

(1:53:03)

**MOTION** by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for application #21-81000001 that satisfies the review standards and that approval is recommended, as requested by staff in Alternative Motion I with the supplemental language suggested. All voted in favor of the motion.

(1:54:13)

At this time the Board took a short break.

(2:11:53)

6. [LN-113](#)

**ELWIRA PLAT**

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	21-14000007
<b>Owner:</b>	Flooring World J&K, LLC
<b>Project Location:</b>	1570 N. Powerline Rd. 484227000430
<b>Folio Number:</b>	I (Industrial)
<b>Land Use Designation:</b>	I-1 (General Industrial)
<b>Zoning District:</b>	4
<b>Commission District:</b>	4
<b>Agent:</b>	Elizabeth Tsouroukdissan (954-572-1777)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / <a href="mailto:Maggie.barszewski@copbfl.com">Maggie.barszewski@copbfl.com</a> )

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated the property is approximately 0.46 acres, located at 1570 N. Powerline Road; the southeastern corner of Powerline Road and NW 16th Street. The agent, Elizabeth Tsouroukdissian, of Pulice Land Surveyors, Inc., representing the owner of the property, Flooring World J&K, LLC. The site is currently occupied by a 2,592-square foot structure for the existing flooring and granite business. The plat is one parcel, labeled A, and there is some property that is being dedicated for Powerline Road. The Plat restricts the property to a maximum of 11,000 square feet of Industrial use. The applicant is proposing to build an addition to the existing building, although an application for site plan has not been submitted yet. For this request, they have submitted a conceptual site plan. The main entrance to the building is facing Powerline Road but when construction takes place, the current access will be eliminated with the dedication. The access will then change to 16<sup>th</sup> Street. The subject property has an Industrial Land Use designation and is Zoned I-1 (General Industrial). The proposed Plat was reviewed by the DRC on May 5, 2021, and found to be in compliance with the City's Land Development Regulations. Comments have been addressed and service letters have been provided. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. All applicable Development Standards in Part 7 of Article 5 have been met; therefore, staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be amended to reflect the correct spelling of Mayor Hardin's name which does not include an 'e'.
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.

Mr. Stacer asked if the Board had any questions of staff or the applicant. There were none.

Ms. Aycock stated she had no objections to the plat so long as they are not approving any future buildings as shown on the proposed conceptual plan. Ms. Elizabeth Tsouroukdissian introduced herself to the Board and responded that the plan was conceptual and only to show the proposed idea. The property owner is not ready to move forward with a site plan yet but will soon. The property owner also understands that the front of the property is future right-of-way and will need to be eliminated with the dedication.

Mr. Stacer asked if anyone from the audience wished to speak on this item. There were none.

(2:18:31)

**MOTION** by Joan Kovac and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for application #21-14000007 that satisfies the review standards and that approval is recommended, subject to the 3 conditions requested by staff. All voted in favor of the motion.

(2:19:26)

7. [LN-116](#)

**LIVE! RESORT PLAT**

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	21-14000008
<b>Owner:</b>	Pompano Park JV Land Holdings, LLC
<b>Project Location:</b>	777 Isle of Capri Circle
<b>Folio Number:</b>	494203220021
<b>Land Use Designation:</b>	LAC (Local Activity Center)
<b>Zoning District:</b>	PCD (Planned Commercial Development)
<b>Commission District:</b>	5
<b>Agent:</b>	Andrea Harper (954-788-3400)
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / <a href="mailto:Maggie.barszewski@copbfl.com">Maggie.barszewski@copbfl.com</a> )

Ms. Maggie Barszewski, Planner, introduced herself to the Board and stated that the applicant is requesting Plat approval for the 12.9-acre Pompano Park Racino II Plat. The property is located approximately 750 feet south of SW 3rd Street, adjacent to the CSX/Seaboard Coastline Railroad, and has an address of 777 Isle of Capri Circle. The agent is Mike Vonder Meulen of Keith, Inc., representing the owner of the property, Pompano Park JV Land Holdings, LLC. The plat is one parcel, labeled A, and is restricted to a maximum of 100,000 square feet of industrial use for potential future development. The applicant is proposing to construct vehicle parking onsite. Access to the proposed plat will be provided through an existing 50-foot access easement within the Pompano Racino Plat, which abuts SW 3rd Street (Race Track Road). This property is zoned PCD and has a land use designation of RAC. The proposed Plat was reviewed by the DRC on May 5, 2021, and found to follow the PCD and the City's Land Development Regulations. All comments from the DRC meeting have been addressed and all service letters have been provided. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. Furthermore, all applicable Development Standards in Part 7 of Article 5 have been met; therefore, Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.