



CITY OF POMPANO BEACH
FLORIDA

CITY HALL OFFICES:

100 W. Atlantic Boulevard
Pompano Beach, Florida
PHONE: (954) 786-5554

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

April 26th, 2017
Wednesday

City Commission Chambers

6:00 P.M.

AGENDA

A. Call to order by the Vice Chairman of the Board, Ms. Joan Kovac.

B. ROLL CALL:

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

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on March 22nd, 2017.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PUBLIC HEARINGS

1. GC HILLSBORO SHORES LLC / HILLSBORO SHORES – LAND USE PLAN AMENDMENT
Planning and Zoning #15-92000004

Consideration of the proposed LAND USE PLAN AMENDMENT request by **BONNIE MISKEL** on behalf of **GC HILLSBORO SHORES LLC** for a change in the future land use designation of a 4.2079 gross-acre property. Currently the property has a Commercial (C) Future Land Use designation. The Applicant is requesting a change in land use to “Dashed Line” Land Use Category with a Maximum of 122 Residential Units. The subject property is located at 2507 N. Ocean Blvd and 2629 N. Riverside Drive, more specifically described as follows:

LOTS 14 AND 15, BLOCK 19, OF "HILLSBORO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 60 FEET OF SAID LOT 14. TOGETHER WITH:

LOTS 19, 20, 21, 22 AND 23, BLOCK 20, OF "HILLSBORO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH:

THAT PORTION OF NORTH RIVERSIDE DRIVE RIGHT-OF-WAY BEING LOCATED WITHIN "HILLSBORO SHORES SECTION "B", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN THE APPLICATION ON FILE AT THE DEVELOPMENT SERVICES DEPARTMENT.

AKA: 2507 N Ocean Blvd and 2629 N Riverside Drive
FROM: C (Commercial)
TO: “Dashed Line” Land Use Category with a Maximum of 122 Residential Units
STAFF CONTACT: Maggie Barszewski (954) 786-7921

This item was postponed at the March 22, 2017 Planning and Zoning Board meeting to the April 26, 2017 Planning and Zoning Board meeting.

2. GC HILLSBORO SHORES LLC / HILLSBORO SHORES – REZONING
Planning and Zoning #16-13000003

Consideration of the request by **BONNIE MISKEL** on behalf of **GC HILLSBORO SHORES LLC** to rezone the property from B-3 (General

Business) to PDI (Planned Development Infill). The property is legally described as follows:

LOTS 14 AND 15, BLOCK 19, OF "HILLSBORO SHORES SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 60 FEET OF SAID LOT 14. TOGETHER WITH:

LOTS 19, 20, 21, 22 AND 23, BLOCK 20, OF "HILLSBORO SHORES SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH:

THAT PORTION OF NORTH RIVERSIDE DRIVE RIGHT-OF-WAY BEING LOCATED WITHIN "HILLSBORO SHORES SECTION "B"", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 20, OF THE AFOREMENTIONED "HILLSBORO SHORES SECTION "B"", THENCE SOUTH 76°49'08" WEST (BASIS OF BEARING), ALONG THE SOUTH LINE OF THE AFOREMENTIONED BLOCK 20, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, A DISTANCE OF 53.12 FEET TO THE POINT OF BEGINNING, ALSO BEING THE POINT OF CURVATURE OF A 75.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 117.81 FEET TO THE POINT OF CUSP OF A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE OF SAID POINT BEARS NORTH 76°49'08" EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°49'08" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, ALSO BEING THE NORTH LINE OF BLOCK 19, A DISTANCE OF 245.52 FEET; THENCE NORTH 23°29'23" WEST, A DISTANCE OF 0.75 FEET TO THE POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°41'29", FOR AN ARC DISTANCE OF 83.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED NORTH RIVERSIDE DRIVE, ALSO BEING THE SOUTH LINE OF THE AFOREMENTIONED BLOCK 20; THENCE NORTH 76°49'08" EAST, ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY LINE, A DISTANCE OF 404.69 FEET TO THE POINT OF BEGINNING. THE SITE CONTAINS 108,656 SQUARE FEET (2.4944 ACRES NET).

AKA: 2507 N Ocean Blvd and 2629 N Riverside Drive

ZONED: B-3 (General Business)

TO: PDI (Planned Development Infill)

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

3. 1380 S OCEAN BOULEVARD FL, LLC / 1380 S OCEAN BOULEVARD

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. // ME

Planning and Zoning #16-1300005

Consideration of the request by **STEPHANIE J. TOOTHAKER** on behalf of the **1380 S OCEAN BOULEVARD FL, LLC** to rezone the property from RM-45/HR (Multiple-Family Residence 45 High-Rise Overlay District) to PCD (Planned Commercial/Industrial District). The property is legally described as follows:

PARCEL "A" AND PARCEL "B" OF BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALONG WITH

A PORTION OF THE EAST ONE-HALF OF SPANISH RIVER (100 FOOT RIGHT-OF-WAY) IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE WEST BY THE CENTERLINE OF SAID SPANISH RIVER; ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTHLINE OF PARCEL "B", BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF SAID PARCEL "B" AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "B".

AKA: 1380 S Ocean Boulevard

ZONED: RM-45/HR (Multiple-Family Residence 45 High-Rise Overlay District)

TO: PCD (Planned Commercial/Industrial District)

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

This item was postponed at the March 22, 2017 Planning and Zoning Board meeting to the April 26, 2017 Planning and Zoning Board meeting.

4. HABITAT FOR HUMANITY OF BROWARD, INC. / ABYSSINIAN HABITAT - REZONING
Planning and Zoning #15-1300011

Consideration of the request by **JAY HUEBNER** on behalf of **HABITAT FOR HUMANITY OF BROWARD, INC.** to modify the RPUD that was recommended for approval at the August 24, 2016 Planning and Zoning Board meeting. The primary modification of the RPUD rezoning is the relocation of the park to the northeast corner of the site in order to allow easier access to the neighboring communities. The requested rezoning remains as presented in the August 2016 Planning and Zoning Board meeting; a 9.035 net acre property from RM-12 (Multiple-Family Residence) to RPUD (Residential Planned Unit Development) in order to

construct 77 homes (42 single-family homes and 35 zero-lot-line homes). The subject sites are located at the southwest corner of NW 15 Street and NW 6 Avenue. The property is legally described as follows:

PARCEL "A" **ABYSSINIAN BAPTIST CHURCH OF CHRIST**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

AKA: Southwest corner of NW 6th Avenue and NW 15th Street

ZONED: RM-12 (Multiple Family Residence 12)

TO: RPUD (Residential Planned Unit Development)

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

5. PARTNERS PREFERRED YIELD II, INC. / PUBLIC STORAGE
Planning and Zoning #17-1300001

Consideration of the request by **JAMES KAHN** on behalf of the **PARTNERS PREFERRED YIELD II, INC.** to rezone the property from I-1/PCD (Planned Commercial/Industrial District) to I-1 (General Industrial). The property is legally described as follows:

ALL OF TRACT A, F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A OF SAID F.F. MINIONE; THENCE NORTH 88°10'14" EAST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 229.74 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1, "WHISPERING PINES ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 77, ON PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 01°22'11" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID F.F. MINIONE, ALSO BEING THE NORTH LINE OF SAID "WHISPERING PINES ADDITION" AND THE NORTH LINE OF PARCEL "A", KAFIN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, ON PAGE 60 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°10'14" WEST ALONG SAID NORTH LINES, A DISTANCE OF 229.75 FEET TO THE SOUTHWEST CORNER OF SAID F.F. MINIONE; THENCE NORTH 01°21'14" WEST ALONG THE WEST LINE OF SAID F.F. MINIONE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 189,199 SQUARE FEET (4.34 ACRES) MORE OR LESS.

AKA: 1600 NW 36 Street

ZONED: I-1/PCD (General Industrial/ Planned Commercial/Industrial District)

TO: I-1 (General Industrial)

STAFF CONTACT: Maggie Barszewski (954) 786-7921

6. ROYAL PALM BUSINESS CENTER / NW 15 AVE RIGHT-OF-WAY ABANDONMENT
Planning and Zoning #16-18000004

Consideration of the request by **JAMES M. MCLAUGHLIN JR.** on behalf of **ROYAL PALM BUSINESS CENTER LLC** to abandon a 0.63 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

Note: This item was postponed at the February 22, 2017 Planning and Zoning Board meeting, date certain to April 26, 2017.

7. **S&M DISTRIBUTION CENTER INC.; CRUM, J M EXEC PRIDEMORE, T S & P ETAL; CSX TRANSPORTATION INC.; JOHNSON, THELMA, FARRIS, SHIRLEY J PRIDEMORE, T S; AND CRUM, J M EXEC JONES, ITENE & PRIDEMORE, T S & P / WAWA – ALLOCATION OF COMMERCIAL FLEX**
Planning and Zoning #16-05000004

Consideration of the FLEX UNIT REQUEST submitted by **SCOTT BACKMAN** on behalf of **S&M DISTRIBUTION CENTER INC.; CRUM, J M EXEC PRIDEMORE, T S & P ETAL; CSX TRANSPORTATION INC.; JOHNSON, THELMA, FARRIS, SHIRLEY J PRIDEMORE, T S; AND CRUM, J M EXEC JONES, ITENE & PRIDEMORE, T S & P** to request Commercial Land Use to be located on property that has an Industrial (I) Land Use. The developer wishes to construct a +/-6,119 square foot convenience store in conjunction with 16 fueling stations. The property is located along N. Andrews Avenue and W. Atlantic Boulevard, adjacent to I-95, and separated from residential uses by the CSX railroad. The subject site is legally described as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE, N00°20'21"W, A DISTANCE OF 87.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2510; THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) 27.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55,366.58 FEET AND CENTRAL ANGLE OF 00°01'44" (CHORD BEARING N89°35'05"E, A DISTANCE OF 27.97 FEET); (2) N01°10'04"W, A DISTANCE OF 22.71 FEET; (3) N88°49'56"E, A DISTANCE OF 263.08 FEET FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N01°30'30"W, A DISTANCE OF 324.87 FEET; THENCE, N88°29'30"E, A DISTANCE OF 246.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86000-2610; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S10°06'42"W, A DISTANCE OF 23.62 FEET; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 275.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,035.50 FEET AND CENTRAL ANGLE OF 07°45'48" (CHORD BEARING S07°12'09"E, A DISTANCE OF 275.59 FEET) TO THE

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NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) S89°01'53"W, A DISTANCE OF 43.86 FEET; (2) S00°58'07"E, A DISTANCE OF 29.25 FEET; (3) S88°49'56"W, A DISTANCE OF 224.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,031 SQUARE FEET OR 1.860 ACRES, MORE OR LESS.

AKA: 1291 W Atlantic Boulevard
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale (954) 786-4667

G. SITE PLAN REVIEWS

8. CITY OF POMPANO BEACH / KESTER FIELD CONCESSION BUILDING AND RESTROOM RENOVATIONS
Planning and Zoning #16-12000061

Consideration of the MAJOR SITE PLAN submitted by **TUAN PHAM** on behalf of the **CITY OF POMPANO BEACH** in order to construct a new 970 square foot restroom building and an upgraded concession including a covered patio for seating, an office area, and storage room. The overall lot coverage for the entire site including the proposed building is 1.2% for 4,365 sq. ft. of building area on a 365,416 square foot (8.39 acre) site. The property is located on the northwest corner of NE 4 Street and NE 9 Avenue, legally defined as follows:

SOUTHEAST ONE-QUARTER (SE 1/4) OF THE
NORTHWEST ONE-QUARTER (NE 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF
SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST

AKA: 801 NE 4th Street
ZONED: PR (Parks and Recreation)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

9. CITY OF POMPANO BEACH / ALVIN'S ISLAND AT POMPANO BEACH (R1)
Planning and Zoning #17-12000006

Consideration of the MAJOR SITE PLAN submitted by **TIMOTHY L. HERNANDEZ** on behalf of the **CITY OF POMPANO BEACH** in order to construct a new one-story retail building. This site plan is a part of a larger master plan for the beach and pier, which includes a parking garage, retail and restaurant space west of Pompano Beach Blvd, and between NE 3rd Street and NE 2nd Street. This application is referred to as "Parcel R1," which is based on a labeling convention shown on a phasing plan submitted with the rezoning. The proposed retail building on R-1 has a

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building footprint of 6,586 square feet on an 181,574 square foot (4.168 acre) site (3.6% lot coverage). The property is located west of Pompano Beach Blvd, between NE 3rd Street and NE 2nd Street, legally defined as follows:

THAT PORTION OF BLOCK 8, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;
THENCE NORTH 09°09'21" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 369.46 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 80° 50' 39" WEST, A DISTANCE OF 77. 19 FEET;
THENCE NORTH 09°09'21" EAST, A DISTANCE OF 124.66 FEET TO THE NORTH LINE OF SAID BLOCK 8;
THENCE NORTH 88°57'35" EAST ALONG SAID NORTH LINE, A DISTANCE OF 78.43 FEET TO THE EAST LINE OF SAID BLOCK 8;
THENCE SOUTH 09°09'21" WEST ALONG SAID EAST LINE, A DISTANCE OF 138.54 FEET TO THE POINT OF BEGINNING.
LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 10,158 SQUARE FEET, MORE OR LESS.

AKA: 275-285 N Pompano Beach Boulevard
ZONED: PD-I (Planned Development-Infill)
STAFF CONTACT: Daniel Keester (954) 786-5541

10. CITY OF POMPANO BEACH / BURGERFI / TBD / KILWINS AT POMPANO BEACH (R2)
Planning and Zoning #17-12000007

Consideration of the MAJOR SITE PLAN submitted by **TIMOTHY L. HERNANDEZ** on behalf of the **CITY OF POMPANO BEACH** in order to construct a new one-story retail building. This site plan is a part of a larger master plan for the beach and pier, which includes a parking garage, retail and restaurant space west of Pompano Beach Blvd, and between NE 3rd Street and NE 2nd Street. This application is referred to as "Parcel R2," which is based on a labeling convention shown on a phasing plan submitted with the rezoning. The proposed retail building on R-2 has a building footprint of 5,200 square feet on an 181,574 square foot (4.168 acre) site (2.86% lot coverage). The property is located west of Pompano Beach Blvd, between NE 3rd Street and NE 2nd Street, legally defined as follows:

THAT PORTION OF BLOCK 8, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;
THENCE NORTH 09°09'21" EAST ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 213. 32 FEET TO THE POINT OF BEGINNING;

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. // ME

THENCE NORTH 80° 50' 39" WEST, A DISTANCE OF 77. 19 FEET;
THENCE NORTH 09°09'21" EAST, A DISTANCE OF 146. 13 FEET;
THENCE SOUTH 80°50'39" EAST, A DISTANCE OF 77. 19 FEET TO THE
EAST LINE OF SAID BLOCK 8;
THENCE SOUTH 09° 09' 21" WEST ALONG SAID EAST LINE, A
DISTANCE OF 146. 13 FEET TO THE POINT OF BEGINNING.
LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA. CONTAINING 11,280 SQUARE FEET, MORE OR LESS.

AKA: 245-255 N Pompano Beach Boulevard
ZONED: PD-I (Planned Development-Infill)
STAFF CONTACT: Daniel Keester (954) 786-5541

**11. HABITAT FOR HUMANITY OF BROWARD, INC. / HABITAT
ABYSSINIAN – REVISED SITE PLAN**
Planning and Zoning #15-1200033

Consideration of the MAJOR SITE PLAN submitted by **PERRY ECTON** on behalf of **HABITAT FOR HUMANITY OF BROWARD, INC.** in order to modify a previously approved Major Site Plan. The Major Site Plan obtained approval from the Planning and Zoning Board on October 28th, 2016 in order to construct 77 homes with associated streets and public parks. The project is currently in the process of rezoning from RM-12 (Multi-Family Residential 12) to RPUD (Residential Planned Unit Development). This rezoning obtained a recommendation from the Planning and Zoning Board on August 24, 2016. The revision to the rezoning is also being presented to this month P&Z Board meeting. The proposed modification of the Major Site Plan relocates the park in the northeast corner of the site to allow easier access to the neighboring communities. The property is located at the southwest corner of NW 6th Avenue and NW 15th Street, legally defined in as follows:

PARCEL "A" **ABYSSINIAN BAPTIST CHURCH OF CHRIST**,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY
FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ LYING
WEST OF AND ADJACENT TO NW 6TH AVENUE, LESS THE F.E.C.
RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35
FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF
NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE
42 EAST, BROWARD COUNTY, FLORIDA;

AND

THE EAST 100 FEET OF THE E ½ OF THE NE ¼ OF THE NW ¼ OF THE
NW ¼, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST
RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF,
DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY,
FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AKA: Southwest corner of NW 6th Avenue and NW 15th Street
ZONED: RM-12 (Multiple-family Residence 12)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

12. PARTNERS PREFERRED YIELD II, INC. / PUBLIC STORAGE
Planning and Zoning #17-12000004

Consideration of the MAJOR SITE PLAN submitted by **JAMES KAHN** on behalf of **PARTNERS PREFERRED YIELD II, INC.** in order to construct a three-story self-storage building and related site improvements on an existing development site with five existing one-story self-storage buildings. The project consists of a 31,035 square-foot building, combined with 67,466 square feet of the five existing buildings for an overall building foot print of 98,501 square feet on a 189,199 square-foot (4.34 acres) site (52% lot coverage). The site is currently under rezoning from I-1/PCD (General Industrial/Planned Commercial Development) to I-1. The project is located on the south side of Sample Road, east of N Andrews Ave, legally defined as follows:

ALL OF TRACT A, F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF F.F. MINIONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, ON PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A OF SAID F.F. MINIONE; THENCE NORTH 88°10'14" EAST ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 229.74 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG A LINE BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1, "WHISPERING PINES ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, ON PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 01°22'11" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID F.F. MINIONE, ALSO BEING THE NORTH LINE OF SAID "WHISPERING PINES ADDITION" AND THE NORTH LINE OF PARCEL "A", KAFIN PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, ON PAGE 60 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°10'14" WEST ALONG SAID NORTH LINES, A DISTANCE OF 229.75 FEET TO THE SOUTHWEST CORNER OF SAID F.F. MINIONE; THENCE NORTH 01°21'14" WEST ALONG THE WEST LINE OF SAID F.F. MINIONE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 189,199 SQUARE FEET (4.34 ACRES) MORE OR LESS.

AKA: 1600 W Sample Road
ZONED: I-1/PCD (General Industrial/Planned Commercial/Industrial District)
STAFF CONTACT: Pamela Stanton (954) 786-5561

13. MCNAB GROVES, INC. / CUBESMART
Planning and Zoning #16-12000045

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL VONDER MEULEN** on behalf of **MCNAB GROVES, INC.** in order to construct a 117,079 square foot commercial project featuring a storage/restaurant/retail facility. The project will have 841 climate controlled storage units, 1,220 square feet of office space, 7 bays of retail and restaurant uses (7,929 square feet), parking, and site landscape. The property is in the process of rezoning from B-3 (General Business) to PCD (Planned Commercial/Industrial District). The rezoning received the first hearing by the City Commission on April 11, 2017. The property is currently vacant. The total lot coverage of the site is 24,337 square feet on a 74,365 square foot (1.71 acre) site (32.7% lot coverage). The property is located south of McNab Road and west of Federal Highway, legally defined as follows:

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 5.00 FEET THEREOF.

AKA: 950 E McNab Road
ZONED: B-3 (General Business)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

14. S&M DISTRIBUTION CENTER INC.; CRUM, J M EXEC PRIDEMORE, T S & P ETAL; CSX TRANSPORTATION INC.; JOHNSON, THELMA, FARRIS, SHIRLEY J PRIDEMORE, T S; AND CRUM, J M EXEC JONES, ITENE & PRIDEMORE, T S & P / WAWA
Planning and Zoning #16-12000042

Consideration of the MAJOR SITE PLAN submitted by **SCOTT BACKMAN** on behalf of **S&M DISTRIBUTION CENTER INC.; CRUM, J M EXEC PRIDEMORE, T S & P ETAL; CSX TRANSPORTATION INC.; JOHNSON, THELMA, FARRIS, SHIRLEY J PRIDEMORE, T S; AND CRUM, J M EXEC JONES, ITENE & PRIDEMORE, T S & P** in order to construct a 6,119 sq. ft. convenience store along with sixteen fueling stations located under 6,600 sq. ft. of canopy area. Proposed development includes an outdoor seating area, parking, and associated landscaping. The subject property, currently

vacant, is located within the Atlantic Boulevard Corridor Study Transformation Plan's Pompano Tech district. The total building footprint (including covered canopy area) is 12,719 sq. ft. on an 80,505 sq. ft. (1.85 acres) site (15.8% lot coverage). The property is located at the northwest corner of West Atlantic Boulevard and North Andrews Avenue, legally defined as follows:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE, N00°20'21"W, A DISTANCE OF 87.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2510; THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) 27.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55,366.58 FEET AND CENTRAL ANGLE OF 00°01'44" (CHORD BEARING N89°35'05"E, A DISTANCE OF 27.97 FEET); (2) N01°10'04"W, A DISTANCE OF 22.71 FEET; (3) N88°49'56"E, A DISTANCE OF 263.08 FEET FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N01°30'30"W, A DISTANCE OF 324.87 FEET; THENCE, N88°29'30"E, A DISTANCE OF 246.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86000-2610; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, S10°06'42"W, A DISTANCE OF 23.62 FEET; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 275.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,035.50 FEET AND CENTRAL ANGLE OF 07°45'48" (CHORD BEARING S07°12'09"E, A DISTANCE OF 275.59 FEET) TO THE NORTH RIGHT-OF-WAY LINE OF SAID WEST ATLANTIC BOULEVARD; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) S89°01'53"W, A DISTANCE OF 43.86 FEET; (2) S00°58'07"E, A DISTANCE OF 29.25 FEET; (3) S88°49'56"W, A DISTANCE OF 224.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,031 SQUARE FEET OR 1.860 ACRES, MORE OR LESS.

AKA: 1291 W Atlantic Boulevard
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale (954) 786-4667

H. OTHER BUSINESS

15. Lambert Report Presentation

Paul Lambert will give the Board a presentation on the Lambert Report.

16. Chapter 155 Text Amendments, Air Park Overlay

Staff is recommending approval of the text amendments to the Zoning Code in regards to the Air Park Overlay.

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. // ME

- I. **AUDIENCE TO BE HEARD**

- J. **BOARD MEMBERS DISCUSSION**

- K. **REPORTS BY STAFF**

- L. **ADJOURNMENT**

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. // ME