

mentioned all of the Chairmen that he has served with. He stated that even though the Board's decision is not always what he may want, he understands that every vote is important.

Mr. Stacer stated that he has worked with Mr. Bird for the majority of his 27 years. He thanked him for his service and commented that even when they had differences of opinion, Mr. Bird always made decisions that he felt were in the best interest of the City.

Mr. Bird introduced Mr. David Recor, who will be serving as the Acting Development Services Director.

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

City staff and members of the public testifying before the Board at the meeting were placed under oath by Matthew R. Edge, Zoning Technician and Notary Public in the State of Florida.

Agenda Modifications:

Mr. Stacer stated that the applicant for Item #1 has requested that Item #6 be taken out of order and heard after Item #1 as they are related items.

**MOTION** by Jerry Mills and seconded by Joan Kovac to move Item #6 to be heard after Item #1. All voted in favor of the above motion.

**F. PROPOSED PLATS**

*The following item was postponed at the May 24, 2017 Planning and Zoning Board meeting to the June 28, 2017 Planning and Zoning Board meeting.*

1.     **WISH WASH 6, LLC / INTERPLAN-POMPANO PLAT**  
**Planning and Zoning #16-1400014**

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.

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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

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 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

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Ms. Maggie Barszewski, Planner, presented herself to the Board. She stated that the proposed plat is restricted to a convenience store with 12 fueling stations, generally located on the northeast Corner of W. McNab Road & Powerline Road.

Staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old;
2. The FDOT Service Provider letters must be submitted to the Development Services Department;
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners

Ms. Barszewski stated that there have been two updates since the staff report was written: that the FDOT letter has been received and the access is now in compliance with the Zoning Code and will no longer require a variance.

The applicant did not wish to speak.

The Chairman opened the item to the public. Seeing that there was no one who wished to speak, the public hearing was closed.

**MOTION** was made by Tony Hill and second by Richard Klosiewicz to recommend approval of the plat PZ #16-14000014 subject to the three conditions of staff. All voted in favor of the motion; therefore, the motion passed.

2.     **HABITAT FOR HUMANITY OF BROWARD, INC. / RICK CASE**  
**HABITAT PLAT**  
**Planning and Zoning #17-1400004**

Consideration of the proposed PLAT submitted by **DONNA C. WEST** on behalf of the **HABITAT FOR HUMANITY OF BROWARD, INC.** The proposed plat is restricted to 77 Single Family units. The site area is approximately 9.97 gross acres. The owner of the property, Habitat for Humanity, Broward, Inc., desires to plat the property in order to prepare it for the development of 77 single family units. The subject property is located at the southwest corner of NW 15 Street and NW 6 Avenue, more specifically 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 1/4 OF THE NE 1/4 OF THE NW 1/4  
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-

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