



Staff Report

File #: LN-89

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: MARCH 17, 2021

SONATA ROW VACATION

Request: Right-of-Way Vacation
P&Z# 21-18000001
Owner: Pompano Beach Community Redevelopment Agency
Project Location: 700 Block of Dixie Highway
Folio Number: 484235110070
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4
Agent: Michael Amodio (954-788-3400)
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Summary:

In 2008 NW 6th Ct. was abandoned, however this remnant consisting of 32.25 feet of NW 6th Court was retained. The Applicant is requesting to abandon the remnant. The development project necessitating this abandonment is located off of Dixie Highway, between NW 6th Street & NW 8th Court, with the remnant right-of way located to the southwestern portion. They wish to construct a 121-unit multifamily project with 3,467 square feet of commercial space. A Site Plan was approved for this project by the Planning & Zoning Board on January 27, 2021. Flex approval for 100 Flex units on October 22, 2019. The Plat went to P&Z Feb. 24, 2021 & will probably be on the March 23rd CC. All three approvals required this abandonment as a condition.

Staff Conditions:

Statement to the Applicant:

Please email response stating how these DRC comments will be addressed to Maggie Barszewski (maggie.barszewski@copbfl.com), then contact Maggie when you are ready to move forward to upload for the P&Z Board.

BUILDING DIVISION

Plan Reviewer:

Status: Review Complete No Comments

Comment: 2-18-21

CRA

Plan Reviewer: kimberly.vazquez@copbfl.com

Status: Review Complete No Comments

Comments: No Comments

WASTE MANAGEMENT

Plan Reviewer: beth.dubow@copbfl.com

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Review Complete Pending Development Order

Comments:

10-9-2020

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

2. The City of Pompano Beach Utilities Dept. has no comment with regard to the requested Rezoning approval.

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Review Complete Pending Development Order

Comments:

3-3-21

Engineering has no objection to abandonment of the right-of-way.

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Review Complete Pending Development Order

Comments:

2/25/2021

1 - Is there a public or private road at this location or capable of future development? If so property must be maintained for proper turnaround of a dead end road.

() Dead end access roads in excess of 150ft require approved provisions for turn around. (NFPA 1 2018 ed Chapter 18)

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Review Complete No Comments

ZONING

Plan Reviewer: Lauren.Gratzer@copbfl.com

Status: Review Complete No Comments

Comments:

Abandonment is consistent with prior approvals:

Flex Resolution 2020-43
Site Plan 20-12000028

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Review Complete Pending Development Order

Comments:

- Service Provider comment letters shall be submitted prior to being placed on a City Commission agenda.
- Legal Description is incorrect. Please provide a legal description of specifically that which must be abandoned so we can include it in the Ordinance as Exhibit A.
- 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.

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).