



Staff Report

File #: LN-110

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: APRIL 28, 2021

FIRE STATION 52 EASEMENT ABANDONMENT

Request: Easement Abandonment
P&Z# 21-27000001
Owner: City of Pompano Beach
Project Location: 10 SW 27 Avenue
Folio Number: 494204410010
Land Use Designation: CF (Community Facilities)
Zoning District: B-2 (Community Business)
Commission District: 5
Agent: Ann DeVeaux (954-788-3400)
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a City-initiated request to abandon a 10 by 10-foot Utility easement, by Keith, Inc. on behalf of the City of Pompano Beach. The utility easement had been recorded as part of the Regions Atlantic Plat, O. R. Book 178, Page 39. The easement provides access to an electrical vault that is above ground and is being relocated and upgraded due to the new interior construction for the Fire Station. The new vault location will be determined by FPL and a new easement will be provided to FPL under separate OR Book and Page. This proposed easement vacation will enable renovations to be done at Fire Station 52.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request (all such comments must be received prior to City Commission unless conditioned otherwise):

Community Redevelopment: No Objection
Code Compliance: No Objection
Fire Department: No Objection
Public Works Department: No Objection
Development Services: No Objection
Utilities Department: No Objection
FP&L: No Comments have been received
AT&T: No Objection

TECO Gas: No Objection
Comcast Cable: No Comments have been received

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The property is located at 10 SW 27th Avenue.
2. The Applicant's request is necessary in order to relocate an electrical vault due to renovations being done to the Fire station.

C. Review Standards

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.

D. Staff Analysis

All of the service providers that have submitted comments have stated they have no objection to this request. There are two service providers that have not yet submitted comments, which include: FP&L and Comcast. Therefore a condition will be recommended to ensure this is addressed prior to first reading by the City Commission.

With the condition of submitting the above-noted missing comments, the abandonment of this easement meets the abandonment standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request with one condition.

Staff Conditions:

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

Alternative Motions

I- Approve with conditions

Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following condition is met:

1. The submittal of the remaining service providers letters with no objection.

II- Table

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

III- Denial

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

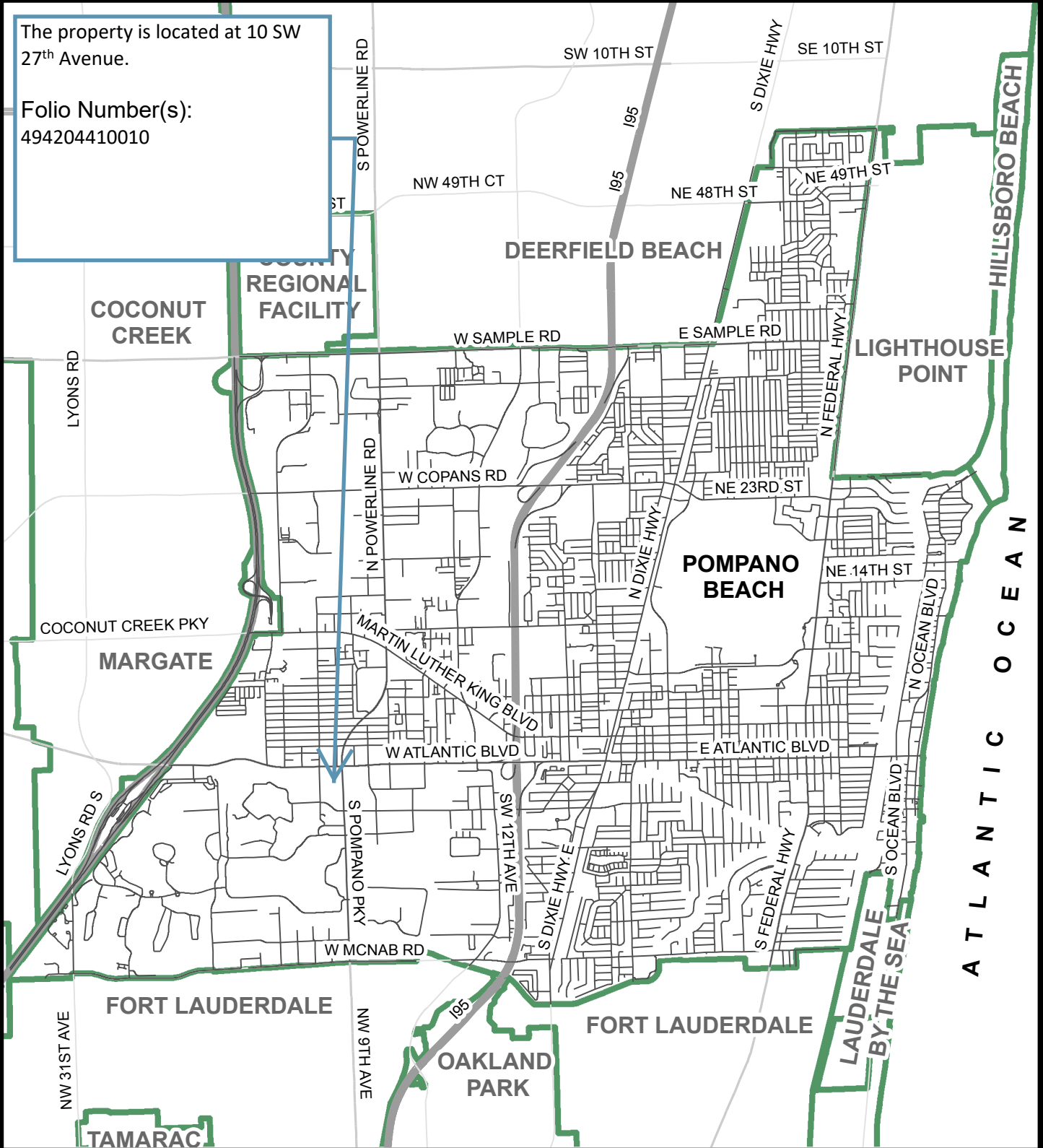
Staff recommends alternative motion number I.

CITY OF POMPANO BEACH LOCATION MAP



The property is located at 10 SW 27th Avenue.

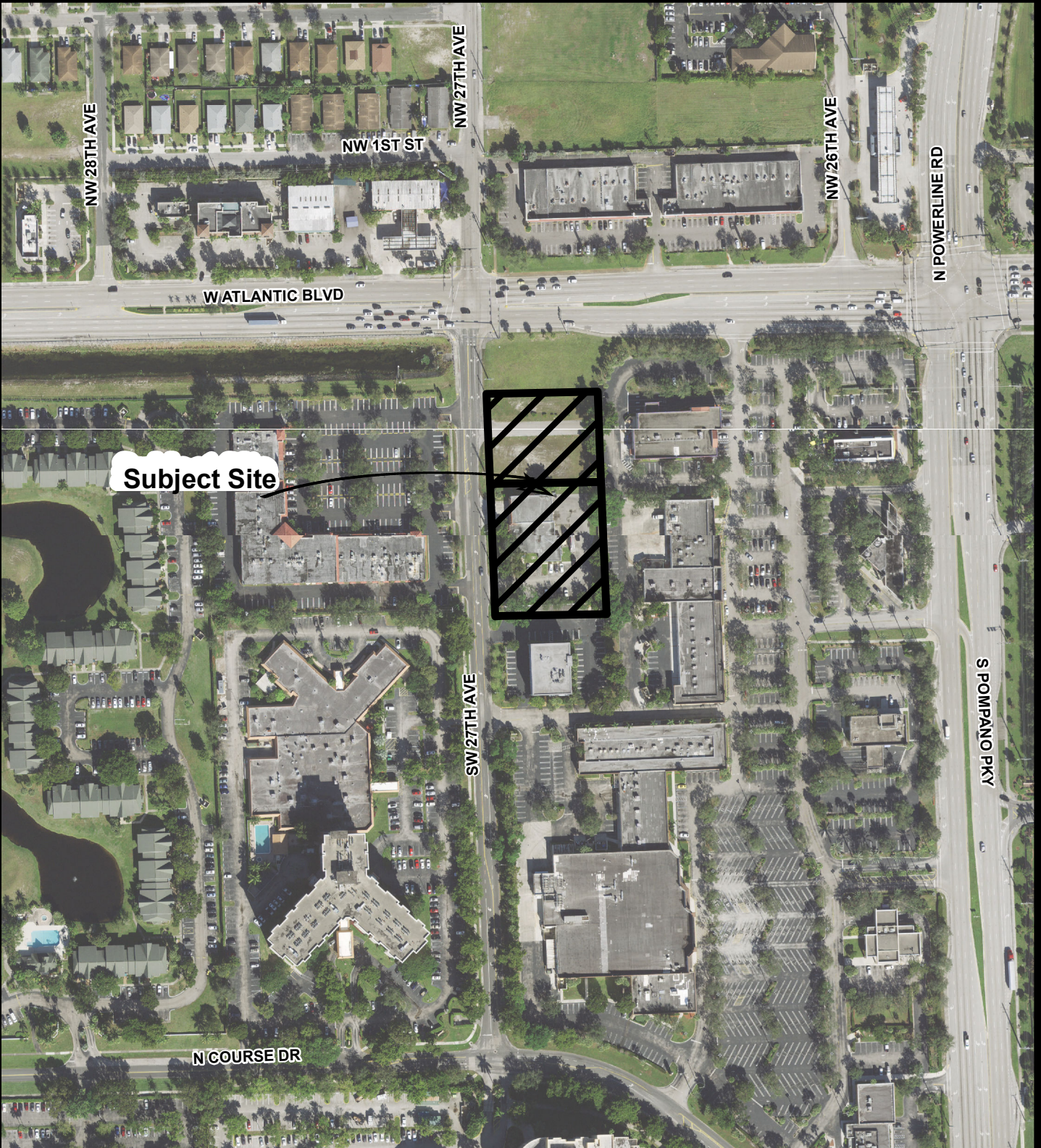
Folio Number(s):
494204410010



1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

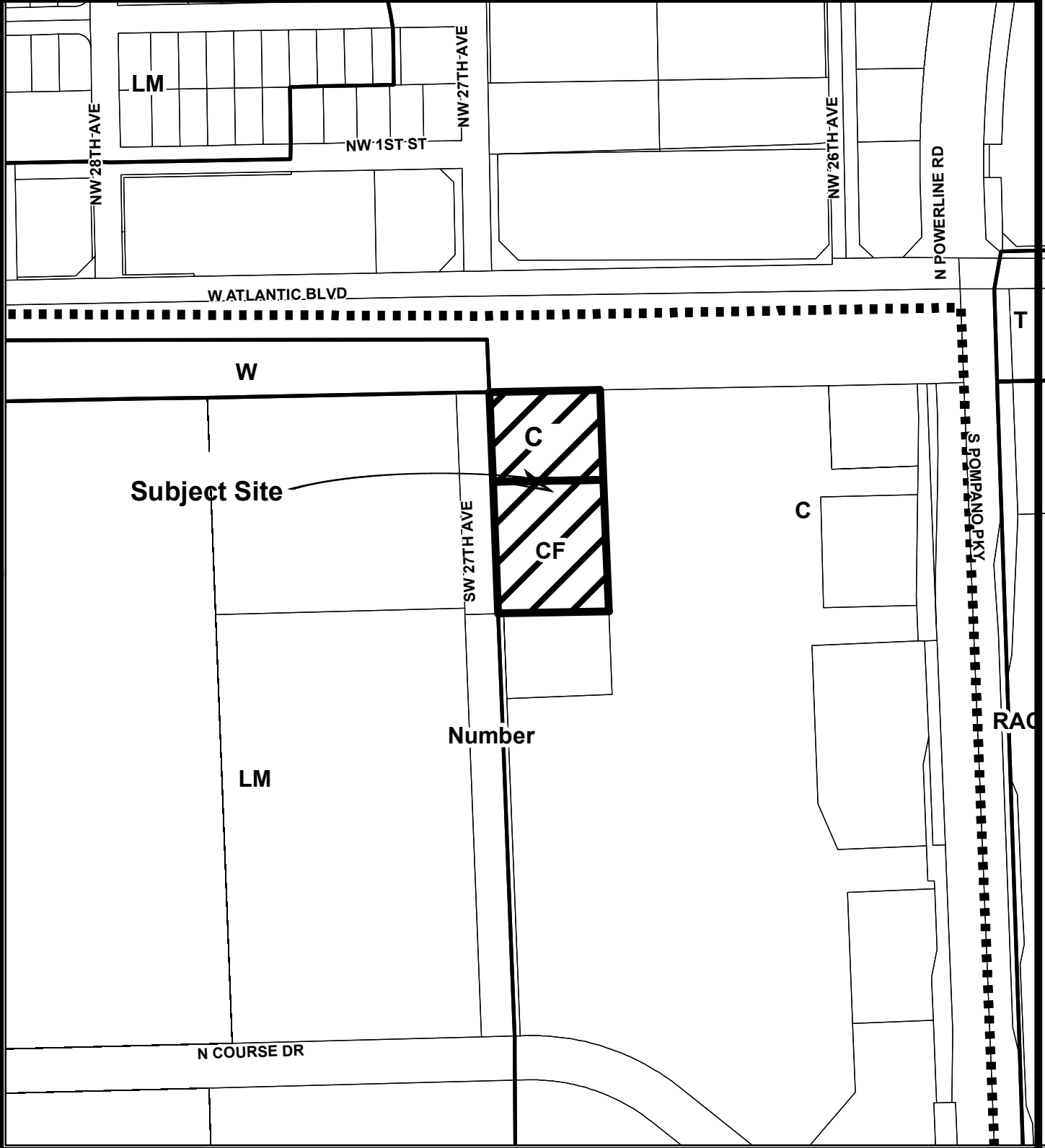
CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

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DEVELOPMENT SERVICES

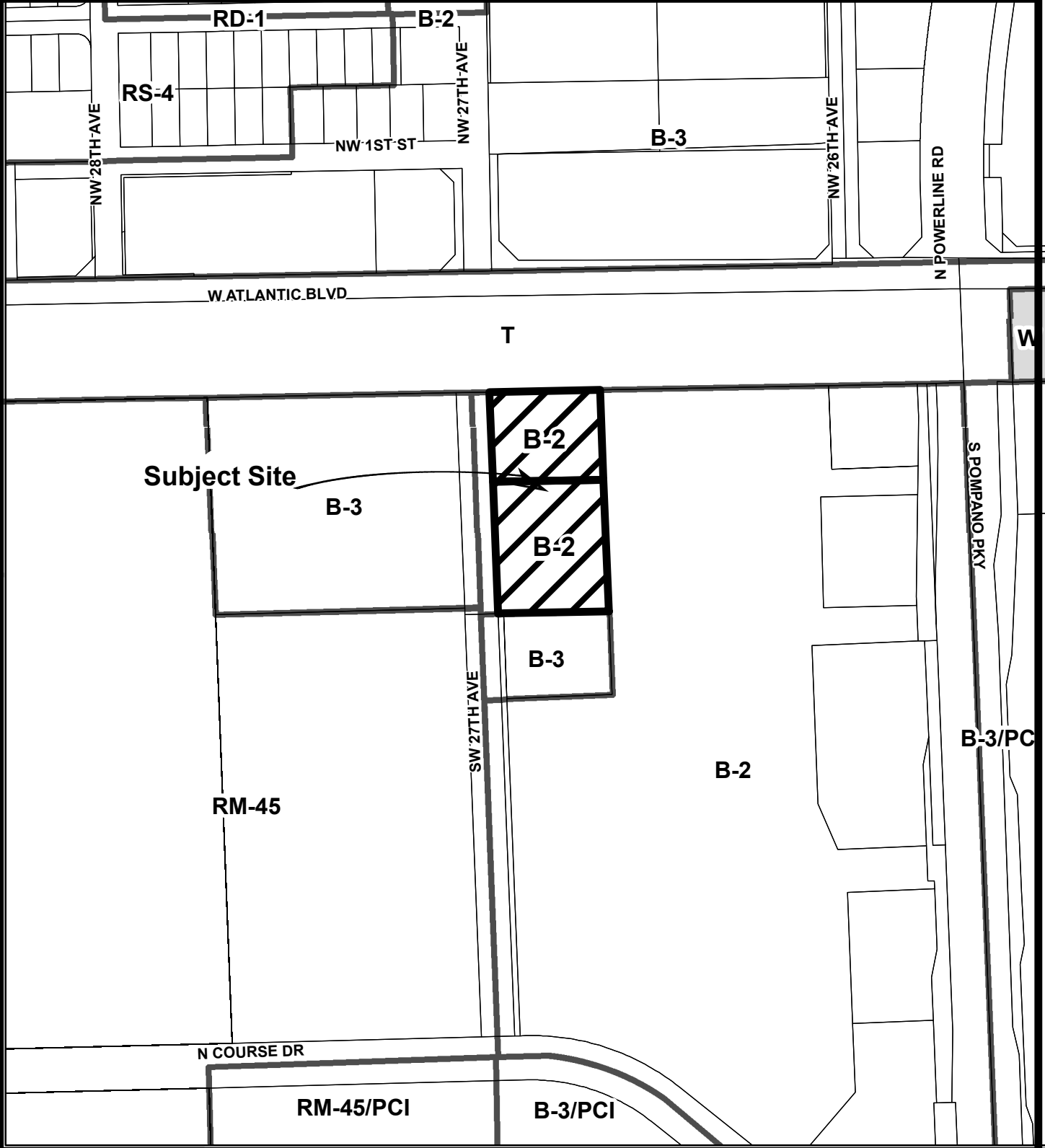
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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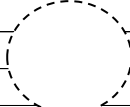
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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LEGEND

| FOR LAND USE PLAN | | FOR ZONING MAP | |
|---|----------------------------|----------------|--|
| Symbol | Classification Units/ Acre | Symbol | District |
| | | RS-1 | Single-Family Residence 1 |
| L | Low (1-5 DU/AC) | RS-2 | Single-Family Residence 2 |
| LM | Low- Medium (5-10 DU/AC) | RS-3 | Single-Family Residence 3 |
| M | Medium (10-16 DU/AC) | RS-4 | Single-Family Residence 4 |
| MH | Medium-High 16-25 DU/AC) | RS-L | Single-Family Residence Leisureville |
| H | High (25-46 DU/AC) | | |
| 12 | Irregular Density | RD-1 | Two- Family Residence |
| 36 | Irregular Density | | |
| | | RM-7 | Multiple-Family Residence 7 |
| C | Commercial | RM-12 | Multiple-Family Residence 12 |
| CR | Commercial Recreation | RM-20 | Multiple-Family Residence 20 |
| | | RM-30 | Multiple-Family Residence 30 |
| I | Industrial | RM-45 | Multiple-Family Residence 45 |
| | | MH-12 | Mobile Home Park |
| T | Transportation | | |
| | | B-1 | Limited Business |
| U | Utilities | * | B-2 Neighborhood Business |
| | | | B-3 General Business |
| * | CF Community Facilities | | B-4 Heavy Business |
| | | | M-1 Marina Business |
| OR | Recreation & Open Space | CR | Commerical Recreation |
| | | | |
| W | Water | I-1 | General Industrial |
| | | I-1X | Special Industrial |
| RAC | Regional Activity Center | O-IP | Office Industrial Park |
| | | M-2 | Marina Industrial |
| LAC | Local Activity Center | | |
| | | TO | Transit Oriented |
| DPTOC | Downtown Pompano | PR | Parks & Recreation |
| | Transit Oriented Corridor | CF | Community Facilities |
|  | Number | PU | Public Utility |
| | | T | Transportation |
| | | BP | Business Parking |
| | | LAC | Local Activity Center |
| | | | |
| | | RPUD | Residential Planned Unit Dev. |
| | | PCD | Planned Commercial Development |
| | | PD-TO | Planned Development - Transit Oriented |
| | | | |
| | | PD-I | Planned Development - Infill |
| | | RM-45 HR | Multiple-Family Residence 45 High Rise-Overlay |
| | | AOD | Atlantic Boulevard Overlay District |
| | | CRAO | Community Redevelopment Area Overlay |
| | | NCO | Neighborhood Conservation Overlay |
| | | APO | Air Park Overlay |
| | | DP | Downtown Pompano Beach Overlay |