

ADMINISTRATIVE MEMORANDUM NO. 18-440

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: Surgeon Collision Plat Request
Plat P&Z #18-14000006/December 19, 2018 Meeting
DATE: December 5, 2018



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 a 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."

In this application, the applicant is requesting Plat approval for the Surgeon Collision Plat. The agent, Elizabeth Tsouroukdissian, of Pulice Land Surveyors, Inc., representing the owner of the property, Cunha Properties, LLC, is requesting a Plat approval for the subject property that includes 1 parcel. The Plat proposes to restrict the property to a maximum of 11,000 square feet of Industrial use. The .7907 acre property is currently vacant. A site plan for this property was reviewed at the Development Review Committee (DRC) on April 4, 2018, to develop a proposed 10,377 square foot Auto Repair Shop building. However, the applicant chose to postpone further review of the Site Plan until the proposed Plat was further along in the approval process in order to ensure appropriate access locations. Site Plans for new development of this size would require review and approval by the Planning and Zoning Board. The property is currently Unplatted.

The property is located on the west side of S. Andrews Avenue, approximately 1,400 feet south of Atlantic Boulevard, with an address of 261 S. Andrews Avenue (AKA: 261 SW 12 Avenue).

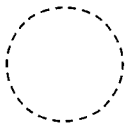
LEGEND

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

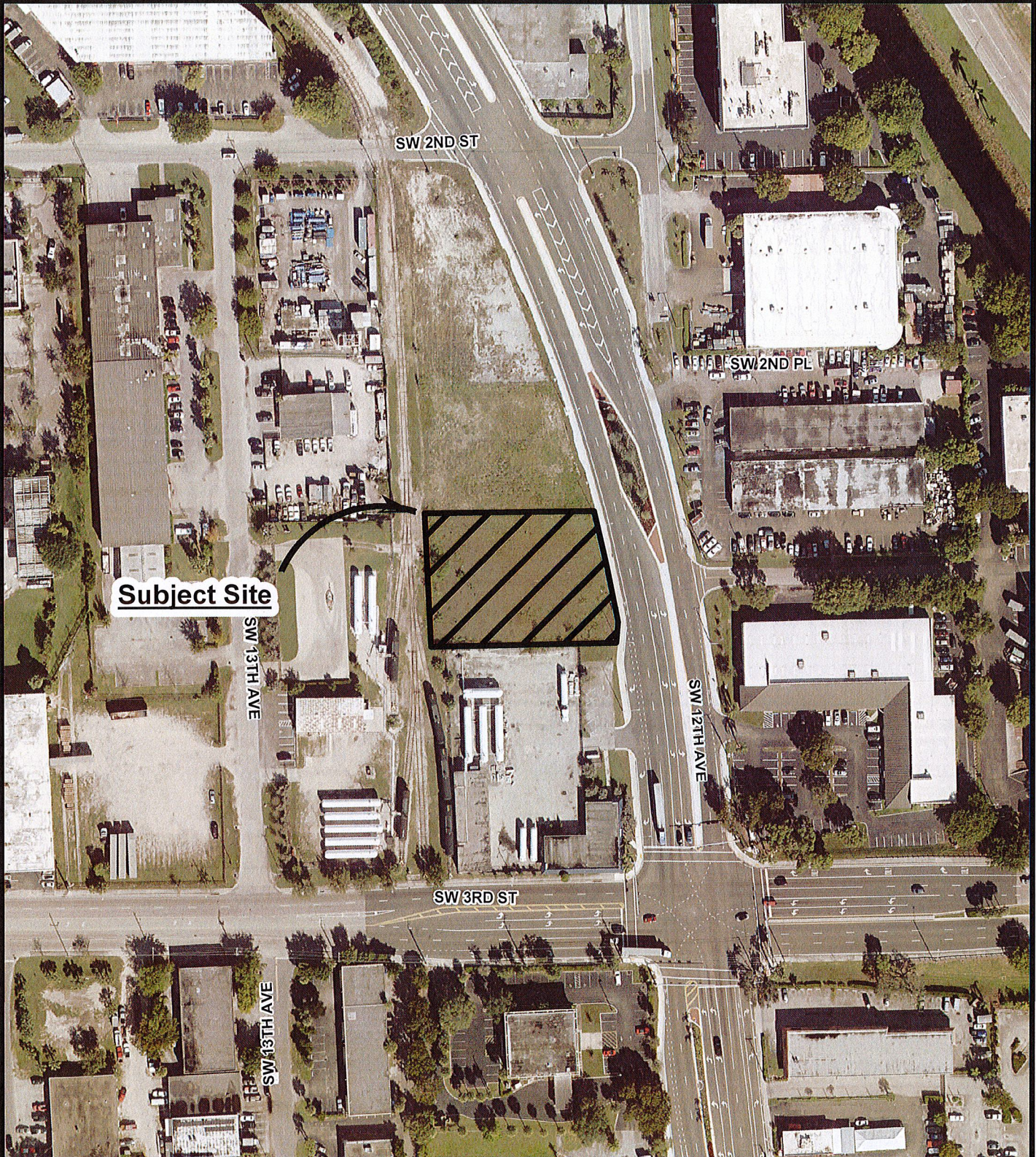
*	Existing
>	Proposed

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

CITY OF POMPANO BEACH AERIAL MAP

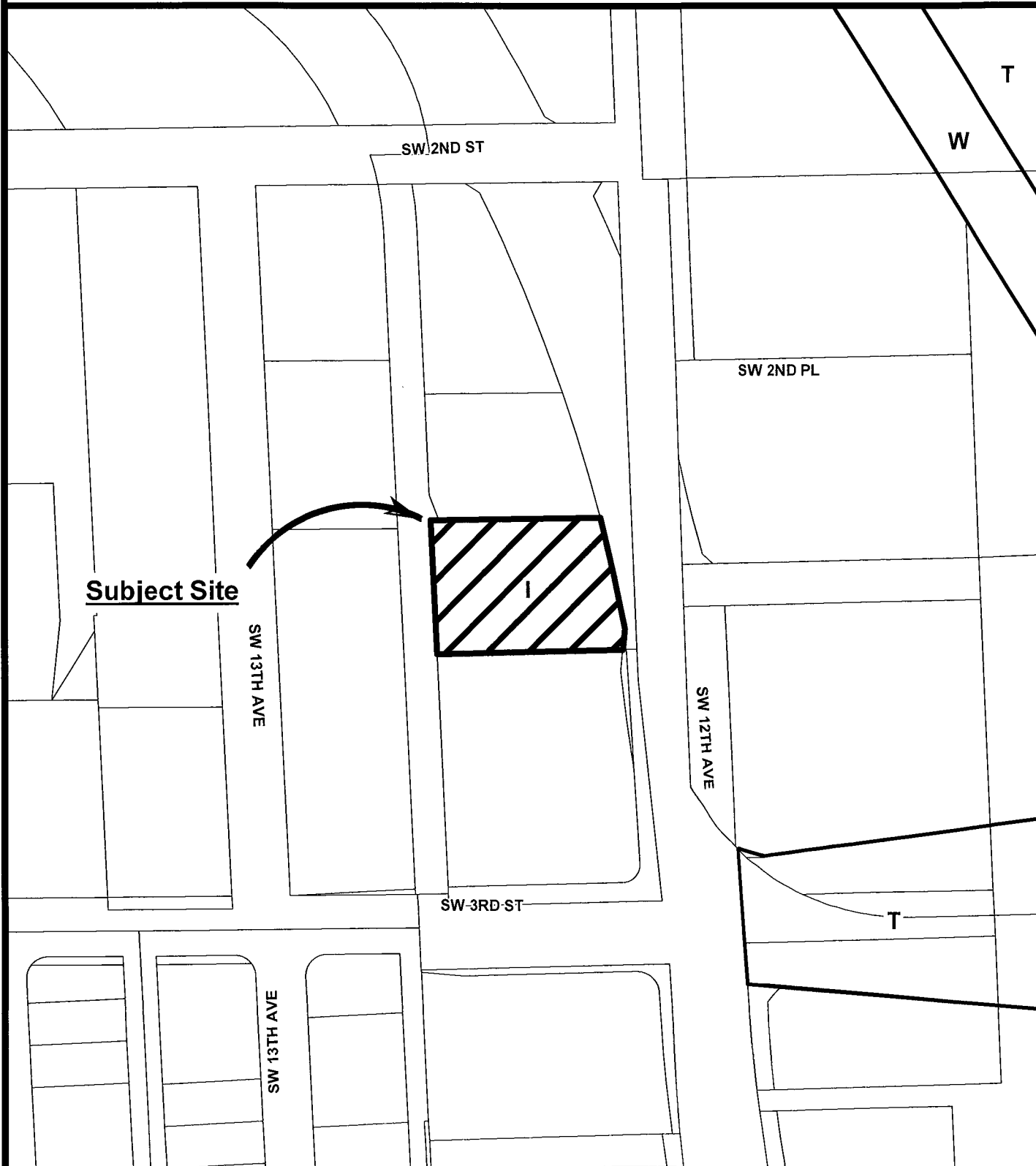


1 in = 167 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

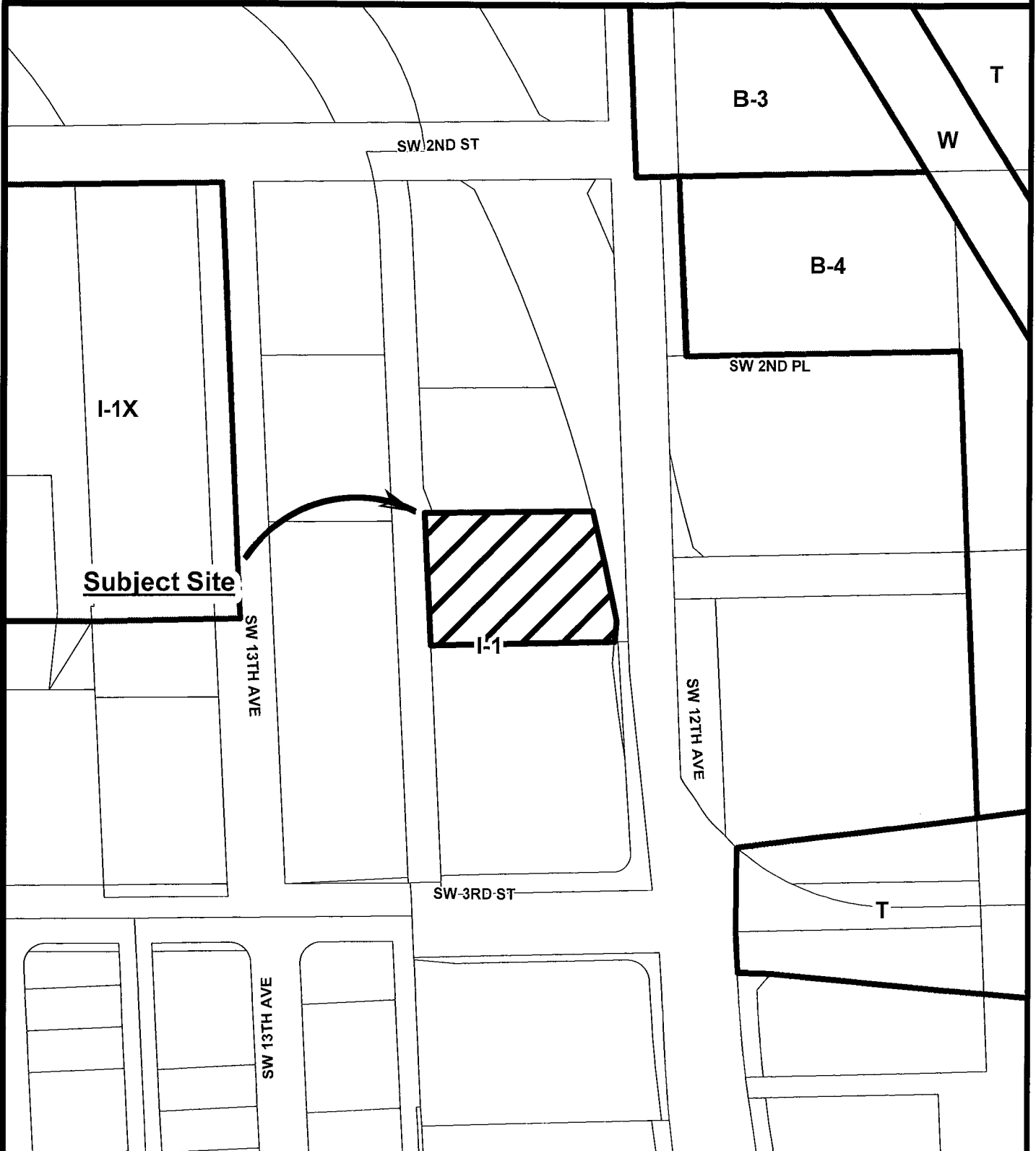


1 in = 167 ft

4

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 167 ft

5

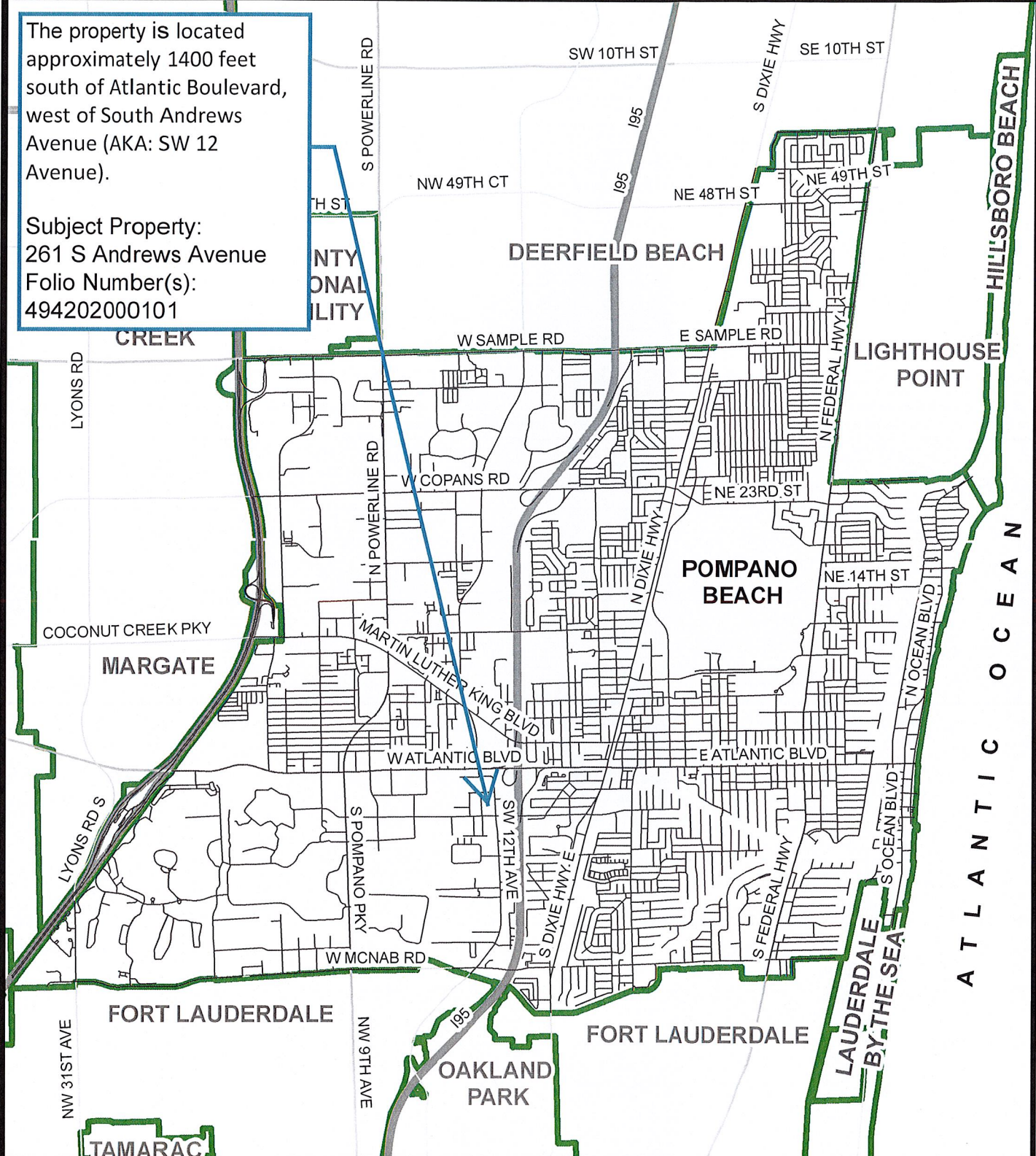
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CITY OF POMPANO BEACH LOCATION MAP



The property is located approximately 1400 feet south of Atlantic Boulevard, west of South Andrews Avenue (AKA: SW 12 Avenue).

Subject Property:
261 S Andrews Avenue
Folio Number(s):
494202000101



1 in = 1 miles

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DEVELOPMENT SERVICES

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 subject property is Zoned I-1 (General Industrial) and has an Industrial Land Use designation. The proposed Plat was reviewed by the DRC on September 20, 2018, 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. The applicant has not submitted any letters from the service providers:

FDOT:	A letter from FDOT is not required since the Plat is not located along an FDOT right-of-way.
Teco Peoples Gas:	There is no letter submitted from Teco Gas to date.
AT&T:	There is no letter submitted from AT&T to date.

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Comcast:	There is no letter submitted from Comcast to date.
FPL:	There is no letter submitted from FPL to date.

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. The Plat cover page must be amended to reflect the new Mayor of Pompano Beach.
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. All service provider letters must be submitted stating "No Objection."
4. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.