

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-497

DATE: November 3, 2016

TO: Planning and Zoning Board

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

FROM: Maggie Barszewski, AICP, Planner *MB*

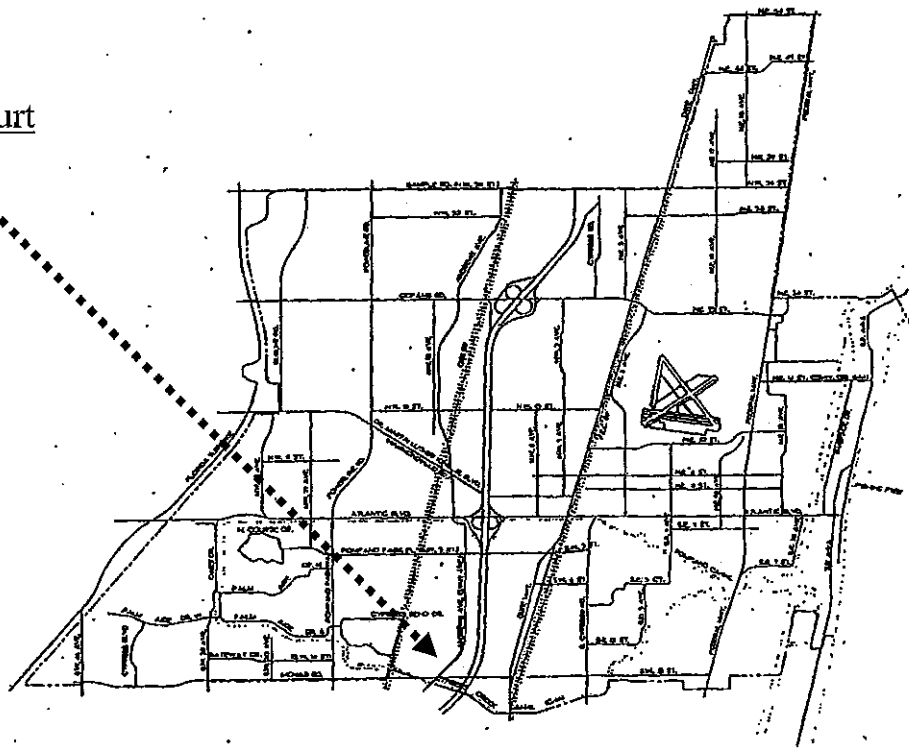
RE: 1570 SW 13th Court Plat Request
November 16, 2016 meeting

P&Z # 16-14000008

Request

This request is for a proposed boundary plat. The plat restriction note is as follows: "This plat is restricted to 141,000 square feet of office/warehouse use. Banks and Commercial/Retail Uses are not permitted without the approval of the Board of County Commissioners". The site area is approximately 217,631 square feet or 5.0 gross acres. It is generally located 1,000 feet west of South Andrews Avenue and 300 ft north of West McNab Road at 1570 SW 13th Court. The property is currently vacant. The Zoning District is General Industrial (I-1) and the Land Use Designation is Industrial (I).

1570 SW 13th Court



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

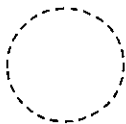
W Water

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

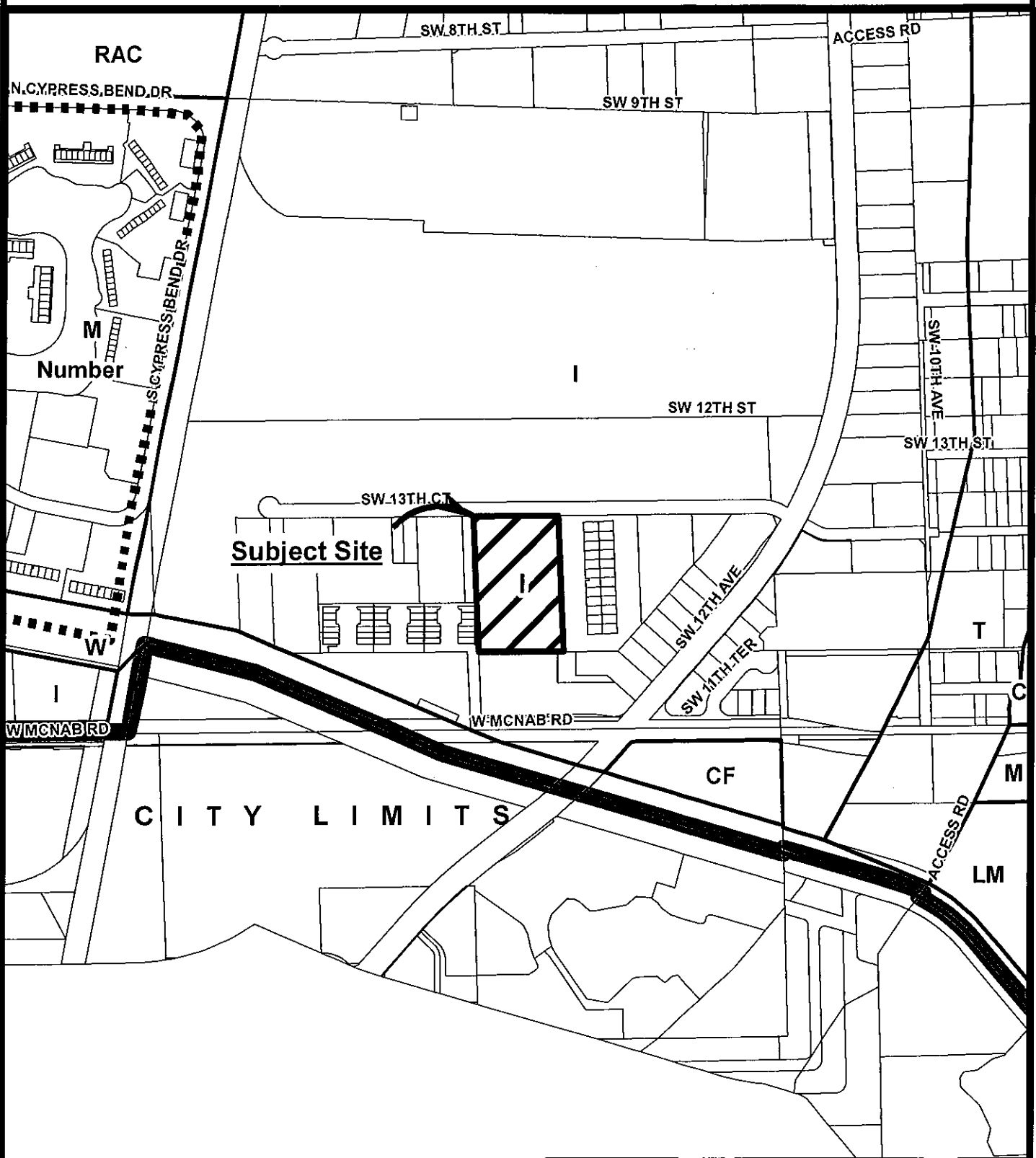
CR Commerical Recreation

CF Community Facilities

T Transportation

PU Public Utility

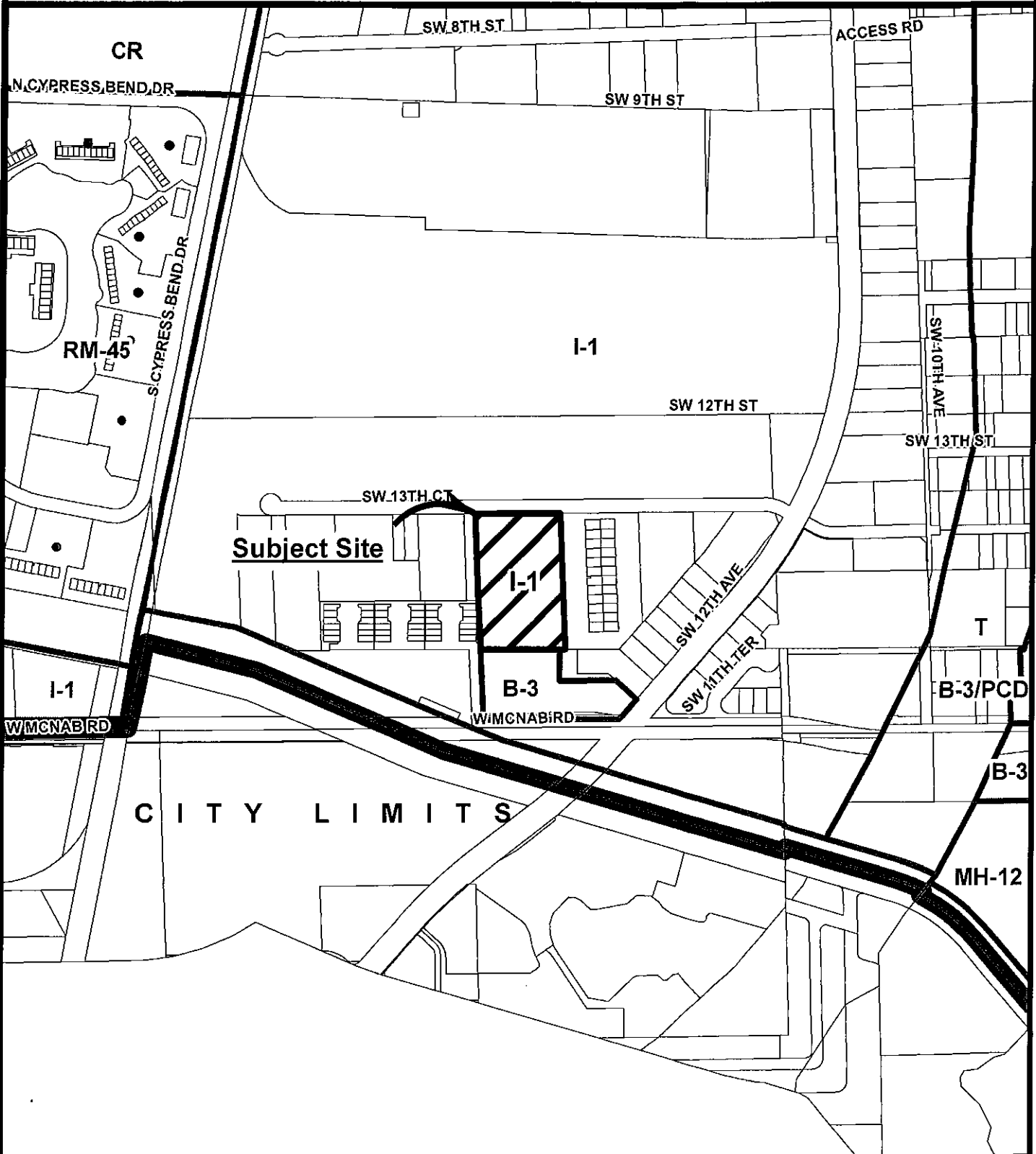
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 600 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

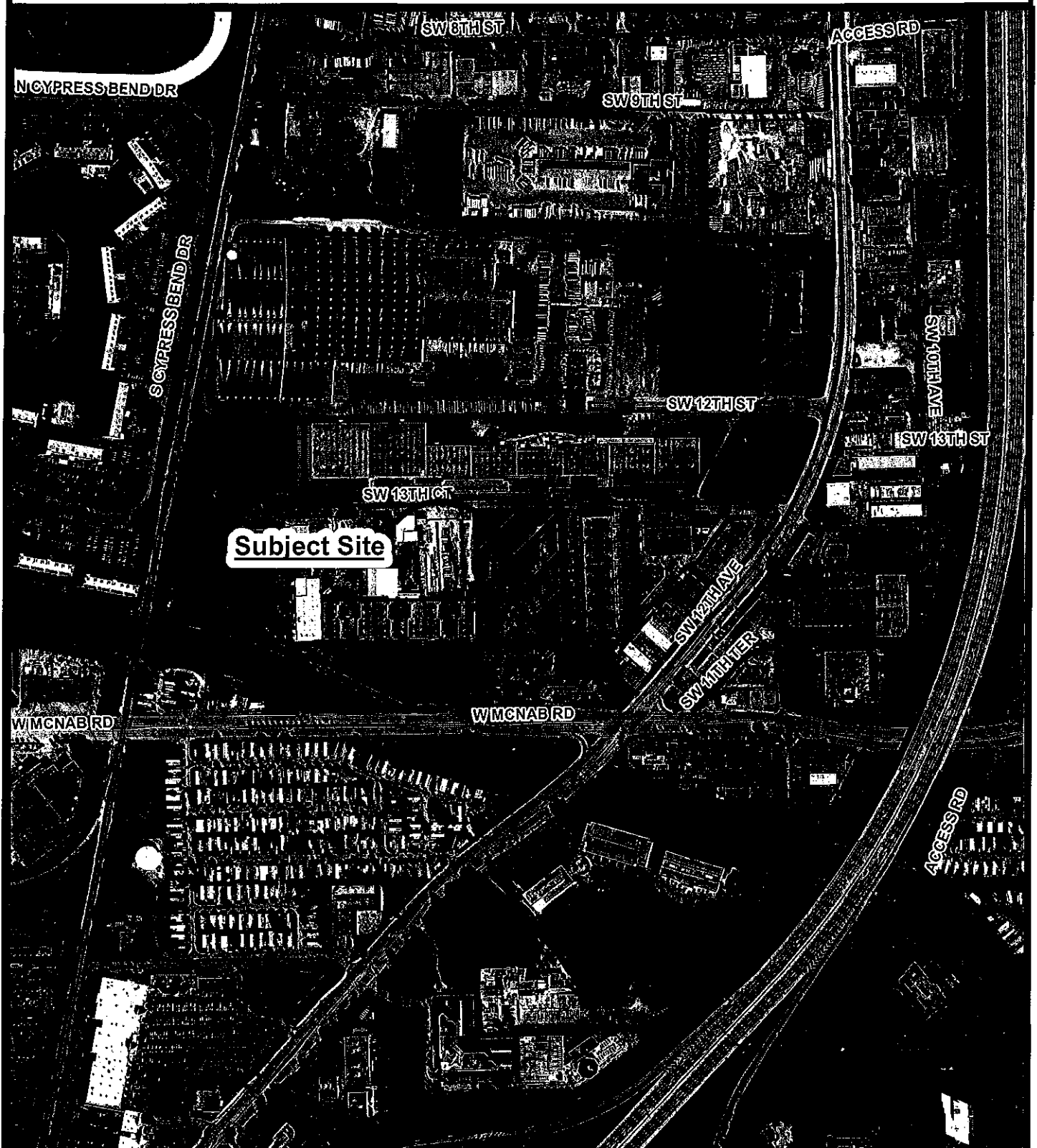


1 in = 600 ft

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

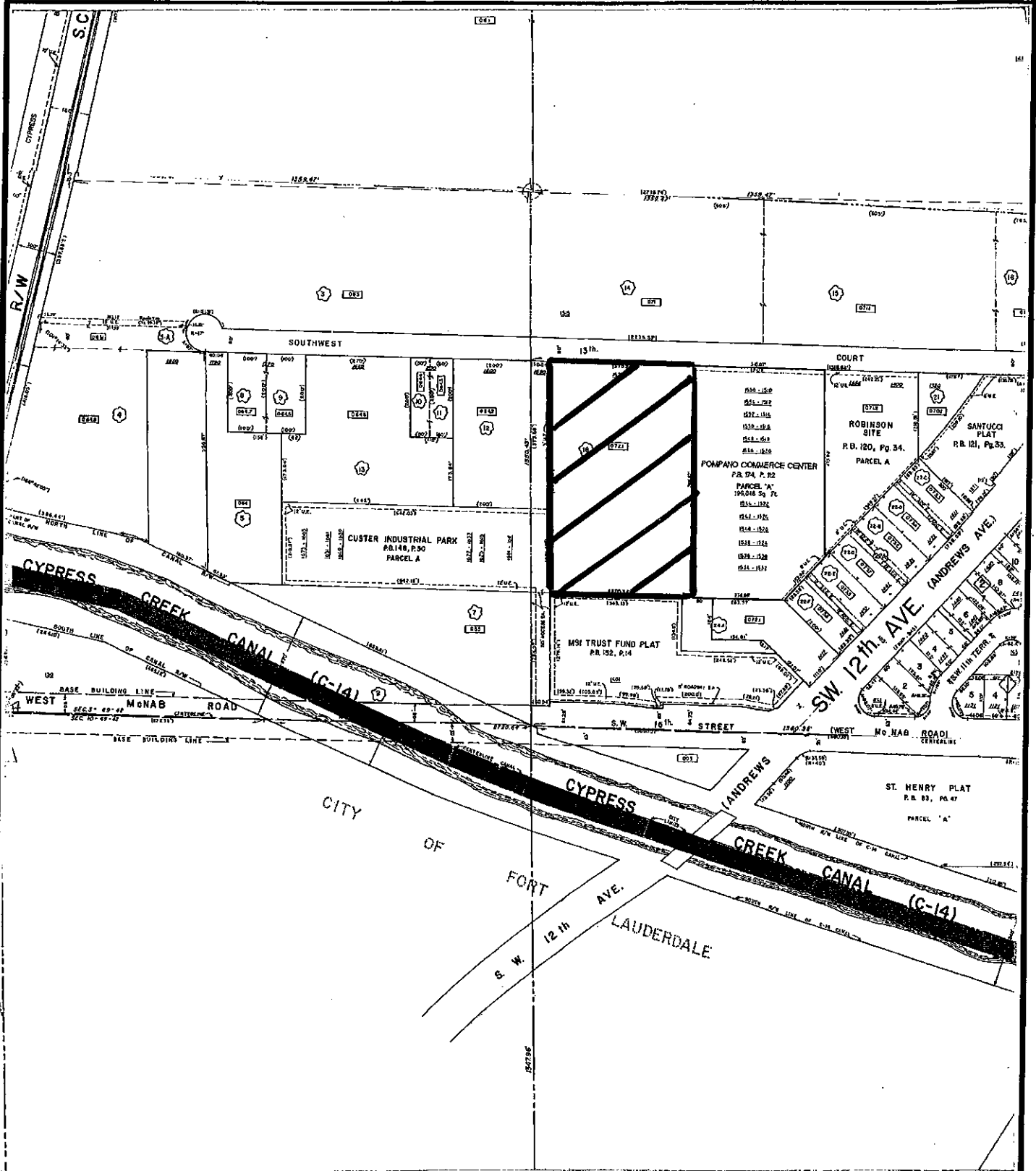


1 in = 600 ft

5

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DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

NORTH

REVIEW & SUMMARY

DRC Date: July 20, 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

- No Comments

LANDSCAPE REVIEW

- No Comments

PLANNING / ZONING

- All utility letters must be submitted prior to being placed on the City Commission agenda.
- Must submit a Title Opinion.
- Must submit County's Development Review Report before going to P&Z.
- The Title Certification must be addressed to the City.

B. Comments from Service Providers:

TECO PEOPLES GAS:

- No Teco Gas comment has been submitted as yet.

AT&T:

- AT&T has no objection to this Plat.

COMCAST:

- No Comcast comment has been submitted as yet.

FPL:

- No FPL comment has been submitted as yet.

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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 1,000 feet west of S. Andrews Avenue and 300 feet north of W. McNab Road.
2. The property address is 1570 SW 13th Court
3. The Zoning District is General Industrial (I-1) and the Land Use Designation is Industrial (I)
4. The Zoning District and Existing Use of the adjacent properties is as follows:

	Zoning	Existing Use
North	I-1	Light Manufacturing
South	B-3	Hotel
East	I-1	Warehouse
West	I-1	Outdoor Storage

D. Department of Development Services Recommendation

This plat was reviewed at a DRC meeting held on July 20, 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. All Service Provider letters must be submitted to the Development Services Dept.
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.