



CITY OF POMPANO BEACH
FLORIDA

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PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

November 16th, 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:

Tobi Aycock
Joan Kovac
Dwight Evans
Fred Stacer
Jerry Mills
Richard Klosiewicz
Jeff Torrey

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on October 26th, 2016.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PROPOSED PLATS

**1. LORD CORPORATION / 1570 SW 13 COURT PLAT
Planning and Zoning #16-1400008**

Consideration of the proposed PLAT submitted by **WILSON E. WAY** on behalf of **LORD CORPORATION**. The proposed 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, legally described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID SE 1/4 OF THE SE 1/4, AT A POINT 50.04 FEET EAST OF THE SOUTHWEST CORNER OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, THENCE RUN NORTH 00°07'20" WEST (ON ASSUMED BEARING) ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, FOR A DISTANCE OF 587.32 FEET TO A POINT OF INTERSECTION WITH A LINE 924.05 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUN SOUTH 87°58'24" EAST 370.26 FEET; THENCE RUN SOUTH 00°07'20" EAST 589.04 FEET, TO THE SOUTH LINE OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4; THENCE RUN NORTH 87°42'27" WEST 370.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 5.00 ACRES, 217,631 SQUARE FEET, MORE OR LESS.

AKA: 1570 SW 13th Court

ZONED: General Industrial (I-1)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

**2. CITY OF POMPANO BEACH / FIRE STATION 52 PLAT
Planning and Zoning #16-1400010**

Consideration of the proposed PLAT submitted by **MIKE VONDER MEULEN** on behalf of the **CITY OF POMPANO BEACH**. The proposed plat is restricted to 20,000 square feet Fire Station. The site area is approximately 47,610 square feet or 1.093 gross acres. It is generally located 285 feet south of West Atlantic Blvd, on the east side of SW 27th Avenue at 10 SW 27th Avenue, legally described as follows:

A PORTION OF THE WEST ONE-HALF (W 1/2) OF GOVERNMENT LOT 1 (ONE), SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "C", LOEHMANN'S PLAZA AT PALM AIRE ADD'N II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02° 15' 30" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID GOVERNMENT LOT 1, ALSO BEING THE EASTERLY LINE OF TRACT "E", PALM-AIRE MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 238.05 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "A", REGION ATLANTIC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST AND EASTERLY LINE SOUTH 88° 56' 51" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 200.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6021, PAGE 485 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02° 15' 30" EAST, ALONG A SAID EAST LINE BEING 200.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES. AND PARALLEL TO AFORESAID EAST LINE OF THE WEST ONE-HALF (W. 1 /2) OF GOVERNMENT LOT 1 (ONE), A DISTANCE OF 238.05 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "C" AND IT'S WESTERLY EXTENSION; THENCE DEPARTING SAID EAST LINE, NORTH 88° 56' 51" EAST, ALONG SAID NORTH LINE AND IT'S WESTERLY EXTENSION, 200.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 47,610 SQUARE FEET OR 1.093 ACRES MORE OR LESS.

AKA: 10 SW 27th Avenue
ZONED: Community Business (B-2)
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

G. SITE PLAN REVIEWS

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

Consideration of the MAJOR SITE PLAN submitted by **GUSTAVO J. CARBONELL** on behalf of **IDP DEVELOPMENT LLC** in order in order to construct 20 three-story townhouse units, with a swimming pool and associated site improvements. The lot coverage proposed under this application is 46.1% for 23,924 square feet of the building area on a

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // lb

51,873 square foot (1.19 acre) site. In conjunction with the site plan, the applicant requested the Planning & Zoning Board (P&Z) to consider approval of the Minor Administrative Adjustment. Applicant is requesting Minor Administrative Adjustment approval from the provisions of section 155.5102.D.1, in order to provide 42 off-street parking spaces on site, rather than 44 off-street parking spaces as required for 20 townhouse units, a 5% reduction. The maximum allowable minor administrative adjustment for this standard is 10%. 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

Note: At the October 26th meeting, the applicant requested these items to be tabled until the November 16th meeting.

H. AUDIENCE TO BE HEARD

I. BOARD MEMBERS DISCUSSION

J. REPORTS BY STAFF

K. ADJOURNMENT