

ADMINISTRATIVE MEMORANDUM NO. 18-419

**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:** Aquatic Stone Plat (AKA Unibuilders Plat) Request  
Plat P&Z #18-14000008/November 28, 2018 Meeting  
**DATE:** November 8, 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 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 request, the applicant is requesting plat approval for the Aquatic Stone Plat. The agent Mike Vonder Meulen of Keith & Associates representing the owner of the property, Unibuilders Development Company, LLC, is requesting a plat approval for a subject property that includes 2 parcels, labeled Parcels 'A' and 'B'. Parcel B is actually simply the right of way dedication and turn lane that the county requested. The plat proposes to restrict the property to a maximum building of 75,000 square feet of general industrial use. The subject property (2.347 acres) currently has two buildings that are used for warehouse and showroom totaling 7,293 square feet. The applicant has indicated on their narrative proposes to develop a 46,850-square foot warehouse with a 5,250-square foot attached showroom. There are no approved development orders issued by the Planning & Zoning Board for such a proposal, and new development of this scale would require the review and approval of this Board. The property is currently unplatted.

The property is located at 451 Andrews Avenue (AKA: 451 SW 12 Avenue).

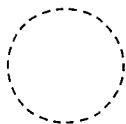
## LEGEND

### 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



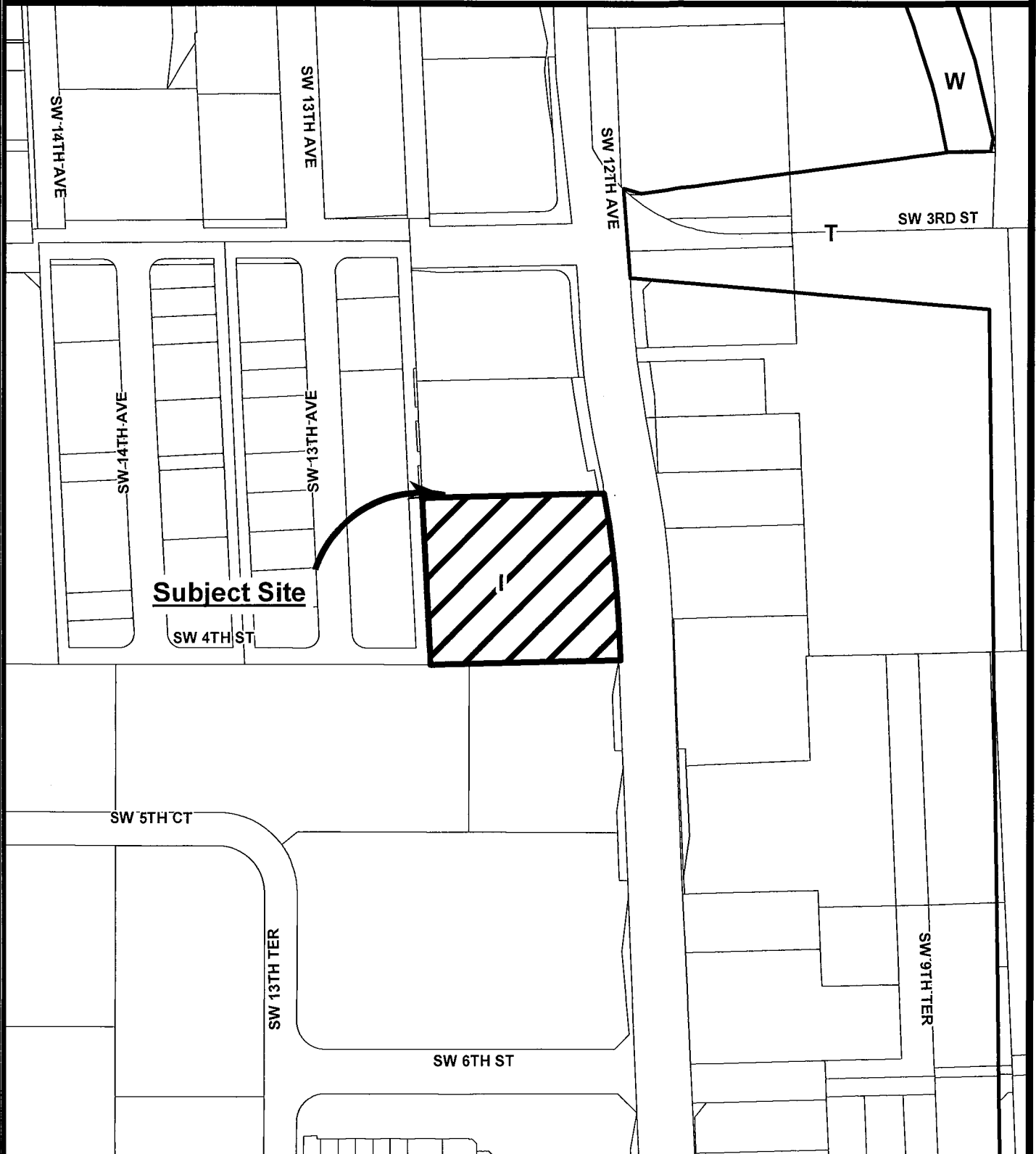
1 in = 250 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

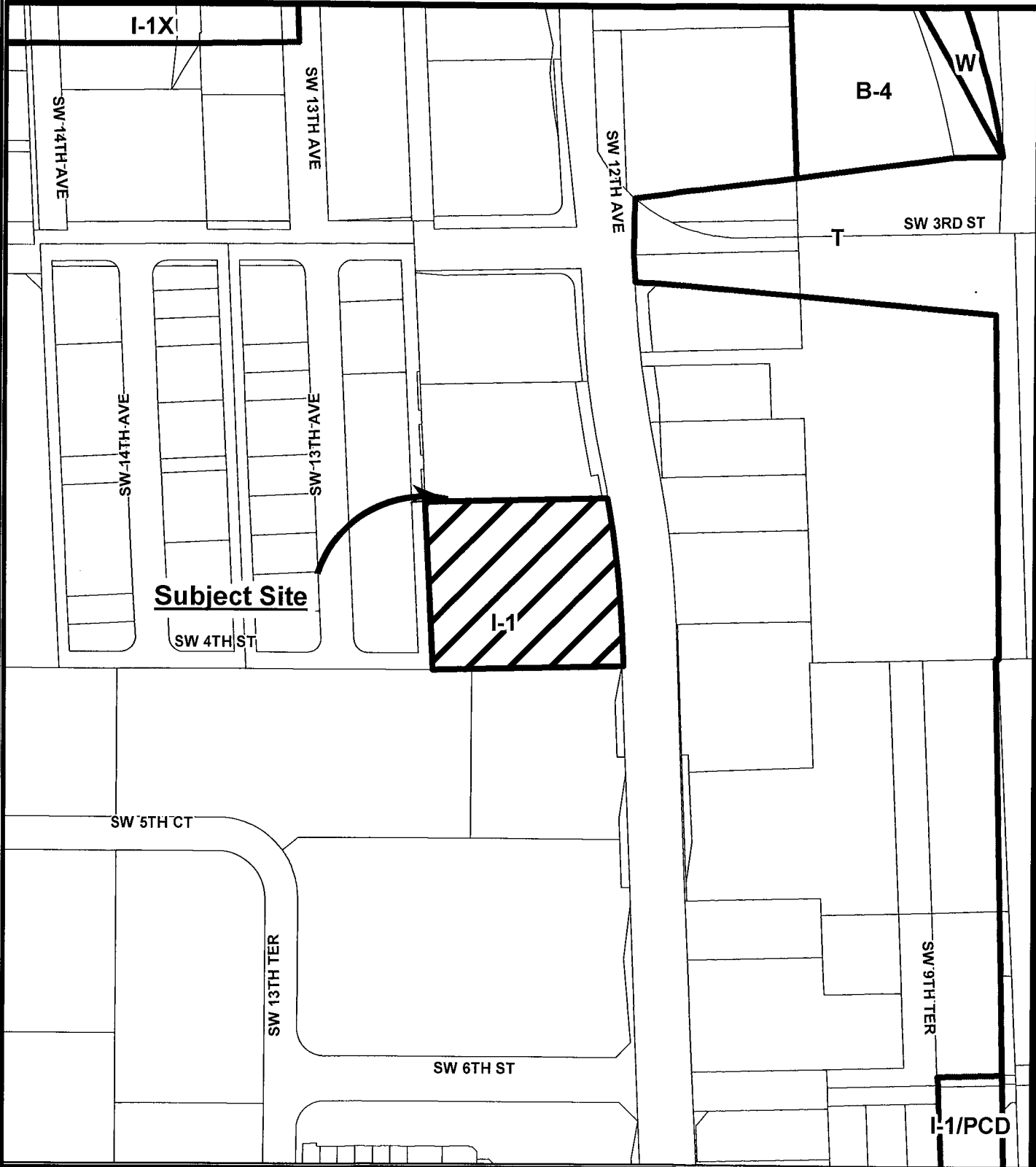


1 in = 250 ft

4

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH  
OFFICIAL ZONING MAP



1 in = 250 ft

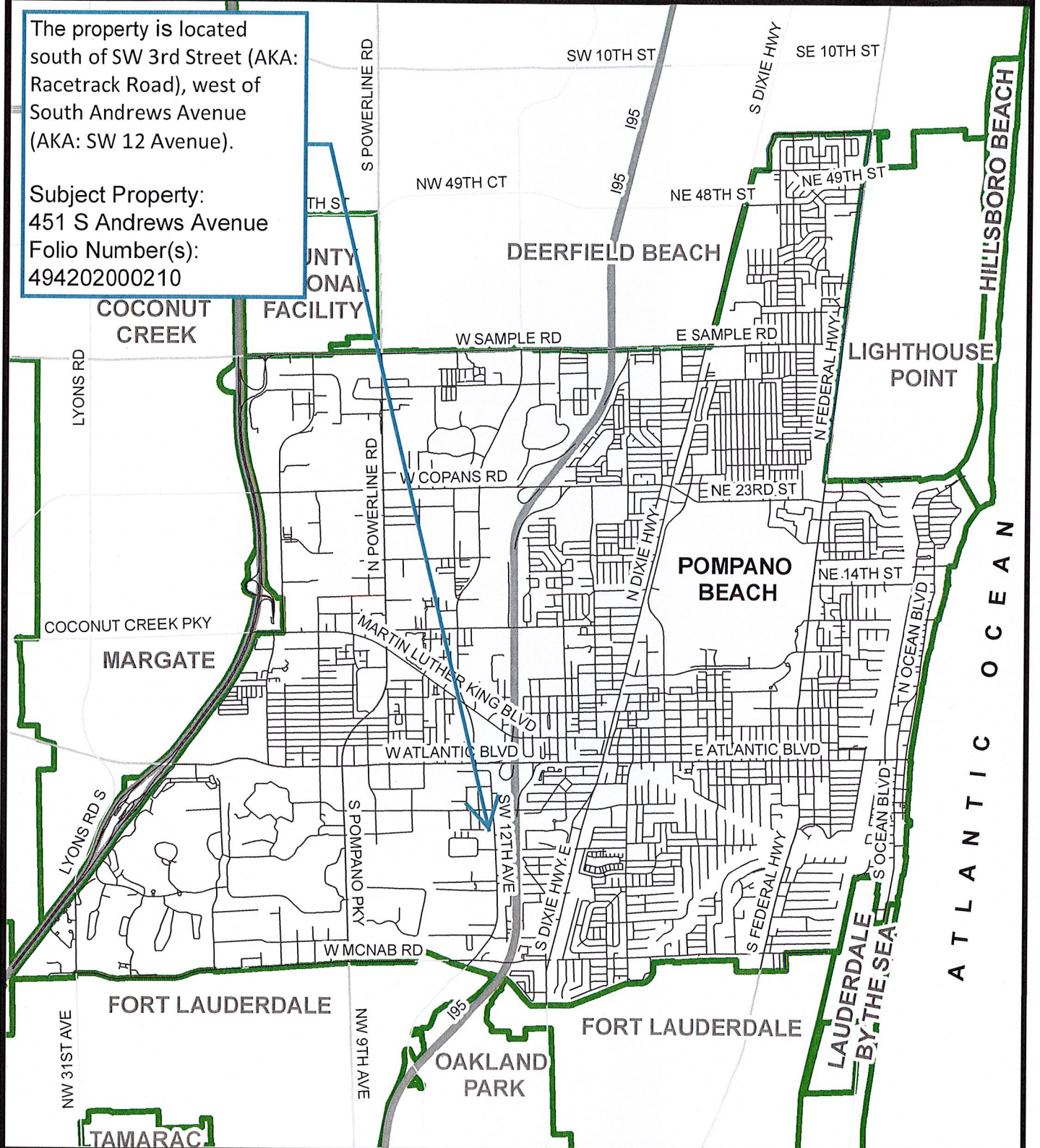
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# CITY OF POMPANO BEACH LOCATION MAP



The property is located south of SW 3rd Street (AKA: Racetrack Road), west of South Andrews Avenue (AKA: SW 12 Avenue).

Subject Property:  
451 S Andrews Avenue  
Folio Number(s):  
494202000210



1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
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.

...

**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 property is Zoned I-1 (General Industrial) and has an Industrial Land Use designation. This plat was reviewed by the Development Review Committee (DRC) on October 3, 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. There are no objections to the proposed plat from the following entities:

FDOT:	A letter from FDOT is not required since the plat is not located along an FDOT right-of-way.
Teco Peoples Gas:	Teco Gas has reviewed the plat & has no objection.
AT&T:	AT&T has reviewed the plat & has no objection.
Comcast:	Comcast has reviewed the plat & has no objection.
FPL:	FPL has reviewed the plat & has no objection.

**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. Plat cover page must be amended to reflect the Mayor or Acting Mayor of Pompano Beach.
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.