

Staff Report

File #: LN-196

PLANNING AND ZONING BOARD

Meeting Date: JULY 27, 2022

COLOR FACTORY PLAT

Request:	Plat
P&Z#	21-14000022
Owner:	Color Factory, Inc.
Project Location:	1621 N Dixie Highway
Folio Number:	Multiple Folios
Land Use Designation:	Industrial / Commercial
Zoning District:	I-1 (General Industrial) / B-3 (General Business)
Commission District:	4 (Beverly Perkins)
Agent:	Paola West (954-529-9417)
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, Paola West of PlanWest, LLC, representing the owner of the property, Color Factory, Inc., is requesting approval of the Color Factory Plat for the property addressed as 1621 N. Dixie Highway and located at the northwest corner of NW 16th Street and Dixie Highway. The Plat restricts the property to a maximum of

8,000 square feet of office use on Parcel A (Zoned B-3) and 35,000 of industrial use on Parcel B (Zoned I-1). There is a Parcel "RW" sectioned off for the purpose of dedicating 5 feet of right-of-way for NW 16th Street. The 1.68-acre site is currently undeveloped. The Applicant intends to construct a 10,800-square foot office building on the northern parcel and a 24,937-square foot warehouse building on the southern parcel. A conceptual site plan has been provided along with this Plat submittal.

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 was originally 5 separate parcels and is now being platted as two (in addition to the right-of-way parcel). The northern Parcel A has a Commercial (C) Land Use designation and the southern Parcel B has an Industrial (I) Land Use designation. Parcel A shares its western boundary with an RS-2 single Family Zoning District, and therefore the conceptual Site Plan must indicate a Type C Landscape Buffer (this will be a suggested condition of approval). The proposed Plat was reviewed by the DRC on December 15, 2021, 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.

The City has utility capacity to serve the project and private utility providers will be made aware of the plat through the County Plat review and approval process.

Staff Conditions:

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. Must submit a Title Certification addressed to the City, but can include the County and must be less than 6 months old.
3. The conceptual plan should reflect a Type C incompatibility buffer adjacent to all residential uses.

CITY OF POMPANO BEACH LOCATION MAP

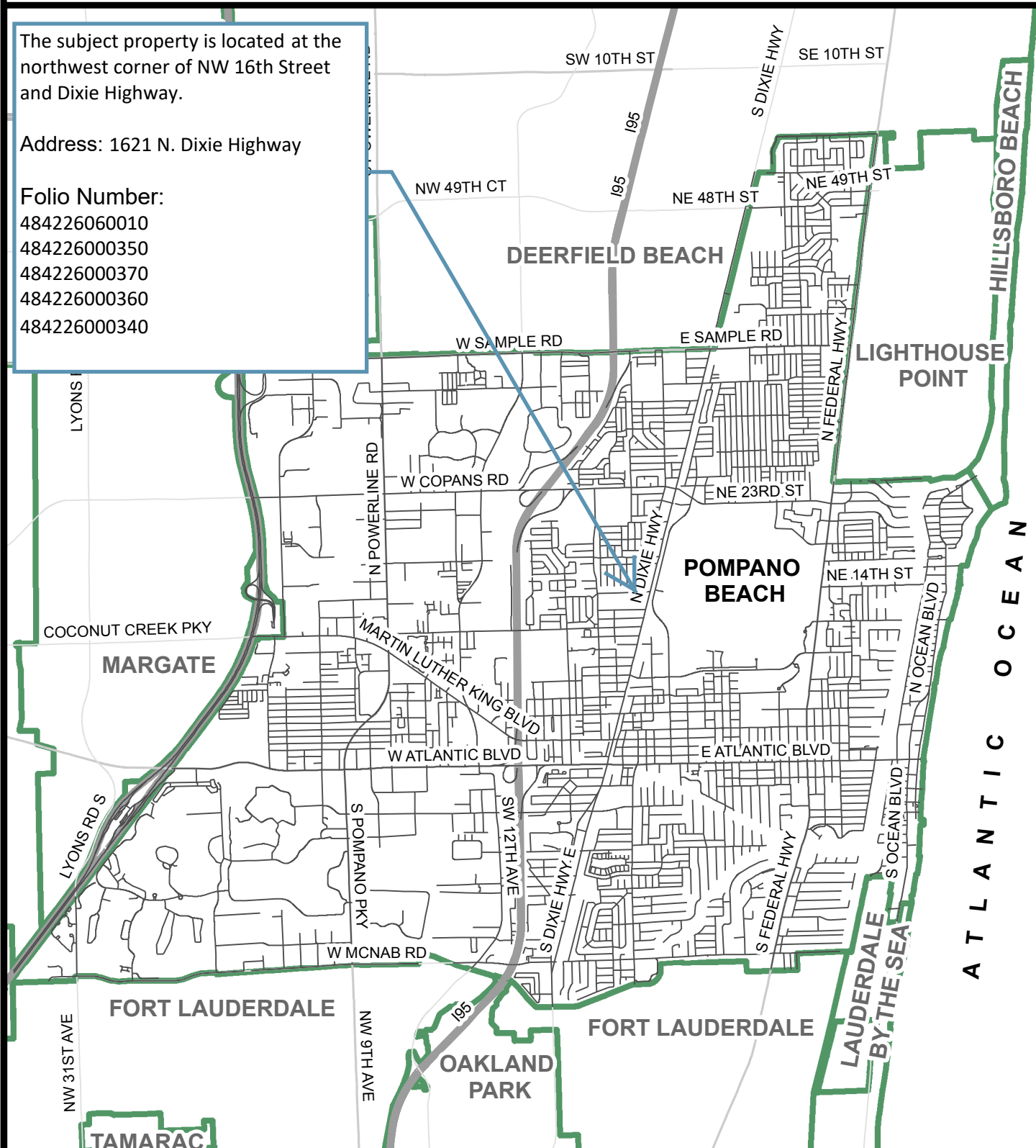


The subject property is located at the northwest corner of NW 16th Street and Dixie Highway.

Address: 1621 N. Dixie Highway

Folio Number:

484226060010
484226000350
484226000370
484226000360
484226000340



1 in = 1 miles

CITY OF POMPANO BEACH
AERIAL MAP



1 in = 242 ft

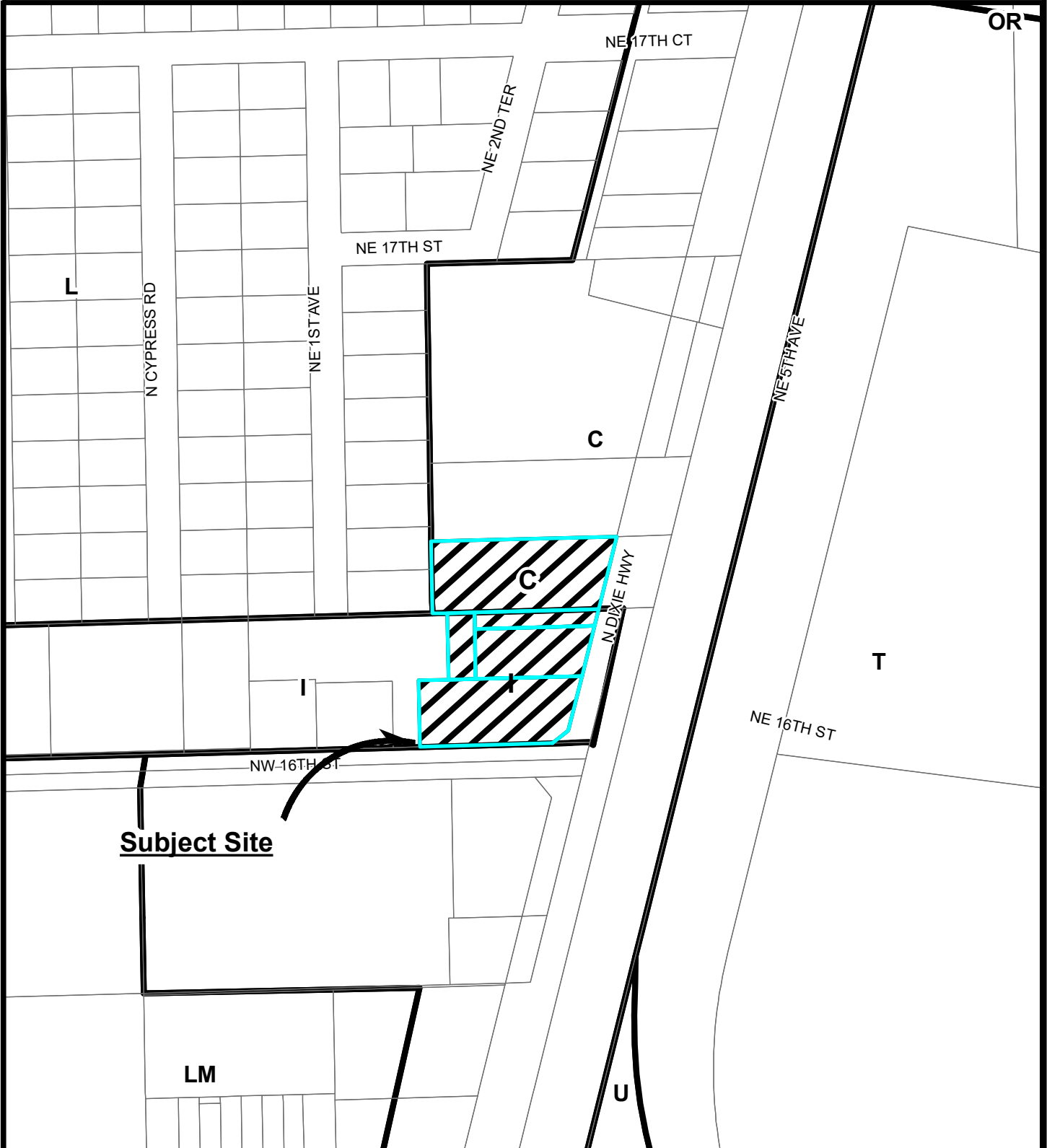
1621 N. Dixie Highway

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



OR



Subject Site

1 in = 208 ft

1621 N. Dixie Highway

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

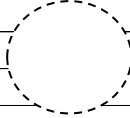


1 in = 208 ft

1621 N. Dixie Highway

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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
*	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