

Meeting Date: 9/8/2015

Agenda Item 24

REQUESTED COMMISSION ACTION: **QUASI-JUDICIAL**


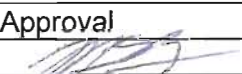
<u> </u> Consent	<u> </u> Ordinance	<u> </u> X Resolution	<u> </u> Consideration/ Discussion	<u> </u> Presentation
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SHORT TITLE: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9 LOCATED ON A PARCEL OF LAND LYING EAST OF NW 28TH AVENUE AND NORTH OF NW 1ST STREET, PROVIDING AN EFFECTIVE DATE.


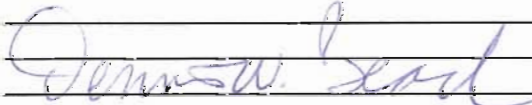
Summary of Purpose and Why:

The property owner, Habitat for Humaity of Broward, Inc, wishes to plat the 0.73 of an acre parcel for the purpose of developing single family homes. The plat is restricted to six (6) single family homes. Platting the property allows the owner to provide for utilities, dedicate right-of-way and meet requirements in order to secure a building permit. The applicant has submitted all of their Utility Service Provider letters and a Title Opinion made out to the City; therefore staff finds items from the P&Z Staff Report and Board memorandum have been addressed.

- (1) Origin of request for this action: Donna C. West, of HSQ Group, Inc.
- (2) Primary staff contact: Maggie Barszewski/ Robin M. Bird Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Serv. Dept.	6/11/2015	Approval	Memo #15-320 
City Attorney	8/18/2015		CAC #2015-1427

Advisory Board P&Z Board #15-001

City Manager  

ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>	
<u>Workshop</u>			
1 st Reading	1 st Reading	Results:	Results:
2 nd Reading			



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 28TH AVENUE AND NORTH OF NW 1ST 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

RESOLUTION NO. 2015-_____

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 28TH AVENUE AND NORTH OF NW 1ST 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 28th Avenue and north of NW 1st 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

PREPARED BY:
HSQ GROUP, INC.
Engineers - Planners - Surveyors
1488 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 - 561.992.0271
CA02728 - L107854



OCTOBER 2014

HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9

A PORTION OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF, ALL OF SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 0.728 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

KNOW ALL MEN BY THESE PRESENTS: THAT HABITAT FOR HUMANITY OF BROWARD INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HABITAT FOR HUMANITY OF BROWARD PLAT NO. 9."

IN WITNESS WHEREOF: HABITAT FOR HUMANITY OF BROWARD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PEARY ECTON, ITS EXECUTIVE DIRECTOR, THIS _____ DAY OF _____, 2014.

WITNESS: _____ BY: _____
NAME: _____ DIRECTOR
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER ONLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PEARY ECTON AS EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF BROWARD INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, [WHO IS PERSONALLY KNOWN TO ME OR] WHO PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2014.

MY COMMISSION EXPIRES _____ NAME: _____
COMMISSION NO. _____ (PRINT NAME)
NOTARY PUBLIC - STATE OF FLORIDA

POMPANO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 20__.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFORMANCE FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ ATTEST: _____
LAMAR FISHER MARY L. CHAMBERS
MAYOR CITY CLERK
THIS _____ DAY OF _____, 20__.

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 20__.

BY: _____ DATE _____
JIM BEESON
CHAIRPERSON

CITY OF POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____ DATE _____
ALESSANDRA DEIFICIO, P.E.
CITY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 64-F, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.261 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20__. THE BEACH LANDS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL STANDARDS.

_____ DATE _____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4120
STATE OF FLORIDA
HSQ GROUP, INC.
1488 W. PALMETTO PARK RD., SUITE 340
BOCA RATON, FL 33486
CERTIFICATE OF AUTHORIZATION NO. LB7924

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20__.

BY: _____
CHAIRPERSON
THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD

BY: _____ DATE _____ BY: _____ DATE _____
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEERING
REGISTRATION NO. 12506
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS _____

BROWARD COUNTY FINANCE AND ADMINISTRATION SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__.

ATTEST: _____ BY: _____
COUNTY ADMINISTRATOR DEPUTY
MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

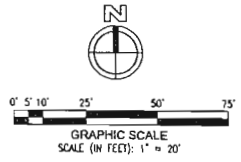
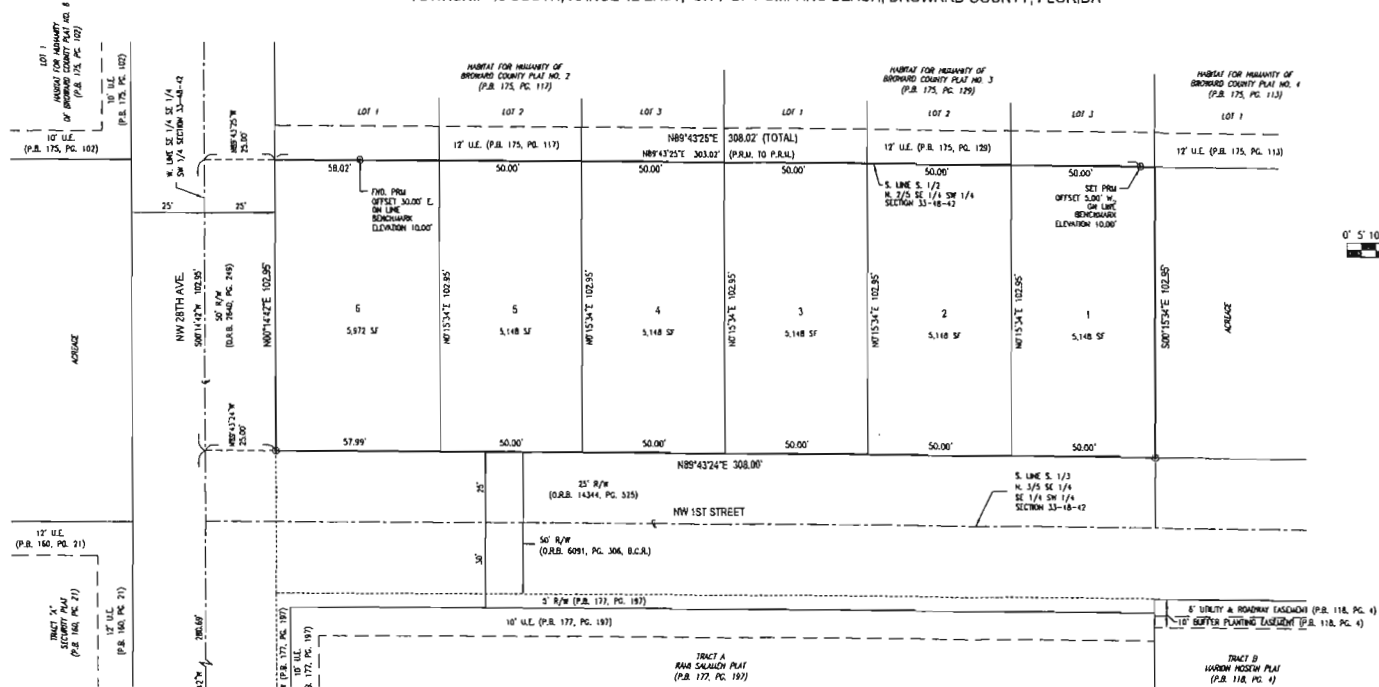
THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 20__ AND RECORDED IN PLAT BOOK _____ PAGE _____ RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR BY: _____
DEPUTY

COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR

HABITAT FOR HUMANITY OF BROWARD COUNTY PLAT NO. 9

A PORTION OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES

- BENCHMARK GREEN - NATIONAL GEODETIC SURVEY MARKER BENCHMARK ID HAS: SENSELESS STILE IRB WITH WICK LOGS CUP LOCATED 15.0 FEET SOUTH OF THE CENTER OF A METAL GATE, 4.1 FEET NORTHEAST OF THE NORTHEAST CORNER OF A BLOCK AND 5.000 FEET WEST AND 4.1 FEET EAST OF A CONCRETE WIRELESS POST; ELEVATION 111.67 NORTH AMERICAN VERTICAL DATUM OF 1985
- ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.
- THIS PLAT IS RESTRICTED TO A SINGLE FAMILY DETACHED UNIT. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE INTENTION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCE BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY WOODS, SALES AND CONSTRUCTION OFFICES) AND TREE INSPECTION APPROVAL ARE NOT ISSUED BY 2018, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ACCURACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICABLE STATUTES THE ACCURACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, OCCURRING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, GRABAGE, AND THE ROCK BASE FOR INTERIOR ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2018, THEN THE COUNTY'S FINDING OF ACCURACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICABLE STATUTES THE ACCURACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, OCCURRING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.094, SUBSECTION (2)(3), FLORIDA STATUTES. PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DIVULGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND

- 1 CENTERLINE
- ⊙ PERM - 4" DIA. x 24" LENGTH CONCRETE MONUMENT W/ ALUMINUM CAP STAMPED LB7824 (UNLESS OTHERWISE NOTED)

ABBREVIATIONS

- LINE LENGTH
- B.C.E.D. BROWARD COUNTY ENGINEERING DIVISION
- B.F.P. BUFFER POINT EASEMENT
- C.A.M.C.D. CENTRAL BROWARD WATER CONTROL DISTRICT
- CONC. CONCRETE
- OR. ORANGE EASEMENT
- F.M.D. FURNISHED BUSINESS
- LI. LIQUID
- L.A.E. LATERAL EASEMENT
- M.N. MEMORANDUM
- N.A. NON-ROAD
- N.A.L. NON-ANGULAR ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.E. PASSES
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. ROAD
- R/W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT

PREPARED BY:
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1490 White Palmway Park Road, Suite 210
Boca Raton, Florida 33486 • 561.993.0221
CA24258 • LB7824




**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

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 28th Avenue and NW 1st 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*

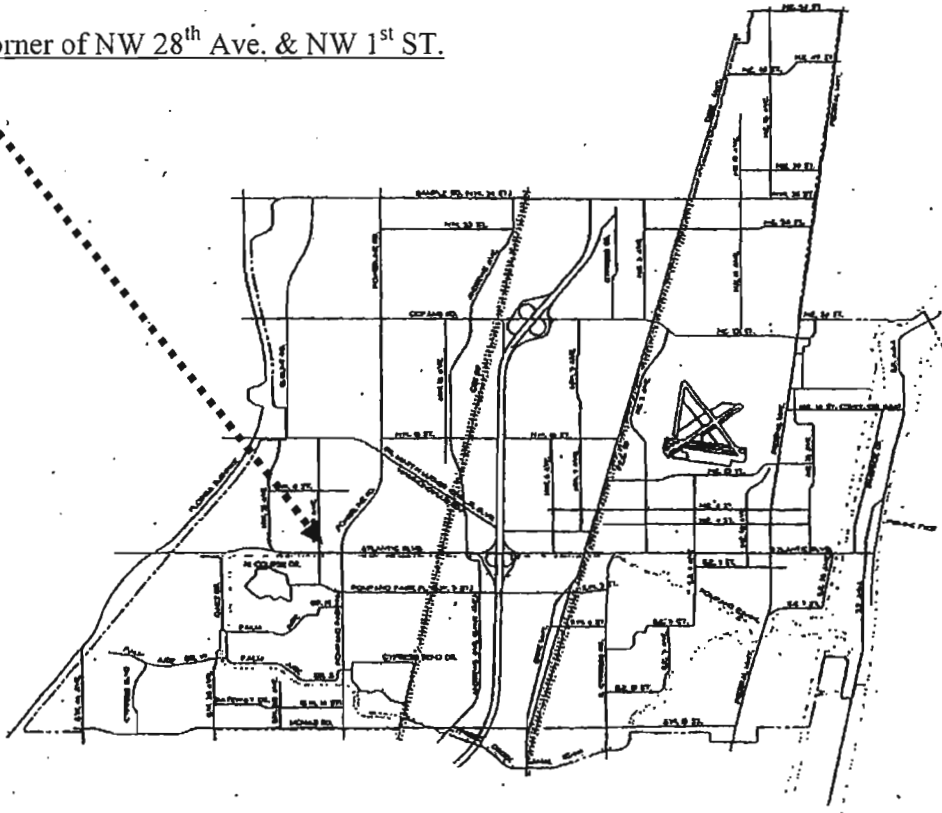
RE: Plat No. 9 Request
July 22, 2015 meeting

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 28th Ave. & NW 1st 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

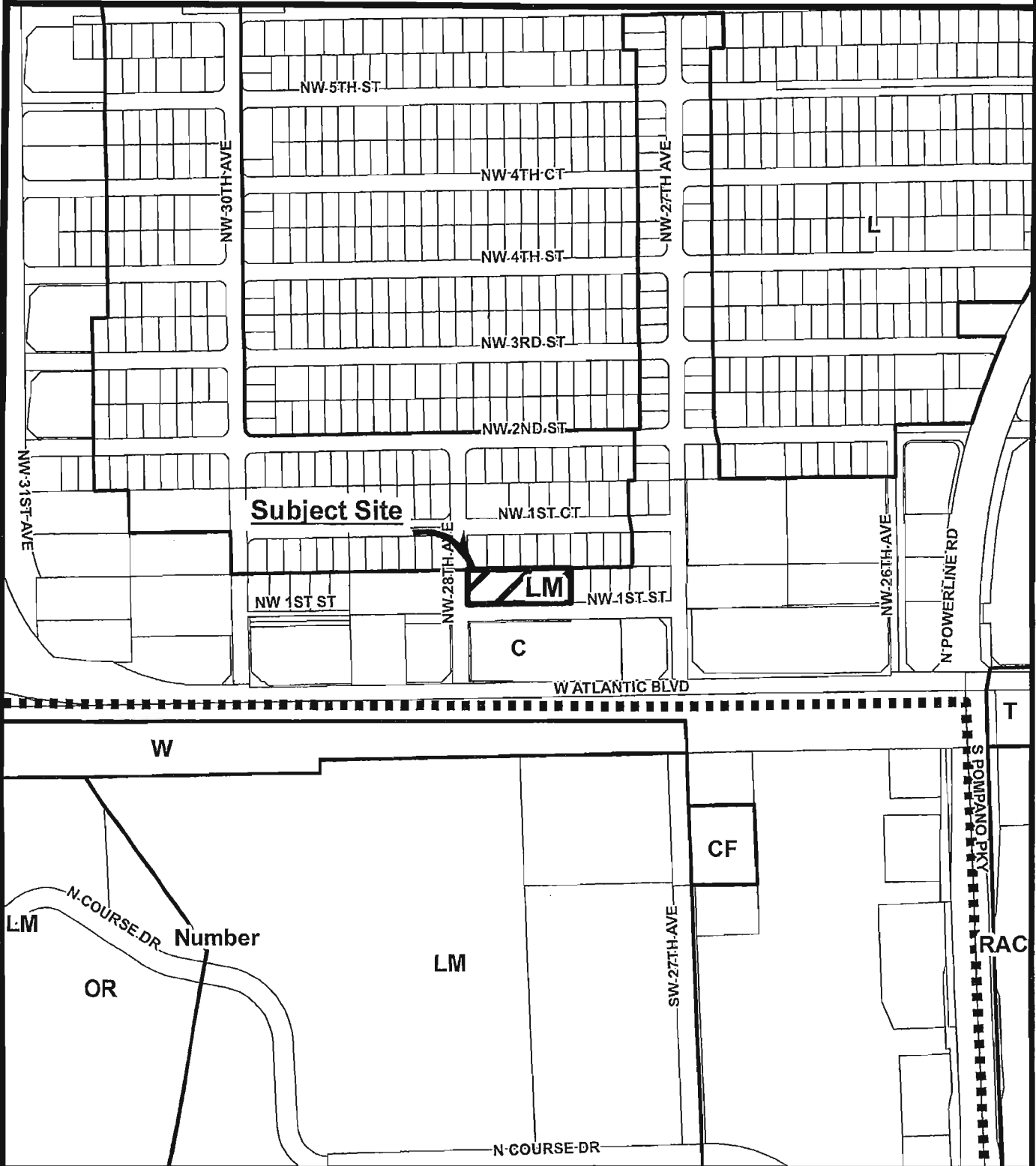
CF Community Facilities

T Transportation

PU Public Utility

* Existing
> Proposed

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

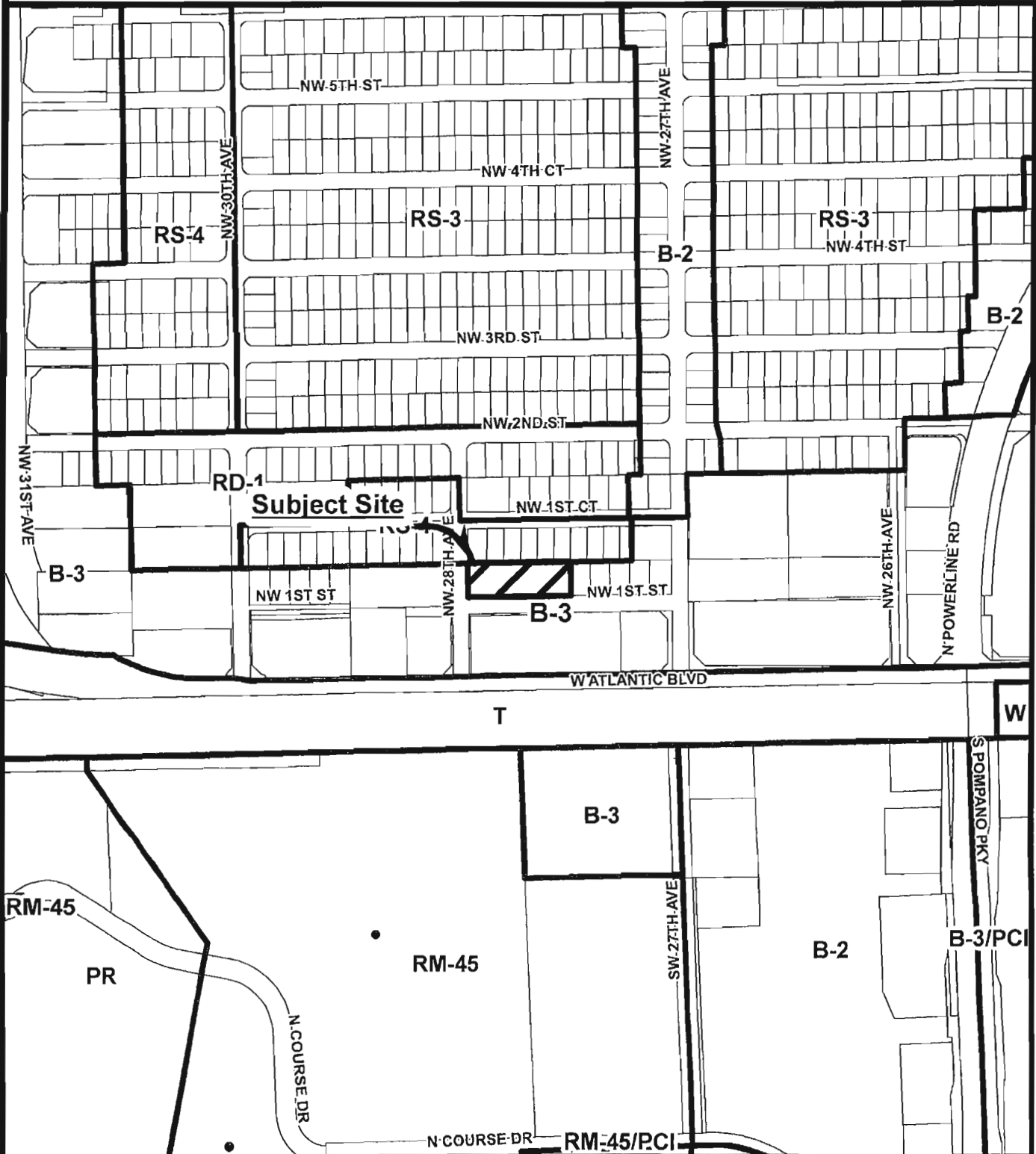


1 in = 417 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

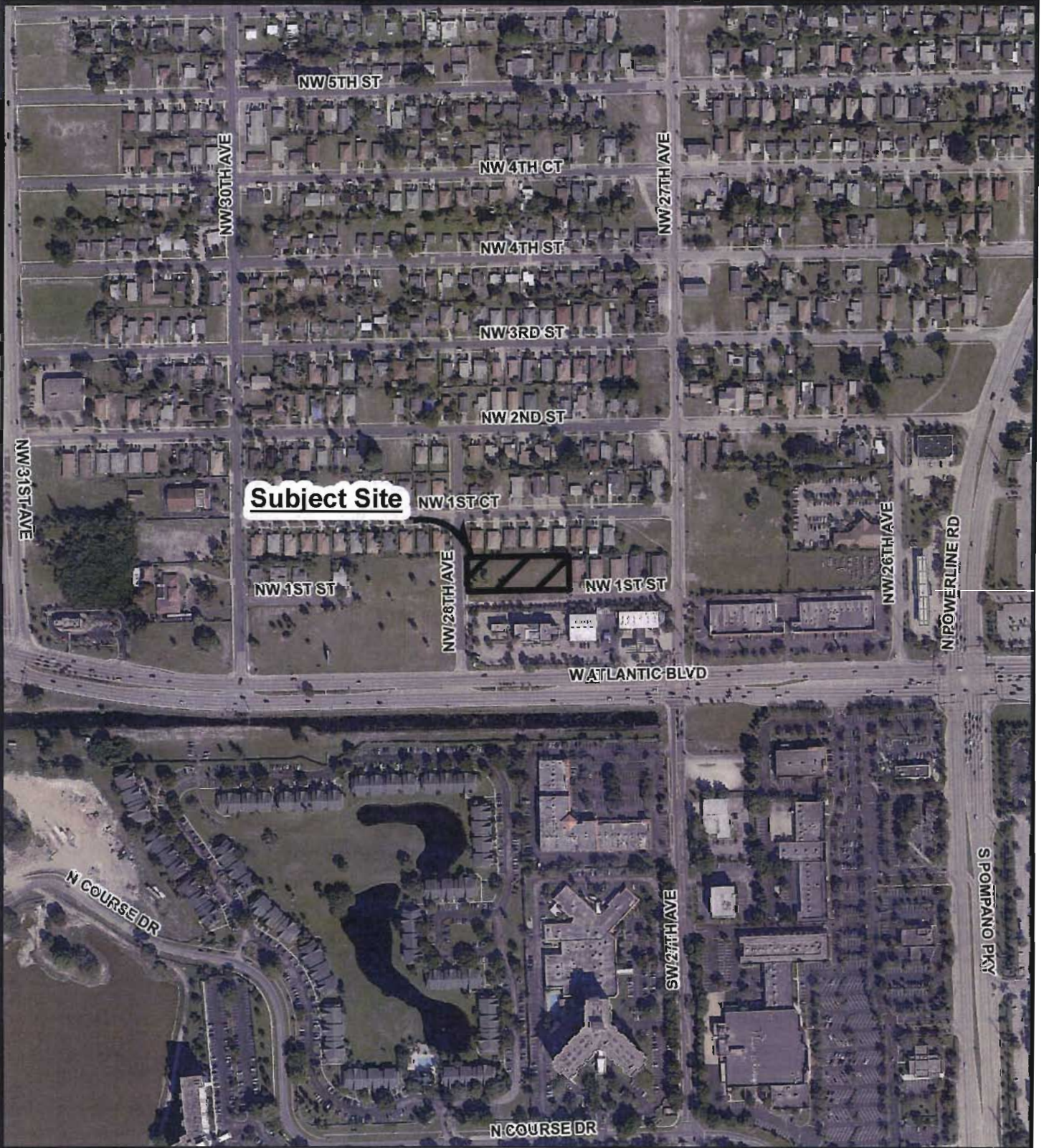


1 in = 417 ft

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 417 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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

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

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

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

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)