

existing Vista BMW dealership) is currently under construction. There will be phasing as part of the redevelopment of this project so that the existing dealership can remain open. Upon completion of the new building, personnel will be moved in and the existing dealership will be demolished. He stated there are 2 existing driveway openings along North Federal Highway; the northern one will be closed. Likewise, there are 2 openings along NE 6<sup>th</sup> Street; the westernmost one will also be closed. He showed a site plan with colored parking spaces and stated that the orange are customer parking spaces and the blue are employee spaces. The remaining uncolored spaces are for inventory and service vehicles. He reviewed the phasing of the project. He showed the building renderings and reviewed the materials and colors.

Mr. Stacer asked if the Board had any questions of the applicant. There were none. Mr. Stacer asked if anyone from public wished to speak on the item.

Ms. Aycock complimented the project. She asked if the site was designated a brownfield. Mr. Snyder responded that the site was contaminated and is identified by the county but it is not designated as such. Ms. Aycock asked if this will be rectified. Mr. Snyder responded this has been rectified going forward and there are some 30 or so monitoring wells on the site currently. The county has come out in the past. In the next few months, the monitoring wells will be abandoned and the site will no longer be contaminated.

Mr. Stacer closed the public hearing.

(30:38)

**MOTION** by Carla Coleman and seconded by **Joan Kovac?** that the Board find that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review standards, and that approval is granted, subject to the 5 conditions of staff. All voted in favor.

(31:52)

**2. LN-233**

**LIVE! POMPANO EASEMENT ABANDONMENT**

<b>Request:</b>	Abandonment
<b>P&amp;Z#</b>	22-27000001
<b>Owner:</b>	Pompano Park JV NW Corner, LLC. / Pompano Park JV Land Holdings, LCC/
<b>Project Location:</b>	777 Isle of Capri Drive
<b>Folio Number:</b>	Multiple Folios
<b>Land Use Designation:</b>	RAC (Regional Activity Center)
<b>Zoning District:</b>	PCD (Planned Commercial/Industrial District)
<b>Commission District:</b>	5 (Cyndy Floyd)
<b>Agent:</b>	Anne Deveaux (954-788-3400)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / <a href="mailto:maggie.barszewki@copbfl.com">maggie.barszewki@copbfl.com</a> )

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated that this is a request to abandon a 13-foot-wide sidewalk and landscape easement. The easement is located along the northern property line of the project, adjacent to Racetrack Road between Powerline Road and the CSX tracks. The easement was not illustrated on the face of the Plat; however, it was included in Note #11 in Arvida Pompano Park Plat, O. R. Book 137, Page 33. The sidewalk will be constructed by the applicant, however not on their property but within the public right-of-way for Race Track Road. The landscaping for the project should not be addressed on the Plat, but instead has been included in the project’s Master Plan and site plan approvals. The abandonment is necessary in order to clear a note off the plat. All service provider responses have been submitted. Section 155.2431 D. 1. & 2. states that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met: 1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and 2. Vacation or abandonment of the right-of-way or easement is consistent with the

comprehensive plan.

Given the information provided to the Board, staff provides the following alternative motions for the Board’s review.

Alternative Motion I: Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2.

Alternative Motion II: Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

Alternative Motion III: Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends Alternative Motion I.

Mr. Stacer asked if the Board had any questions of staff. There were none. Mr. Stacer asked if the applicant wished to add anything.

Ms. Anne Deveaux introduced herself to the Board on behalf of the applicant. She stated Ms. Barszewski presented the project well and did not add anything further.

Mr. Stacer asked if the Board had any questions of the applicant. There were none. Mr. Stacer asked if anyone from public wished to speak on the item. There were none. Mr. Stacer closed the public hearing.

(30:38)

**MOTION** by Tobi Aycock and seconded by **Tundra King?** that the Board find that competent, substantial evidence has been presented for the Easement Abandonment that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor.

(36:20)

**3. [LN-234](#)**

**OHUI SINGLE FAMILY HOME**

<b>Request:</b>	Rezoning
<b>P&amp;Z#</b>	22-13000003
<b>Owner:</b>	City of Pompano Beach
<b>Project Location:</b>	3055 NW 4 Street
<b>Folio Number:</b>	484233045650
<b>Land Use Designation:</b>	Commercial
<b>Zoning District:</b>	B-3 (General Business)
<b>Commission District:</b>	5 (Cyndy Floyd)
<b>Agent:</b>	Cassandra LeMasurier (954-786-4117)
<b>Project Planner:</b>	Jean Dolan (jean.dolan@copbfl.com / 954-786-4045)

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She stated that this is a City-initiated rezoning from B-3 to B-2 on a City-owned lot at 3055 NW 4th Street. The rezoning will allow for the allocation of one Flex unit for the construction of a single-family home. The current B-3 zoning designation of this property allows multi-family residential but does not allow for single-family homes while the B-2 zoning will accommodate a single-family use. This single-family lot is part of a strip of properties running north/south included in the commercially-designated corridor east of and along NW 31st Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The City acquired this lot from the County by tax deed and would like to build one, affordable single-family home on the lot. This rezoning will allow that to happen without precluding the frontage parcel on NW 31st Avenue from being developed either as a commercial use or as a residential project allowed through a flex unit