along with this plat submittal.

The land use designation of this parcel is Downtown Pompano TOC (Transit Oriented Corridor) and the zoning is Transit Oriented (TO) within the Downtown Pompano Overlay District (DPOD). The current land use and zoning allows a "basket of rights," to be allocated in accordance Section 155.3708.H.1.A Density Regulating Plan. This property is located within the Edge Sub-District, and the Density Regulating Plan allows 18 to 36 units per net acre. Therefore, 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 land use designation of DPTOC (Downtown Pompano Transit Oriented Corridor) and the zoning is Transit Oriented (TO) within the Downtown Pompano Overlay District (DPOD). The proposed plat was reviewed by the DRC on June 1, 2022, 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. 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 Planning & Zoning Chair's name (Fred Stacer) & the City Engineer's name (John Sfiropoulos) shall be added to the Cover Sheet.
3. The applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

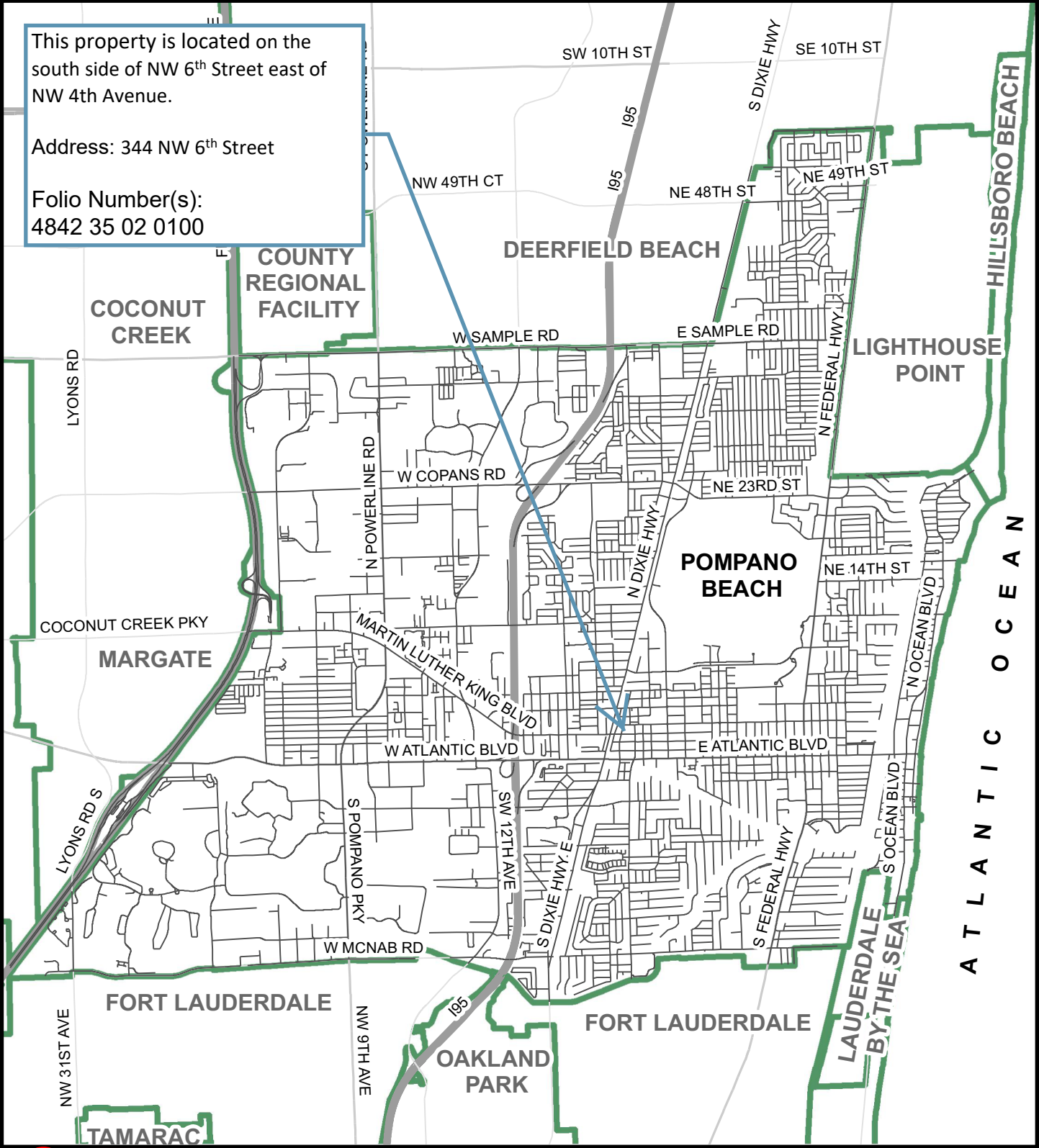
# CITY OF POMPANO BEACH LOCATION MAP



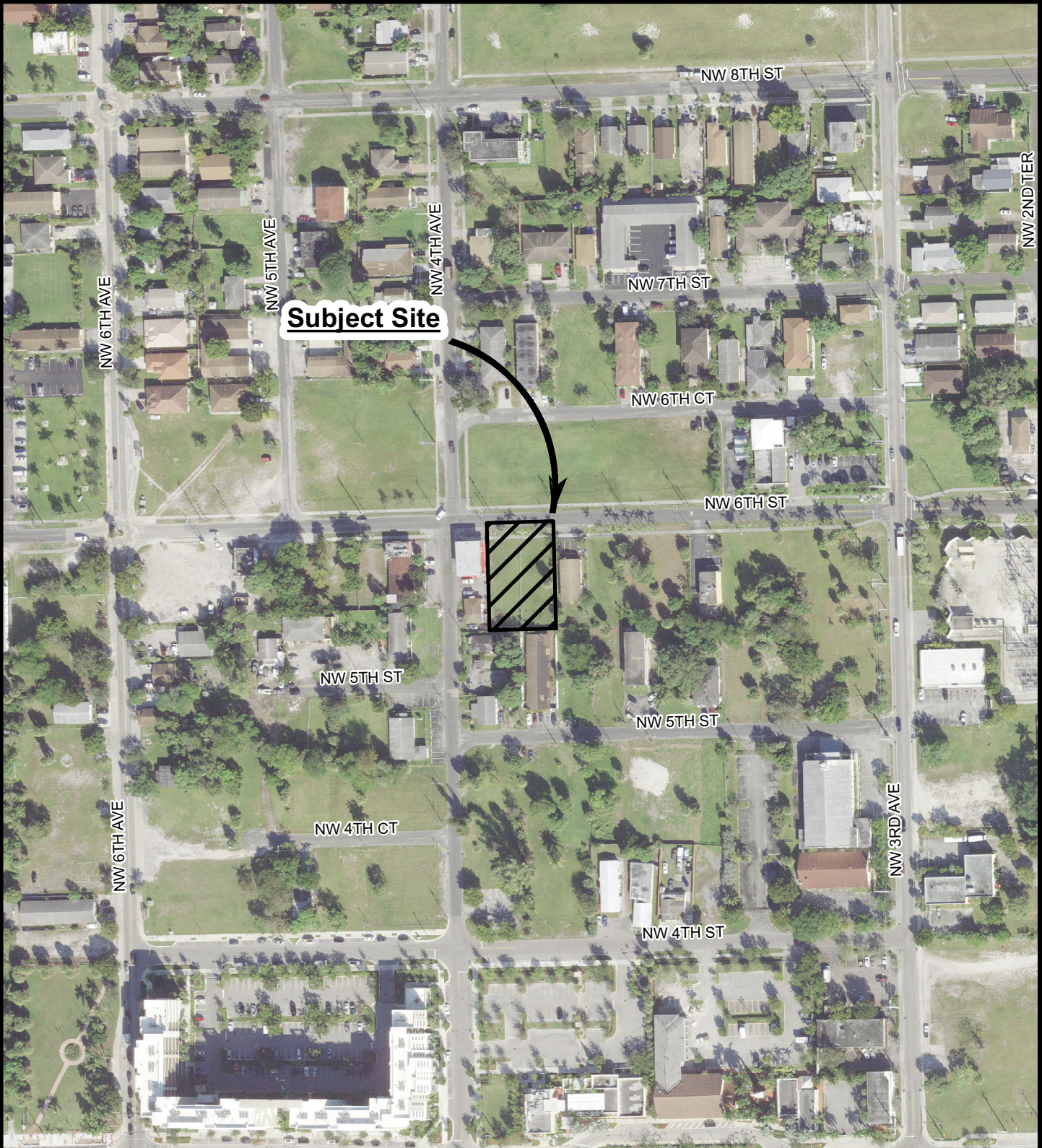
This property is located on the south side of NW 6<sup>th</sup> Street east of NW 4th Avenue.

Address: 344 NW 6<sup>th</sup> Street

Folio Number(s):  
4842 35 02 0100



CITY OF POMPANO BEACH  
AERIAL MAP



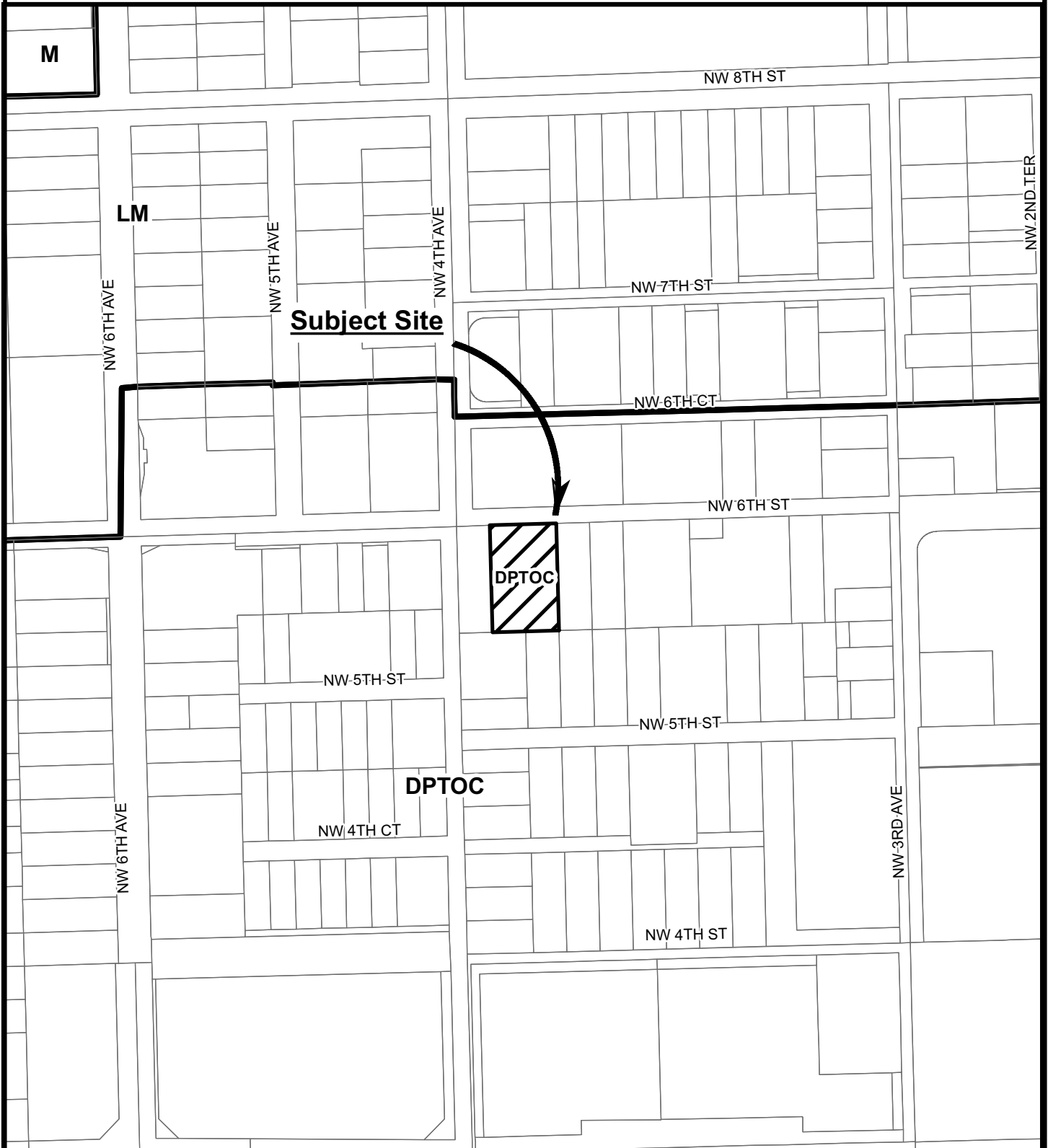
**P&Z**  
Scale = 200 ft  
10/31/2022 AdkBob

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PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-14000004  
11/16/2022

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



**P&Z**  
Scale = 200 ft

10/31/2022

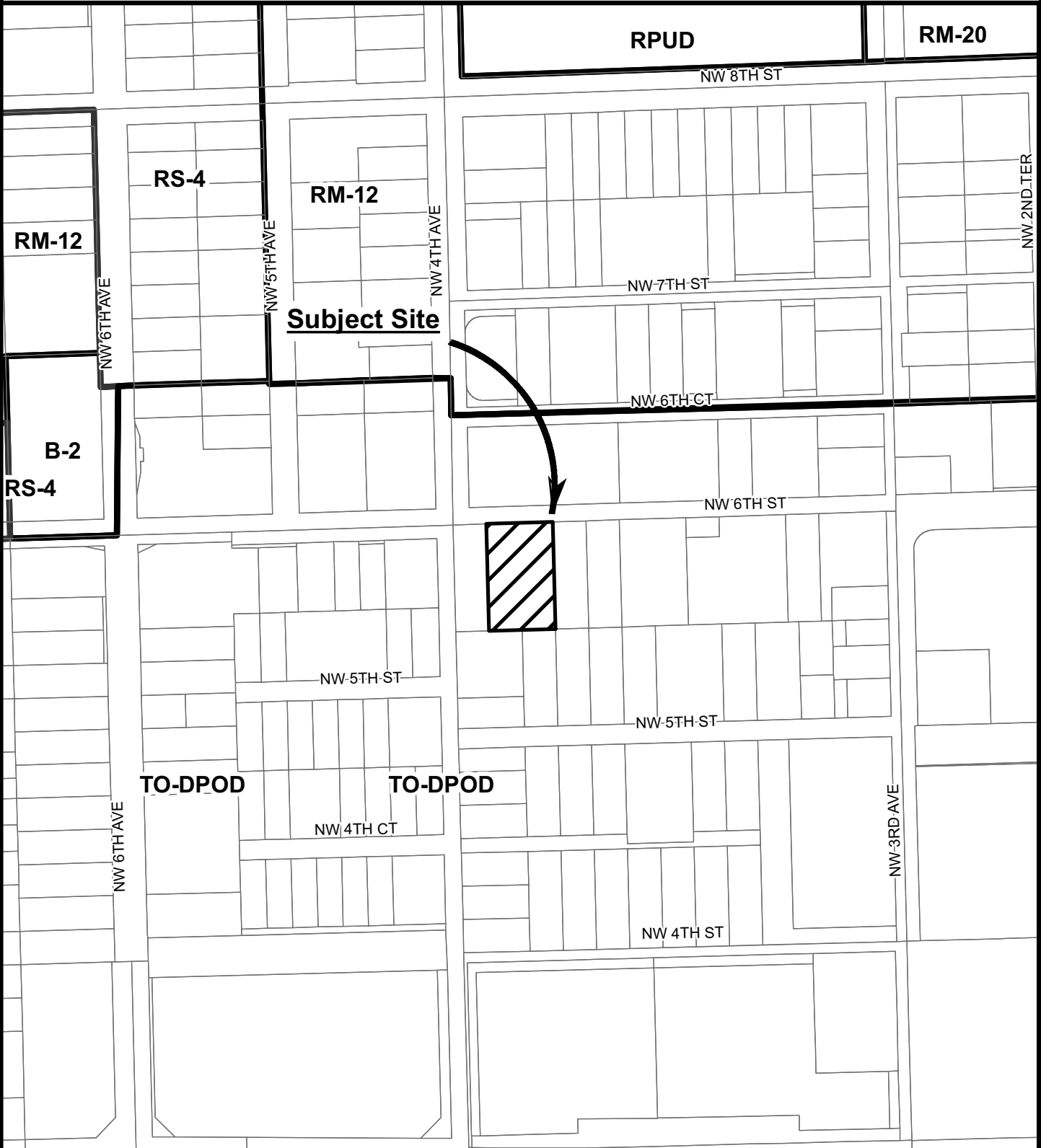
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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



**P&Z**  
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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
			PU	Public Utility
	Number		T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
*	Current Designation			
>	Proposed Designation		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

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