







**City Attorney's Communication #2015-1427**

August 18, 2015

**TO:** Maggie Barszewski, AICP, Planner  
**FROM:** Gordon B. Linn, City Attorney  
**RE:** Resolution – Habitat for Humanity of Broward County Plat No. 9

As requested in your memorandum of August 14, 2015, Department of Development Services Memorandum #15-429, the following form of resolution, relative to the above-referenced matter, has been prepared and is attached:

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9 LOCATED ON A PARCEL OF LAND LYING EAST OF NW 28<sup>TH</sup> AVENUE AND NORTH OF NW 1<sup>ST</sup> STREET; PROVIDING AN EFFECTIVE DATE.**

Please have the Opinion of Title corrected to include the city in the first paragraph and also forward the proposed plat for review after executed by the owner.

  
GORDON B. LINN

GBL/jrm  
l:cor/dev-srv/2015-1427

**CITY OF POMPANO BEACH**  
**Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9 LOCATED ON A PARCEL OF LAND LYING EAST OF NW 28<sup>TH</sup> AVENUE AND NORTH OF NW 1<sup>ST</sup> STREET; PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:**

**SECTION 1.** That the City of Pompano Beach hereby approves the plat located on a parcel of land lying east of NW 28<sup>th</sup> Avenue and north of NW 1<sup>st</sup> Street, as described in full on the plat document itself, a copy of said plat being attached hereto and made a part hereof as if set forth in full.

**SECTION 2.** That the City Clerk is hereby authorized to certify the approval of the said plat by the City Commission by affixing her signature thereto.

**SECTION 3.** This Resolution shall become effective upon passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
**LAMAR FISHER, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**ASCELETA HAMMOND, CITY CLERK**






**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #15-052**

**DATE:** July 30, 2015  
**TO:** City Commission  
**FROM:** Planning and Zoning Board / Local Planning Agency  
**SUBJECT:** PROPOSED PLAT – Habitat for Humanity of Broward County  
P & Z #14-14000006 Habitat Plat No. 9

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on July 23, 2014, the Board considered the proposed **HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9**, located at the northeast corner of NW 28<sup>th</sup> Avenue and NW 1<sup>st</sup> Street.

It is the unanimous recommendation of the Board that the proposed plat be approved as submitted.

  
\_\_\_\_\_  
Jerry Mills  
Vice Chairman  
Planning and Zoning Board/ Local Planning Agency

# MEMORANDUM

## Development Services

### ADMINISTRATIVE MEMORANDUM NO. 15-320

DATE: June 11, 2015

TO: Planning and Zoning Board

VIA: Robin M. Bird, Development Services Director *RB*

FROM: Maggie Barszewski, AICP, Planner *MB*

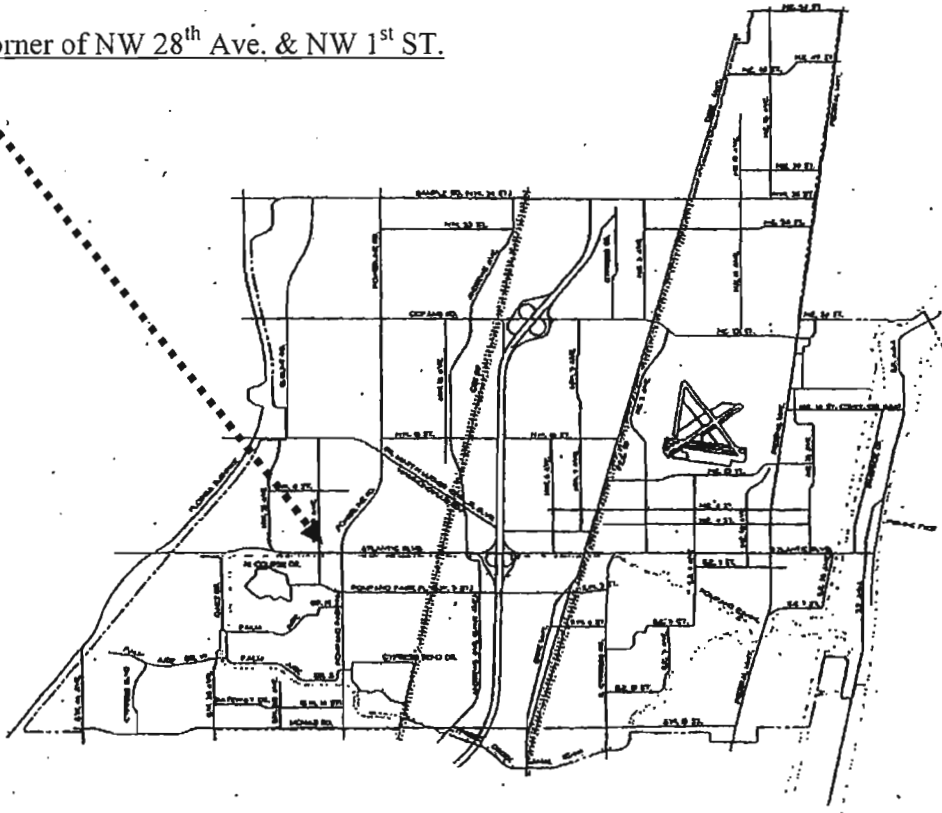
RE: Plat No. 9 Request  
July 22, 2015 meeting

P&Z # 14-1400006

#### Request

The following is a brief summary of information on the subject and surrounding properties, together with City departments, Development Review Committee and/or utility company comments. The plat is restricted to 6 single family units on a site area of approximately 31,799 square feet or 0.73 of an acre. The applicant is currently in the process of rezoning the property to RS-4.

NE Corner of NW 28<sup>th</sup> Ave. & NW 1<sup>st</sup> ST.





## 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

### 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

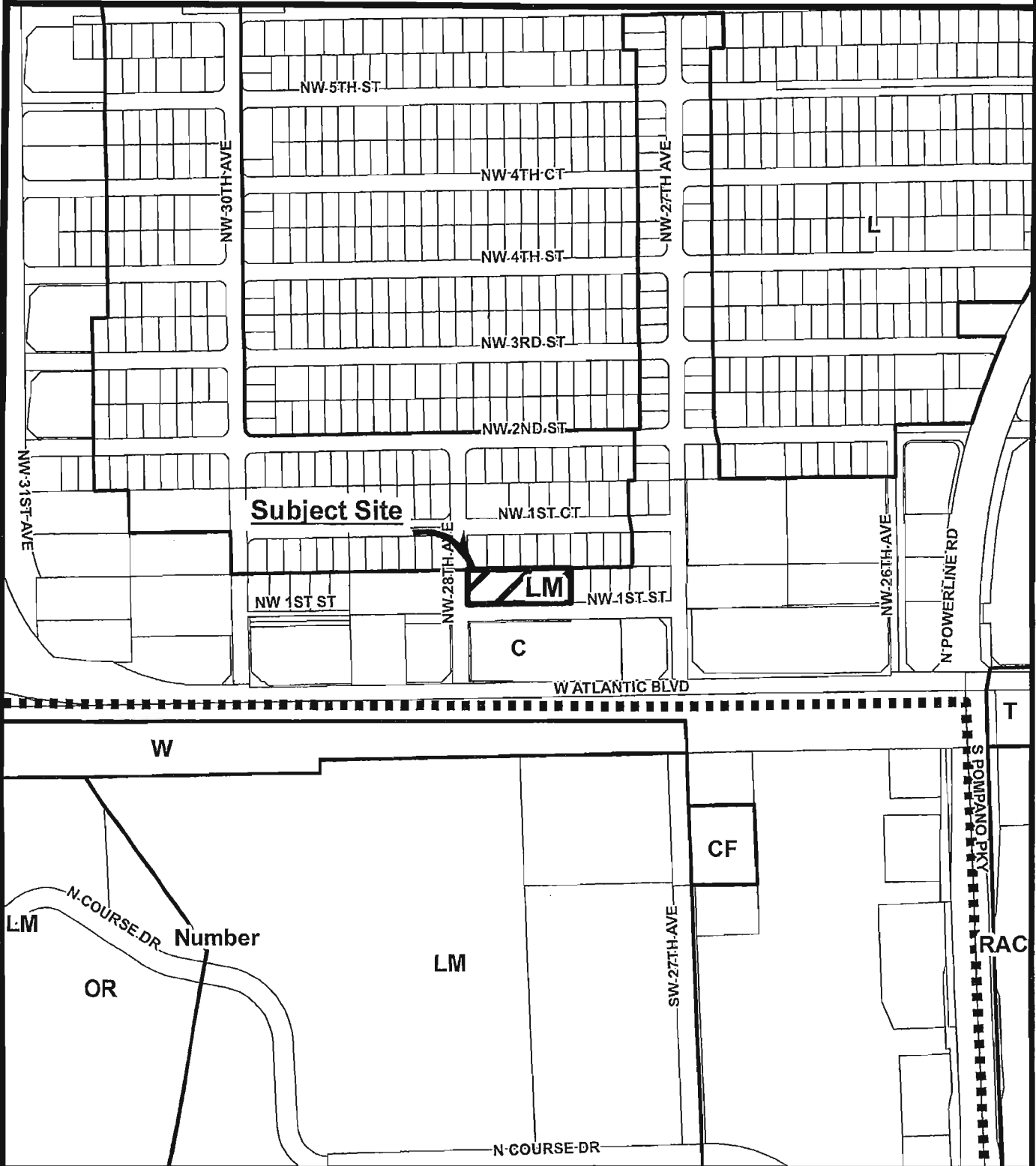
CF      Community Facilities

T      Transportation

PU      Public Utility

*      Existing
>      Proposed

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

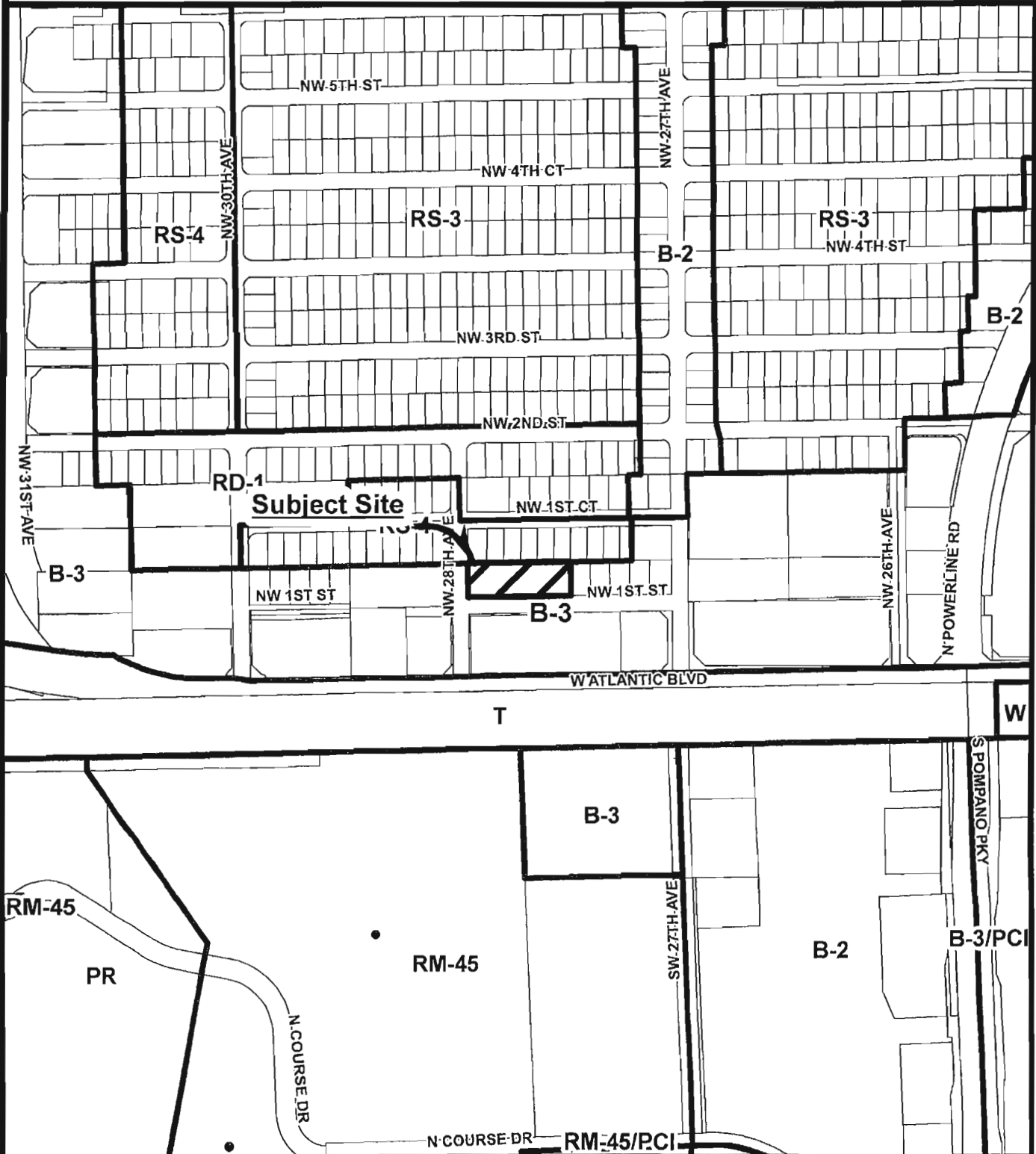


1 in = 417 ft

3

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



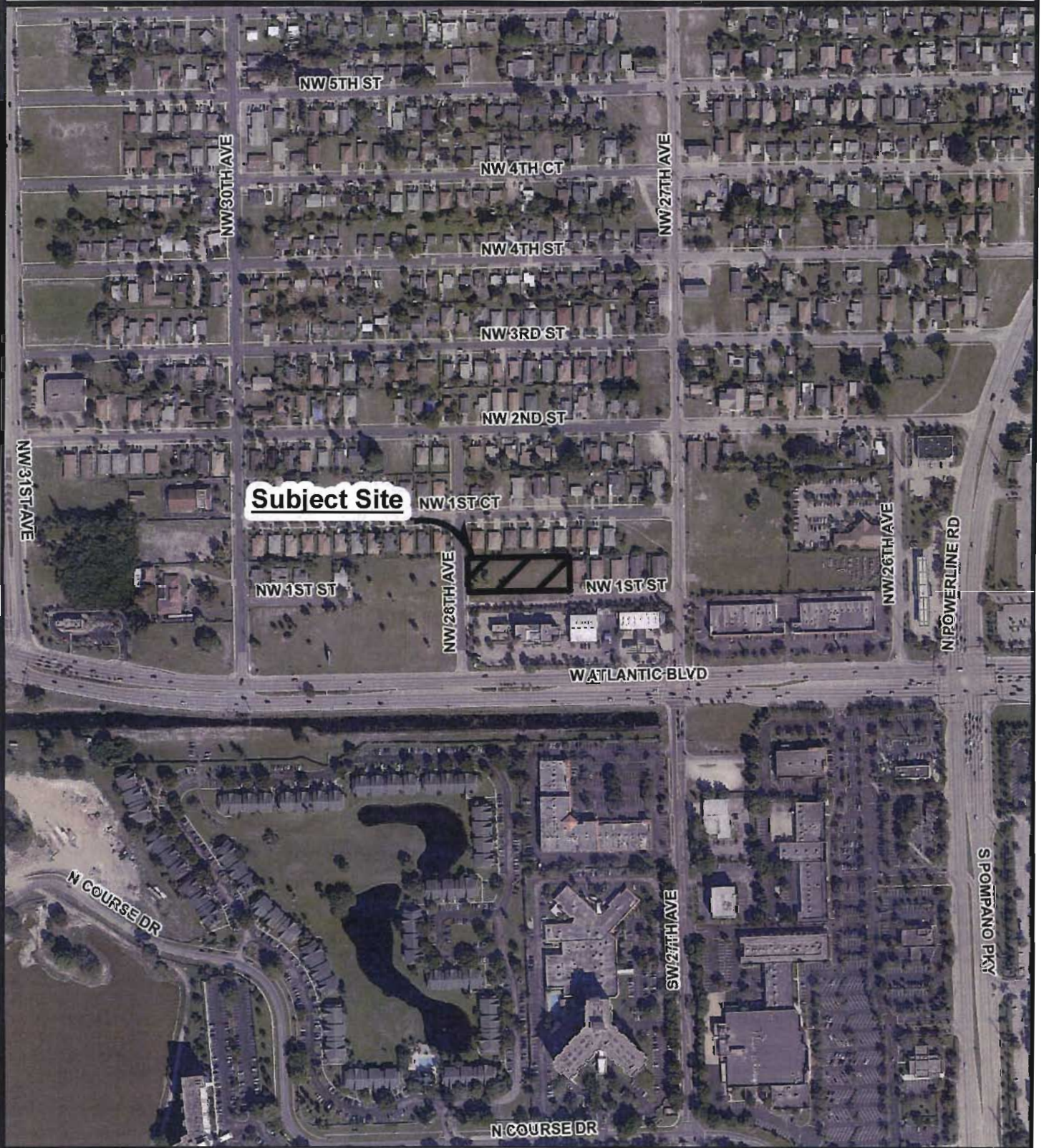
1 in = 417 ft

4

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP



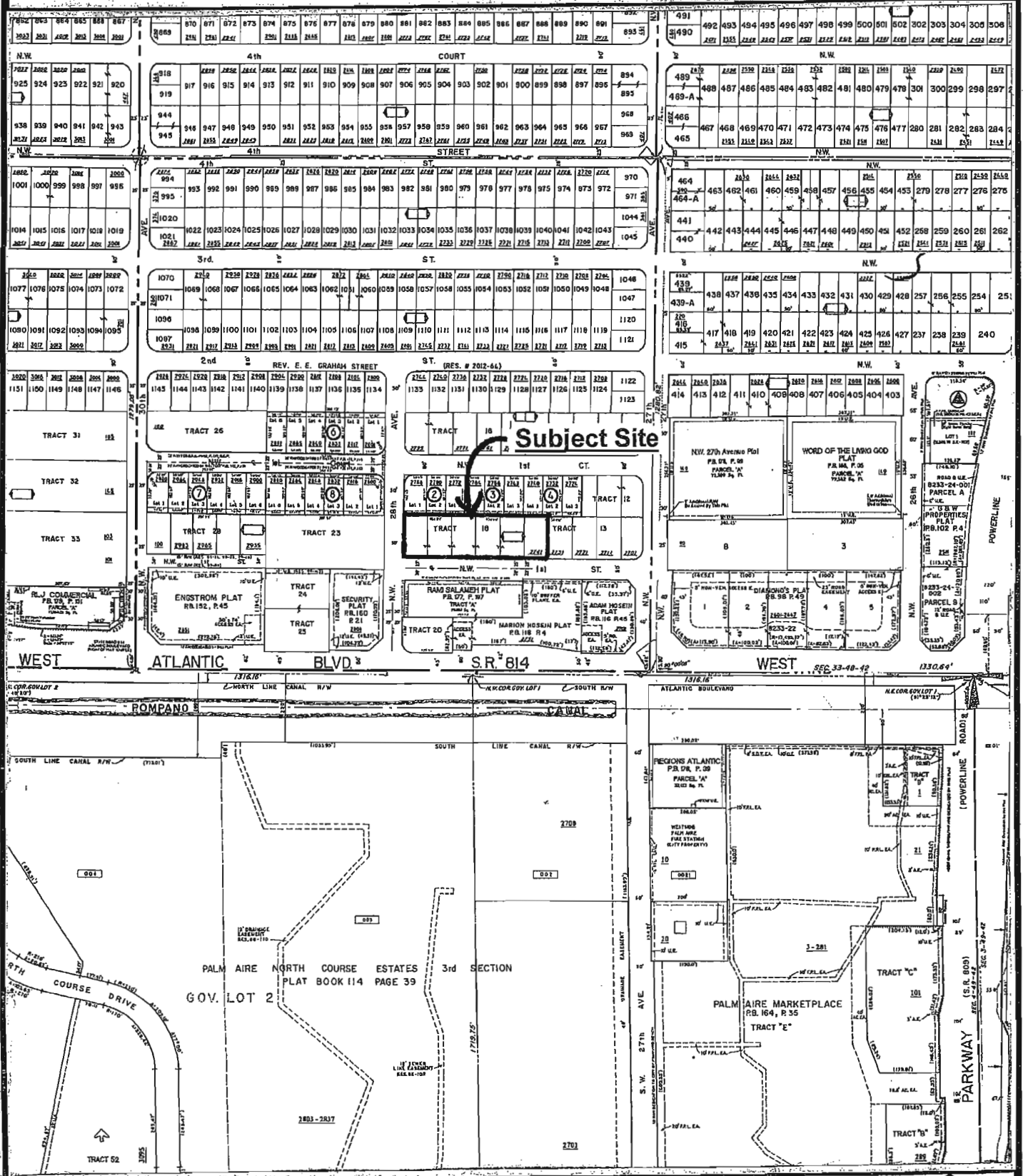
1 in = 417 ft

5

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



**Subject Site**

SCALE: **NTS**

NORTH

## Review and Summary

Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Zoning Director has compiled department reports which are summarized below.

This plat was reviewed at a **DRC** meeting held on **3/6/13** and found to be in compliance with Land Development regulations.

### **Planning Division**

The applicant proposes to demolish the existing commercial building and construct 18 townhomes on the site. Gross acreage for the property is 1.3 and net acreage for the property is 1.1; therefore 32 units are allowed to be constructed on the site. A school concurrency letter has been provided from BCSB. Cover pages has multiple dates that need to be updated (2000\_) & 'interim' needs to be removed from City Engineers title. Proposed FPL easements need to be clarified. No NVAL appears on the plat.

Approved for Concurrency, subject to cover page amendments, easement clarifications and NVAL. Approval is valid for 45 days from the March 6, 2013 meeting date.

### **Engineering Department**

12-01-14:

No comments.

### **CRA**

CRA has no objections with the requested plat application.

### **Utilities**

No comments.... No water or wastewater plans were provided.

### **Building Department**

The Building Division has no objections to the requested Plat Application

\* Additional comments may follow throughout the remainder of the permitting process.

Buildings shall comply with the 2010 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.

- 1.Be advised of the Erosion Control permit application will be needed at time of Site Development/Building Permits application as per City code of Ordinances §53.14
- 2.Verify the required Floodplain provisions per the City Code of Ordinances §152.29(C)(2)(b). Which states 18" (ACR);  $11.34+1.5= 12.84$  FFE minimum.
- 3.Provide Survey, in NAVD format.



## **Fire Department**

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.

## **Planning Department**

LUPA or flexibility units; as well as, a rezoning are required for this development to be approved. The rezoning will speak directly to the size of the lots and this must be confirmed before proceeding to P&Z Board. The plat note restricts this development to 6 single family units. Application letter states "5 units." Please clarify. Place a note on the face of the plat that reads, "This note is required by the City of Pompano Beach, "All facilities for the distribution of electricity, telephone, and cable shall be installed underground." The City Engineers name is misspelled, "DELFIKO" is the correct spelling. On page 1, Dedication and Acknowledgement may not obtain signatures in 2014, date may need to be changed. "2018" dates on page 2, these are typically dated for 5 years after the plat is approved; therefore, they should read "2020." Applicant must provide all service provider (utility) letters. Add square footage and acreage figures to the plat, page 2, directly on the drawing.

## **Review and Summary cont.**

### **Teco Peoples Gas:**

We have no objection or easement requirements for the above-described plat.

### **AT&T:**

The Plat is approved as shown and no easements are requested at this time.

### **Comcast:**

The Plat is approved as shown and no easements are requested at this time.

### **FPL:**

The Plat is approved as shown and no easements are requested at this time.

**Department of Development Services Recommendation**

This plat was reviewed at a DRC meeting held on 12/3/14 and found to be in compliance with Land Development regulations. All Comments from that meeting have been addressed.

Development Services staff recommends approval of this plat.



City of Pompano Beach  
 Department of Development Services  
 Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060  
 Phone: 954.786.4634 Fax: 954.786.4666

**Plat Application**

2781 NW 1st St., Pompano Beach, FL		B-3
<b>STREET ADDRESS</b>		<b>Zoning District</b>
Portion of SE 1/4 of SW 1/4 of Section 33-48-42		
<b>SUBDIVISION</b>	<b>BLOCK #</b>	<b>LOT #</b>
<b>Applicant's interest in property (Owner, Lessee, Etc)</b>	owner	
<b>Has any previous application(s) been filed?</b>	Yes _____ No <u>X</u>	
<b>If Yes, give date of hearing and finding</b>		

Applicant	Landowner (Owner of Record)
Donna C. West; HSQ Group, Inc.	Perry Ecton; Habitat For Humanity of Broward, Inc.
<b>Print Name and Title</b>	<b>Print Name and Title</b>
	
<b>Signature</b>	<b>Signature</b>
4/11/14	4-2-2014
<b>Date</b>	<b>Date</b>
1489 W. Palmetto Park Rd., Suite 340	3564 N. Ocean Blvd.
<b>Street Address</b>	<b>Street Address</b>
Boca Raton, FL 33486	Ft. Lauderdale, FL 33308
<b>Mailing Address City/ State/ Zip</b>	<b>Mailing Address City/ State/ Zip</b>
561.392.0221	954.396.3030
<b>Phone Number</b>	<b>Phone Number</b>
donna@hsqgroup.net	perry@habitatbroward.org
<b>Email</b>	<b>Email</b>
Indicate your preferred medium to receive agendas and notifications:    ___ Mail <u>X</u> E-Mail	Indicate your preferred medium to receive agendas and notifications:    ___ Mail <u>X</u> E-Mail



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

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Plat Application

155.2303. APPLICATION SUBMITTAL AND ACCEPTANCE

A. AUTHORITY TO SUBMIT APPLICATIONS

- 1. Unless expressly stated otherwise in this Code, applications for a development permit reviewed under this Code shall be submitted by:
a. The owner, contract purchaser, or any other person having a recognized property interest in the land on which development is proposed; or
b. A person authorized to submit the application on behalf of the owner, contract purchaser, or other person having a recognized property interest in the land, as evidenced by a letter or document signed by such owner, contract purchaser, or other person.
2. If there are multiple owners, contract purchasers, or other persons authorized to submit the application, all such persons shall sign the application or a letter or document consenting to the application.

OWNERS CERTIFICATE

This is to certify that I am the owner of the subject lands described in this PLAT APPLICATION and that I have authorized the filing of the aforesaid application.

Owner's Name: Perry Ecton, Executive Director; Habitat For Humanity of Broward, Inc.
(Print or Type)

Address: 3564 N. Ocean Blvd.
Ft. Lauderdale, FL 33308
(Zip Code)

Phone: 954.396.3030

Email address: perry@habitatbroward.org

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 2 day of APRIL, 2014

Mireya Purelos
NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, stamp, or Type as Commissioned.)



[X] Personally know to me, or
[] Produced identification:
(Type of Identification Produced)