

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-498

DATE: November 3, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*
Jennifer Gomez, Assistant Development Services Director *JG*

FROM: Maggie Barszewski, AICP, Planner *MB*

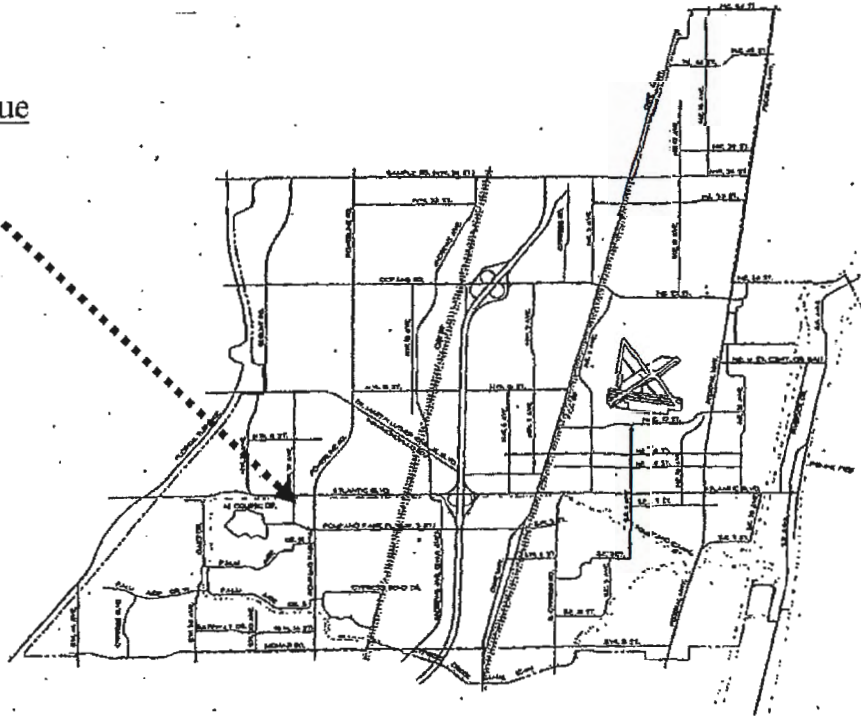
RE: Fire Station 52 Plat Request
November 16, 2016 meeting

P&Z # 16-14000010

Request

This request is for a proposed boundary plat. The property owner is the City of Pompano Beach. The plat restriction note is as follows: "This plat is restricted to 20,000 square feet Fire Station". The site area is approximately 47,610 square feet or 1.093 gross acres. It is generally located 285 feet south of West Atlantic Blvd, on the east side of SW 27th Avenue at 10 SW 27th Avenue. The property is currently contains an 8,179 sq ft Fire Station. The Zoning District is Community Business (B-2) and the Land Use Designation is Community Facility (CF).

10 SW 27th 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

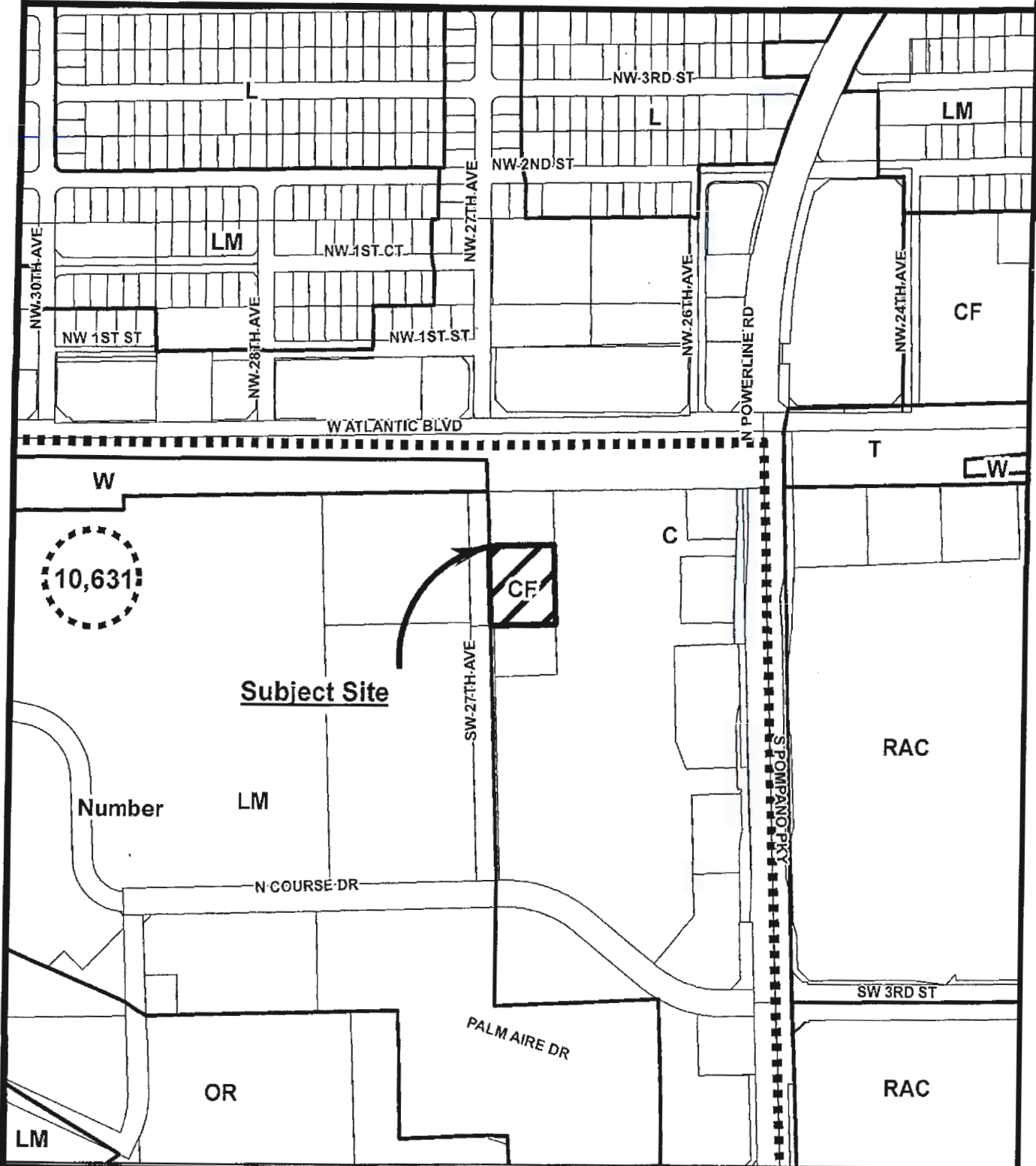
CR Commerical Recreation

CF Community Facilities

T Transportation

PU Public Utility

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

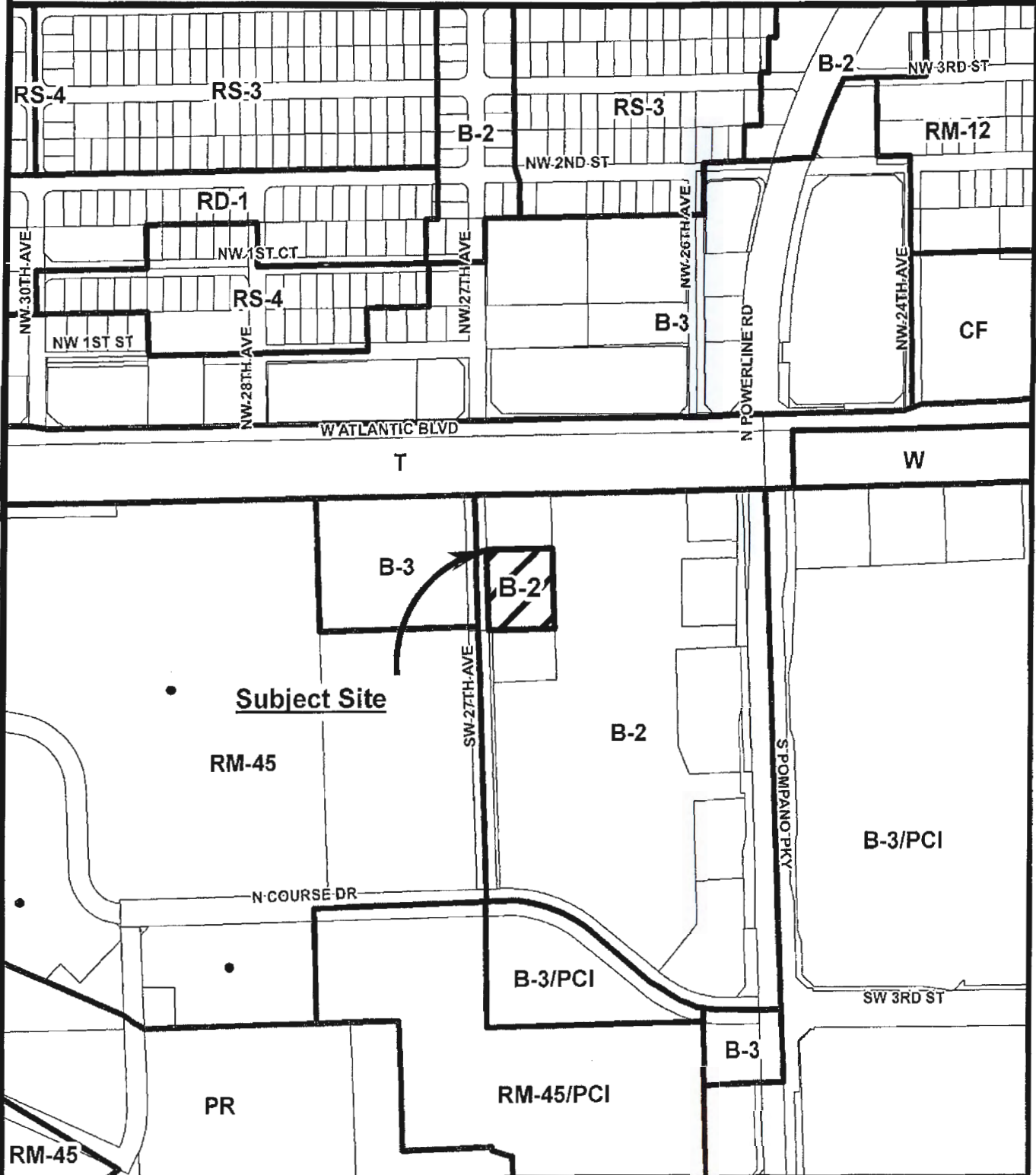


1 in = 417 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

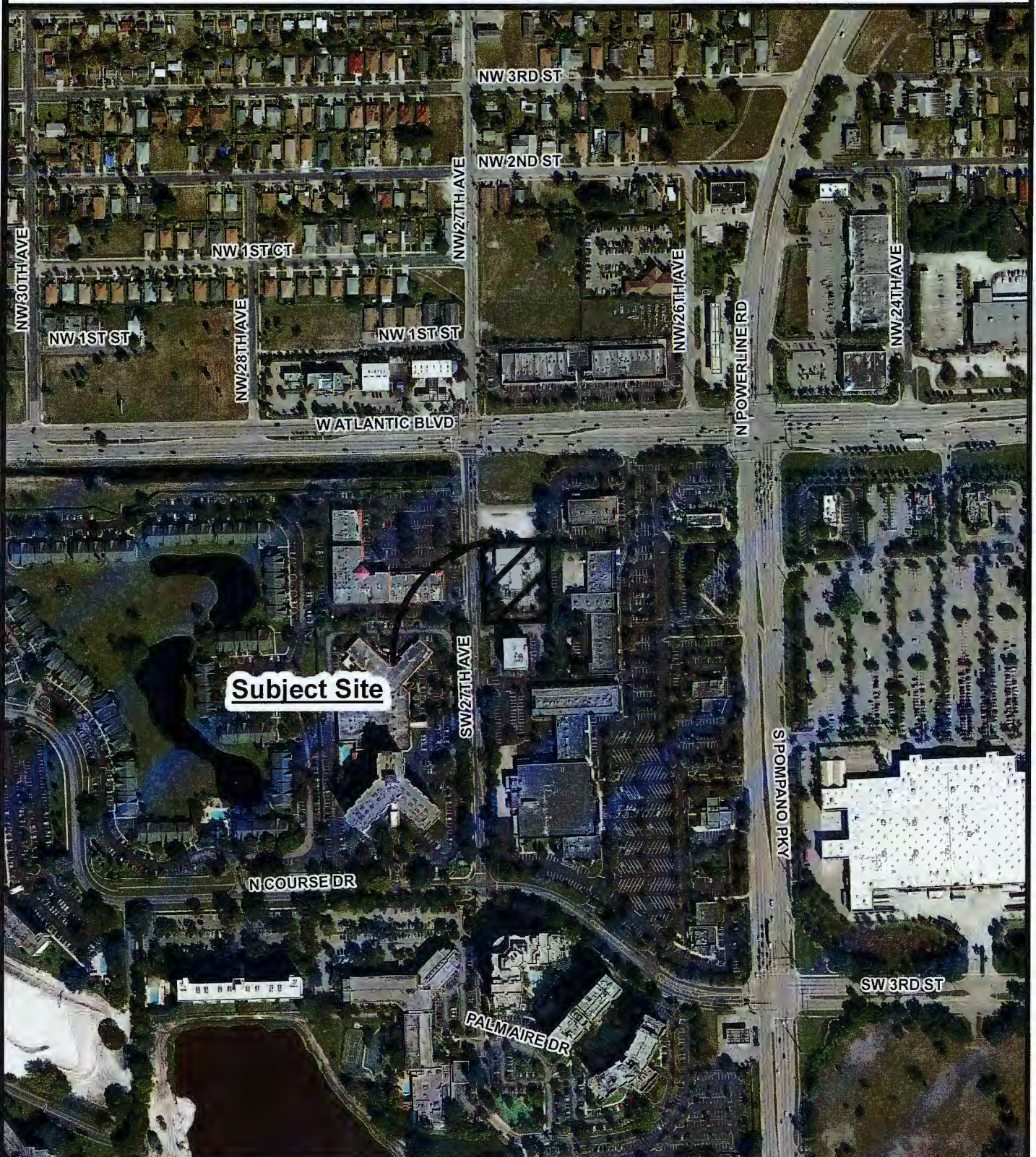
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 417 ft

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CITY OF POMPANO BEACH AERIAL MAP

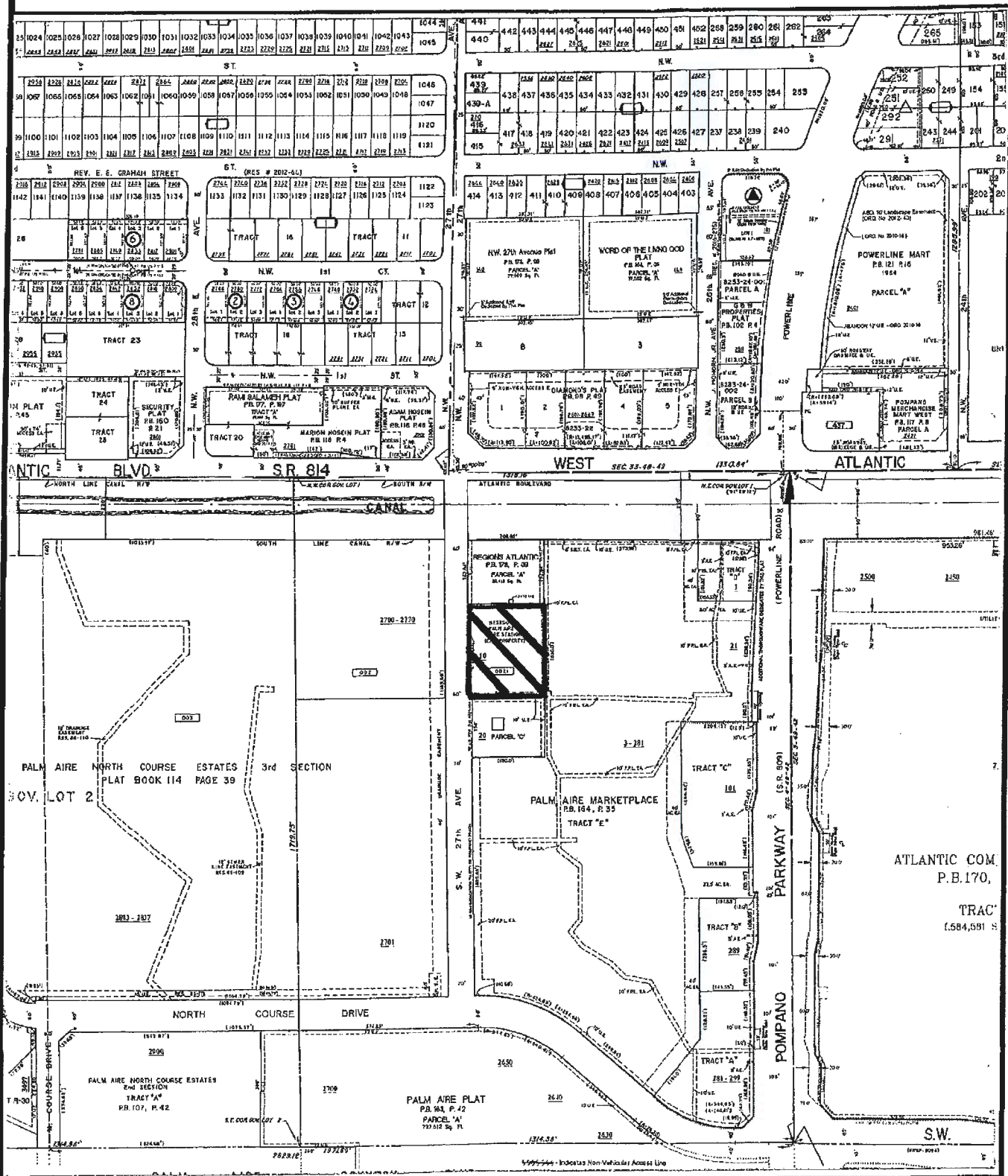


1 in = 417 ft

5

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DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH
PLAT MAP



SCALE: NTS

6

NORTH

REVIEW & SUMMARY
DRC Date: September 7, 2016

A. Pursuant to Section 155.2304(C) Application Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the meeting which are summarized below:

ENGINEERING DEPARTMENT

- No Comments

FIRE DEPARTMENT

- Fire has no objections at this time, subject to site plan changes from other departments.
- This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.
- Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

BUILDING DIVISION

- No Comments

BSO

- No Comments

CRA

- This project is outside of the CRA boundary and does not negatively impact the CRA's redevelopment goals. The CRA has no objections at this time.

WASTE MANAGEMENT

- No Comments

UTILITIES

- The Utilities department has no comment with regard to the proposed plat approval provided existing City utility easements on-site of the property are not abandoned or encumbered.

LANDSCAPE REVIEW

- No Comments

PLANNING / ZONING

- Must submit County's Development Review Report before going to P&Z.
- All Right-of-Way dedications shall be reflected on Plat.
- Must submit a Title Certificate made out to the City, less than 6 months old.

B. Comments from Service Providers:

TECO PEOPLES GAS:

- Teco Gas has no objection to this Plat.

AT&T:

- AT&T has no objection to this Plat.

COMCAST:

- Comcast has no objection to this Plat.

FPL:

- FPL has no objection to the proposed Plat.

FDOT:

- There is no State Road adjacent, therefore no letter is necessary.

C. Development Services Department staff submits the following factual information which is relevant to this Plat request:

1. The property is located approximately 285 feet south of W. Atlantic Blvd on the east side of SW 27th Avenue.
2. The property address is 10 SW 27th Avenue.
3. The Zoning District is Community Business (B-2) and the Land Use Designation is Community Facility (CF)
4. The existing use is Fire Station. The Fire Station was originally constructed in 1975 (Building Permit 74-3824 & C/O Date January 5, 1976).
5. The Zoning District and Existing Use of the adjacent properties is as follows:

	Zoning	Existing Use
North	B-2	Vacant
South	B-2	Office Building
East	B-2	Retail
West	B-2	Retail / Office Building

D. Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on September 7, 2016 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

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

1. Provide a Title Certificate made out to the City, less than 6 months old; &
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.