

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #19-27000005 that satisfies the review standards and that the Board recommends approval of the request to the City Commission per alternative motion I, as described and amended in the staff presentation, noting that the item should not be placed on a City Commission agenda until the outstanding comment letter is received. All voted in favor of the motion.

G. REZONING

**2. ANNALOU INC. / FLORIDA’S ULTIMATE HEAVY HAULING & RIGGING
Planning and Zoning No. 19-13000010
Commission District: 4**

Consideration of the REZONING submitted by **DWAYNE L. DICKERSON** on behalf of the **ANNALOU INC.** is requesting to rezone the subject property from General Industrial/Planned Commercial Development (I-1/PCD) to General Industrial (I-1) in order to remove the master plan requirements from the property. All parcels are legally defined as follows:

AKA: 1750 N. Powerline Road
ZONED: I-1/PCD (General Industrial/Planned Industrial Overlay)
PROPOSED: I-1 (General Industrial)
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski stated that the request is to rezone the property from I-1/PCD to I-1 in order to remove the Master Plan requirements from the property. She provided a brief description of the property and surrounding area, noting that the zoning and land use of all surrounding parcels is I-1 and Industrial. She noted the review criteria for rezonings, and stated that the request is consistent with the Comprehensive Plan and compatible with surrounding properties.

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board’s discretion.

Alternative Motion I

Recommend approval of the rezoning request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies listed in Section ‘A’ of this report.

Staff recommends alternative motion number I.

Ms. Coleman asked how the property got its current PCD zoning designation and if the property is vacant.

Ms. Barszewski stated that there is a roughly 5,000 square foot structure in the corner of the property, and that the rest of the property is for outdoor storage.

Ms. Jean Dolan, Principal Planner, presented herself and informed the Board that in the past there was an applicant who intended to use the property for a green energy facility, but since that project never materialized there is now a need to remove the Master Plan from the site.

Mr. Dwayne Dickerson (14 SE 4th Street, Boca Raton) presented himself as the applicant’s attorney and further explained that the current zoning was established around 2011 but the intended use did not move forward. As such, the applicant wishes to go back to the original zoning district.

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

MOTION was made by Darlene Smith and seconded by Willie Miller that the Board find that competent, substantial evidence has been presented for Rezoning PZ #19-13000010 that satisfies the review standards and that the Board recommends approval of the request to the City Commission per alternative motion I, as described in the staff report. All voted in favor of the motion.

G. MAJOR SITE PLAN

**3. CITY OF POMPANO BEACH / POMPANO BEACH FIRE STATION 61
Planning and Zoning No. 19-12000028
Commission District: 4**

Consideration of the MAJOR SITE PLAN submitted by **ABBY SUTTON** on behalf of the **CITY OF POMPANO BEACH** in order to construct a new fire station with an area for training associated parking and landscaping. The total