



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

May 24th, 2017
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:

Fred Stacer
Joan Kovac
Dwight Evans
Richard Klosiewicz
Jeff Torrey
Tony Hill
Walter Syrek *for Jerry Mills*

C. MOMENT OF SILENCE

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on April 26th, 2017.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

F. PROPOSED PLATS

**1. WISH WASH 6, LLC / INTERPLAN-POMPANO PLAT
Planning and Zoning #16-14000014**

Consideration of the proposed PLAT submitted by **JANE STORMS** on behalf of **WISH WASH 6, LLC**. The plat will be restricted to a convenience store with 12 fueling stations. The site area is approximately 44,898 square feet or 1.0307 acres. The property is currently owned by Wish Wash 6, LLC and has a gas station & car repair business located on it. The subject property is located at 1480-1490 S. Powerline Road, more specifically described as follows:

PARCEL 1:

THE NORTH 240 FEET OF THE SOUTH 293 FEET OF THE EAST 157.5 FEET OF THE WEST 190.5 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THE WEST 50.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 7117, PAGE 441 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46). LYING SOUTH OF SAID PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 49 SOUTH. RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3. A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 240.00 FEET OF THE SOUTH 293.00 FEET OF THE EAST 97.50 FEET OF THE WEST 288.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE

SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46) LYING SOUTH OF SAID PROPERTY.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

AKA: 1480-1490 S. Powerline Road

ZONED: Heavy Business (B-4)

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

2. HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH /
BLANCHE ELY PLAT
Planning and Zoning #17-14000003

Consideration of the proposed PLAT submitted by **MIKE VONDER MEULEN** on behalf of the **HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH**. The proposed plat is restricted to 102 Duplex units. The site area is approximately 855,815 square feet or 19.647 acres. It is generally located on both the east and west side of NW 6th Avenue, north of NW 16th St. The owner of the property, the Pompano Beach Housing Authority, desires to plat the property in order to prepare it for the development of 102 duplex units. The subject property is located at 1610 NW 6 Avenue, more specifically described as follows:

ALL OF THE SOUTHEAST ONE-QUARTER (S.E.1/4), OF THE NORTHWEST ONE-QUARTER (N.W.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE SOUTHWEST ONE-QUARTER (S.W.1/4), OF THE NORTHEAST ONE-QUARTER (N.E.1/4), OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167 AND OFFICIAL RECORDS BOOK 3069, ON PAGE 137, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 855,815 SQUARE FEET (19.647 ACRES) MORE OR LESS.

AKA: 1610 NW 6 Avenue

ZONED: Two-Family Residence (RD-1)

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

G. ZONING MAP AMENDMENTS

**3. PALM AIRE GROUP, LLC / POMPANO HEALTH PARK REZONING
Planning and Zoning #16-13000006**

Consideration of the request by **SHALINA JAFFER** on behalf of **PALM AIRE GROUP, LLC** to rezone the property from B-2 (Community Business) to B-3 (General Business). The subject property is located at 20 SW 27 Avenue, more specifically described as follows:

PARCEL C OF LOEHMANN'S PLAZA AT PALM-AIRE ADDITION II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE(S) 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 20 SW 27 Avenue

ZONED: B-2 (Community Business)

TO: B-3 (General Business)

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

The following item was postponed at the April 26, 2017 Planning and Zoning Board meeting to the May 24, 2017 Planning and Zoning Board meeting.

**4. 1380 S OCEAN BOULEVARD FL, LLC / 1380 S OCEAN BOULEVARD
Planning and Zoning #16-13000005**

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

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

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

H. ADMINISTRATIVE ADJUSTMENTS

**5. CITY OF POMPANO BEACH / POMPANO BEACH FIRE STATION 24 MAJOR ADMINISTRATIVE ADJUSTMENT
Planning and Zoning #17-16500003**

Consideration of the MAJOR ADMINISTRATIVE ADJUSTMENT submitted by **JOSE AGUILA** on behalf of the **CITY OF POMPANO BEACH**. The applicant is requesting relief from the provisions of Section 155.5102.D.I. Minimum Number Of Off-Street Parking Spaces, in order to provide 22 parking spaces, rather than require 33 parking spaces, a 33% reduction. The maximum allowable Major Administrative Adjustment for this standard is 40%. The property is located at 2001 NE 10 Street, legally defined as follows:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "G" POMPANO BEACH AIR PARK AND RECREATION FACILITES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID POINT ALSO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THRU SAID POINT BEARS NORTH 12°41'01" WEST); THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 10TH STREET AS SHOWN ON POMPANO

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

BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 29°13'00", AN ARC DISTANCE 238.39 FEET; THENCE NORTH 43°52'04" WEST DEPARTING SAID NORTH LINE, 152.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHWESTERLY, NORTHERLY AND 58.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 78°55'06", AN ARC DISTANCE OF 172.17 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PARCEL "G"; THENCE SOUTH 37°58'40" EAST, ALONG SAID WEST LINE 143.11 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 53,594 SQUARE FEET OF 1.23 ACRES MORE OR LESS.

AKA: 2001 NE 10 Street
ZONED: T (Transportation)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

I. SITE PLAN REVIEWS

**6. CITY OF POMPANO BEACH / POMPANO BEACH FIRE STATION 24
Planning and Zoning #17-1200005**

Consideration of the MAJOR SITE PLAN submitted by **JOSE AGUILA** on behalf of the **CITY OF POMPANO BEACH**, in order to construct a two story, 4 bay apparatus fire station along with new landscaping, 18 parking spaces for staff and 4 parking spaces for visitors. The overall lot coverage for the entire site is 25% for 13,465 square feet of building area on a 53,590 square foot (1.23 acre) site. In conjunction with the site plan, the applicant requested the Planning & Zoning Board consider approval of a Major Administrative Adjustment (PZ #17-16500003) for the reduction of required parking spaces. The property is located on the northwest corner of NE 10 Street and Country Club Road, legally defined as follows:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "G" POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID POINT ALSO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE THRU SAID POINT BEARS NORTH 12°41'01" WEST); THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 10TH STREET AS SHOWN ON POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, PLAT BOOK

149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 467.50 FEET, A CENTRAL ANGLE OF 29°13'00", AN ARC DISTANCE 238.39 FEET; THENCE NORTH 43°52'04" WEST DEPARTING SAID NORTH LINE, 152.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHWESTERLY, NORTHERLY AND 58.50 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 78°55'06", AN ARC DISTANCE OF 172.17 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PARCEL "G"; THENCE SOUTH 37°58'40" EAST, ALONG SAID WEST LINE 143.11 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 53,594 SQUARE FEET OF 1.23 ACRES MORE OR LESS.

AKA: 2001 NE 10 Street
ZONED: T (Transportation)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

**7. CITY OF POMPANO BEACH / POMPANO BEACH AQUATIC CENTER
 Planning and Zoning #17-12000017**

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL VONDER MEULEN** on behalf of the **CITY OF POMPANO BEACH** in order to construct a 2,937 square foot 2-story observation facility at the east side of the existing Community Park Aquatic Center pool deck. The ground floor will contain mechanical/electrical rooms and a stairway access to the observation deck. The second floor will have a grand room, and retail spaces with access from the pool deck. The proposed building has a building footprint of 2,310 square feet (0.05 acres) on a 71.08 acre site (0.0007% lot coverage). The project is located south of NE 10 Street and west of Federal Highway, legally defined as follows:

A PORTION OF PARCEL 'B' "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 1300 NE 10 Street
ZONED: CF (Community Facilities)
STAFF CONTACT: Pamela Stanton (954) 786-5561

**8. WISH WASH 6, LLC / 7-ELEVEN
 Planning and Zoning #16-12000060**

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

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL BRYAN** on behalf of **WISH WASH 6, LLC** in order to construct a 3,080 sq. ft. convenience store and twelve fueling stations located under 3,334 sq. ft. of canopy area. A 1,430 sq. ft. “tee canopy” physically connects the two structures. Proposed development includes an outdoor seating area, parking, and associated landscaping. The site currently contains a gas station and automotive repair facility, both of which will be demolished. The total building footprint (including covered canopy area) is 7,854 sq. ft. on a 50,446 sq. ft. (1.16 acres) site (15.6% lot coverage). The property is located at the northeast corner of S Powerline Road and W McNab Road, legally defined as follows:

PARCEL 1:

THE NORTH 240 FEET OF THE SOUTH 293 FEET OF THE EAST 157.5 FEET OF THE WEST 190.5 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THE WEST 50.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 7117, PAGE 441 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46). LYING SOUTH OF SAID PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 49 SOUTH. RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3. A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 240.00 FEET OF THE SOUTH 293.00 FEET OF THE EAST 97.50 FEET OF THE WEST 288.00 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-

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

QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF THE FOLLOWING DESCRIBED (PARCEL NO. 46) LYING SOUTH OF SAID PROPERTY.

A PORTION OF THE SOUTHWEST (BARTER OF SECTION 3. TOWNSHIP 49 SOUTH. RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 02°17'19" WEST, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.02 FEET; THENCE NORTH 89°21'11" EAST, ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 83.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE. A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

ADDITIONALLY TO BE PURCHASED:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 89°21'11" WEST ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3 FOR 288.12 FEET; THENCE NORTH 02°17'19" WEST 72.03 FEET TO THE NORTHEAST CORNER OF ROAD RIGHT-OF-WAY PARCEL 46, AS RECORDED IN OFFICIAL RECORDS BOOK 12651, PAGE 185 ALSO BEING THE NORTHWEST CORNER OF ROAD RIGHT-OF-WAY PARCEL 47, AS RECORDED IN OFFICIAL RECORDS BOOK 13293, PAGE 552, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WEST McNAB ROAD (SW 15TH STREET) AND THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE CONTINUE NORTH 02°17'19" WEST 70.00 FEET; THENCE NORTH 89°21'11" EAST 38.00 FEET; THENCE SOUTH 02°17'19" EAST 70.00 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF WEST McNAB ROAD (SW 15TH STREET); THENCE SOUTH 89°21'11" WEST ON SAID NORTH RIGHT-OF-WAY LINE 38.00 FEET TO THE POINT OF BEGINNING,

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 2,659 SQUARE FEET (0.0610 ACRES), MORE OR LESS.

AKA: 1480 s Powerline Road
ZONED: B-4 (Heavy Business)

STAFF CONTACT: Scott Reale (954) 786-4667

The following item was postponed at the April 26, 2017 Planning and Zoning Board meeting to the May 24, 2017 Planning and Zoning Board meeting.

**9. 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 rezoning of the property from B-3 (General Business) to PCD (Planned Commercial/Industrial District) received approval by the City Commission on April 25, 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: PCD (Planned Commercial/Industrial District)
STAFF CONTACT: Jae Eun Kim (954) 545-7778

**10. VGTAT PROPERTIES, LLC / FISCHER PANDA
 Planning and Zoning #17-12000002**

Consideration of the MAJOR SITE PLAN submitted by **KENNETH CARLSON** on behalf of **VGTAT PROPERTIES, LLC** in order to construct an office manufacturing facility consisting of 3,787 sq. ft. of office, 6,121 sq. ft. of light industrial, and 8,507 sq. ft. of warehouse, along with associated parking and landscaping. The site is currently vacant. The building footprint is 16,816 sq. ft. on a 61,771 sq. ft. (1.42 acres) site (27.2% lot coverage). The property is located on the west side of S Andrews Avenue (SW 12th Avenue) between Race Track Road (SW 3rd Street) and SW 6th Street, legally defined as follows:

PARCEL "A", HAAS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND

CONTAINING 61,771 SQUARE FEET OR 1.4181 ACRES, MORE OR LESS.

AKA: 351 S Andrews Ave (351 SW 12 Avenue)
ZONED: I-1 (General Industrial)
STAFF CONTACT: Scott Reale (954) 786-4667

J. OTHER BUSINESS

The following item was postponed at the April 26, 2017 Planning and Zoning Board meeting to the May 24, 2017 Planning and Zoning Board meeting.

11. Lambert Report Presentation

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

K. AUDIENCE TO BE HEARD

L. BOARD MEMBERS DISCUSSION

M. REPORTS BY STAFF

N. ADJOURNMENT