



CITY OF POMPANO BEACH
FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-4662

Visit Our Website At:
<http://www.pompanobeachfl.gov>

MAILING ADDRESS:

City of Pompano Beach
P.O. Box 1300
Pompano Beach, FL 33061

PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

October 26th, 2016
Wednesday

City Commission Chambers

6:00 P.M.

AGENDA

A. Call to order by the Chairman of the Board, Mr. Fred Stacer.

B. ROLL CALL:

Joan Kovac
Dwight Evans
Fred Stacer
Trip Bechert *for Jerry Mills*
Carla Coleman *for Richard Klosiewicz*
Jeff Torrey

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on September 28th, 2016.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. ABANDONMENT/VACATION REQUESTS

1. JEAN C. EMMANUEL / VACATION OF RIGHT-OF-WAY AT SOUTHLAND AVENUE

Planning and Zoning #14-1800001

- Staff is requesting reconsideration of this item.

Consideration of the request by **JEAN C. EMMANUEL** to abandon a .32 acre portion of SW 9th Avenue located to the north of the intersection of SW 9th Avenue and SW 8th Street, lying east of the I-95 wall. The width of the right-of-way varies from 60-feet to 30-feet. The right-of-way was never developed nor used as a street. The property is legally described as follows:

THIRTY FEET (30') OF S.W. 9TH AVENUE LYING CONTIGUOUS AND ADJACENT TO LOTS 10, 11 AND 12, BLOCK 12, OF THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LYING AND BEING IN THE CITY OF POMPANO BEACH, FLORIDA, PLUS THE EAST FORTY FEET (40') OF SW 9TH AVENUE, LYING CONTIGUOUS AND ADJACENT TO THE SOUTH 30 FEET OF LOT 13, AND THE NORTH 117.07 FEET OF THE SOUTH 147.07 FEET LYING WEST OF LOT 13 AND THE NORTH 12.75 OF THE SOUTH 159.82, OF THE WEST 30 FEET OF S.W. 9TH AVENUE LYING WEST OF LOT 13, ALL IN BLOCK 12, OF THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LYING AND BEING IN THE CITY OF POMPANO BEACH, FLORIDA.

AKA: Area lying to the east of the I-95 wall north of intersection of SW 9th & SW 8th Street

STAFF CONTACT: Maggie Barszewski (954)786-7921

2. ROYAL PALM BUSINESS CENTER / NW 15 AVE RIGHT-OF-WAY ABANDONMENT

Planning and Zoning #16-1800004

Consideration of the request by **JAMES M. MCLAUGHLIN JR.** on behalf of **ROYAL PALM BUSINESS CENTER LLC** to abandon a .6348 acre portion of NW 15th Avenue located between NW 6th Street and NW 3rd Street. The paved portion of this area is approximately 400 feet in length and 50 feet in width and dead-ends into the unimproved portion of the property which is approximately 510 feet in length and 15 feet in width. The property is legally described as follows:

ALL OF N.W. 15TH AVENUE (ELEANOR AVENUE - PLAT) BETWEEN N.W. 6TH STREET (HARDY ROAD - PLAT) AND N.W. 3RD STREET

(PEARL ROAD - PLAT), AS SHOWN ON SEABOARD HIGHLANDS ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 BROWARD COUNTY FLORIDA, BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE EAST LINE OF LOT 1 TO 20, BLOCK 2, OF SAID SEABOARD HIGHLANDS ADDITION; BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 20 OF SAID BLOCK 2; BOUNDED ON THE EAST, BY A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 2, BEING THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 34; AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, OF SAID BLOCK 2.

AKA: Right-of-Way easement at N.W. 15th Avenue between NW 3rd and NW 6th Street

STAFF CONTACT: Maggie Barszewski (954)786-7921

I. SITE PLAN REVIEWS

**3. IDP DEVELOPMENT LLC / VILLAS AT POMPANO BEACH
Planning and Zoning #16-12000020
Planning and Zoning #16-16500001**

The property is located at the northeast corner of S. Riverside Drive and SE 8th Street, legally defined as follows:

LOTS 6, 7, 8 AND 9, BLOCK 2 OF "LAKESIDE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 3203, 3205, 3209 SE 8 Street and 708 S Riverside Drive.

ZONED: RM-20 (Multiple-family Residence 20)

STAFF CONTACT: Jae Eun Kim (954) 545-7778

The Applicant has requested for the item to be tabled to the November 16, 2016 meeting.

**4. STATE OF FLORIDA DEPARTMENT OF AGRICULTURE /
POMPANO FARMERS MARKET LAB AND TENANT BUILDING
Planning and Zoning #16-12000047**

Consideration of the MAJOR SITE PLAN submitted by **JORGE A. GUTIERREZ** on behalf of **STATE OF FLORIDA DEPARTMENT OF AGRICULTURE** in order in order to construct two buildings. The first building will be a petroleum testing laboratory of 5,472 square feet, and the

second building will be additional tenant space of 6,778 square feet for a total of 12,250 square feet, located on the existing Pompano Farmers Market site. The total building foot print will be 163,785 sq. ft. on an 884,682 square foot (20.3 acre) site (18.5% lot coverage). The project is located on the north side of W Atlantic Blvd and the south side of Hammondville Rd, between N Andrews Ave and I-95, legally defined as follows:

BEGINNING AT A POINT ON THE SOUTH SECTION LINE 1,238.08 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND RUNNING THENCE NORTH, PARALLEL WITH THE EAST BOUNDARY LINE OF THE SOUTHWEST QUARTER (S.W. ¼) OF THE SOUTHEAST QUARTER (S.E. ¼), A DISTANCE OF 1,353.30 FEET TO A POINT; THENCE WEST A DISTANCE OF 669.50 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY LINE OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), A DISTANCE OF 1,335.70 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE EAST ALONG SAID SOUTH SECTION LINE, A DISTANCE OF 669.04 FEET TO THE POINT OF BEGINNING, ALSO A STREET OR ROAD RIGHT-OF-WAY 300.00 FEET WIDE, THE CENTERLINE OF WHICH BEGINS AT THE MID POINT OF THE NORTH BOUNDARY LINE OF THE ABOVE-DESCRIBED TRACTS BEING AND ARE LOCATED IN SECTION THIRTY-FOUR (34), TOWNSHIP FORTY-EIGHT (48) SOUTH, RANGE FORTY-TWO (42) EAST, SITUATED IN BROWARD COUNTY, STATE OF FLORIDA.

AKA: 1255 W. Atlantic Blvd.
ZONED: General Industrial (I-1)
STAFF CONTACT: Pamela Stanton (954) 786-5561

5. POMPANO PLACE, LLC/ PURE RESIDENCE
Planning and Zoning #15-1200059

Consideration of the MAJOR SITE PLAN submitted by **RICHARD BERRIE** on behalf of **POMPANO CITY PLACE, LLC** in order to construct a seventeen-story extended stay hotel with 187 apartment-style suites. The project includes ground-floor retail and associated parking and landscaping. Proposed development also includes a public courtyard, thereby allowing lot coverage to exceed otherwise applicable maximum lot coverage standards by up to 20% in the Atlantic Boulevard Overlay District (AOD). The property is located on the east side of Hibiscus Avenue between SE 1st Street and SE 2nd Street, legally defined as follows:

LOTS 5,6,7,8, AND 9, LESS THE SOUTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 9, TOGETHER WITH LOTS 10, 11, 12 AND 13, LESS THE NORTH 5.0 FEET THEREOF; ALSO LESS THE WEST 5.0 FEET OF LOT 10, ALL IN BLOCK 8 OF POMPANO BEACH BLOUNT BROS. REALTY CO.S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS REQUIRED IN PLAT BOOK 2, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 3300 S.E. 1ST Street
ZONED: General Business (B-3) / Atlantic Overlay District (AOD)
STAFF CONTACT: Scott Reale (954) 786-4667

**6. INDUSTRIAL DEVELOPMENTS INTERNATIONAL LLC / ROCK LAKE BUSINESS CENTER
Planning and Zoning #16-12000049**

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL GAI** on behalf of **INDUSTRIAL DEVELOPMENTS INTERNATIONAL LLC** in order to construct an industrial warehouse development and related site improvements. The project consists of four principal buildings and includes associated parking, loading docks and landscaping. The site is presently undeveloped. The overall building foot print will be 495,467 sq. ft. on a 1,532,453 square foot (35.18 acres) site (32.3% lot coverage). The property is located at the west end (cul-de-sac) of NW 33 St, adjacent to the Florida Turnpike, south of Sample Rd., legally defined as follows:

LOT 2 OF DEVCON OFFICE SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THEREFROM THE SOUTH TWO ACRES, MORE PARTICULARLY DESCRIBED AS THE SOUTH 316.66 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF).

AKA: 3300 NW 31ST Avenue
ZONED: General Industrial (I-1)
STAFF CONTACT: Pamela Stanton (954) 786-5561

J. AUDIENCE TO BE HEARD

K. BOARD MEMBERS DISCUSSION

L. REPORTS BY STAFF

M. ADJOURNMENT