

1. [LN-18](#)

SONATA PLAT

Request: Plat
P&Z# 20-14000014
Owner: Paola Florida LLC, WLTG LLC & City of Pompano Beach
Project Location: NW 3 Ave, NW 8 Ct, NW 7 St & N Dixie Hwy
Folio Number: 484235000120, 484235000130, 484235110070, 484235001210, 484235001220, 484235001230, 484235001240, 484235001250, 484235001251
Land Use Designation: LM 10 Residential and C (Commercial)
Zoning District: RM-20/ B-3 (Multiple Family Residential 20 units per arce/General Business
Commission District: 4
Agent: Michael Vonder Meulen (954) 788-3400
Project Planner: Maggie Barszewski (954-786-7921) / maggie.barszewski@copbfl.com

Ms. Maggie Barszewski, Planner, introduced herself to the Board and was sworn in by Pamela McCleod, Planner and Notary Public in the State of Florida. She presented the Board with the property aerial. She stated the proposed Sonata plat is 6.87 acres of currently vacant land. The property is located to the west of Dixie Highway, between NW 6th Street & NW 8th Court. The agent Mike Vonder Meulen of Keith, Inc. is representing the applicant Cornerstone Group and the owners of the property, Paola Florida, LLC, and the City of Pompano Beach. She stated the plat divides the property into five parcels A-E. The Plat is restricted to 44 garden apartments units, 77 Midrise Units and 10,000 square feet of commercial use that is restricted to Parcels B and D only. Parcel E is simply the right-of-way dedication Parcel for NW 8th Court and NW 3rd Avenue. She stated that the Applicant intends to construct a 121-unit multi-family project with 3,467 square feet of commercial space. The project would consist of two three-story buildings and one eight-story building along Dixie Highway with ground floor commercial square footage (on the southern parcel). The main entrances for the project are located on NW 8th Street. A Site Plan was approved for this project by the Planning & Zoning Board on January 27, 2021 (see attached Development Order 20-12000028). The Applicant also received approval for 100 Flex units on October 22, 2019. The subject property south of NW 8th Street on the Plat is zoned B-3 and has a land use designation of Commercial. The subject property north of NW 8th Street on the Plat is zoned RM-20 and has a land use designation of LM 10 Residential and Commercial. She stated the plat was reviewed by the development review committee meeting on October 21, 2020 and found to be in compliance with the City's Land Development regulations. Comments from this meeting have been address, with the exception of 2 corrections that are needed.

1. The City Manager's name shall be corrected on Page 1 of 5; and
2. Parcel C shall be identified on Page 5 of 5.

To clean up previous issues with this property, there is a remnant of a right-of-way that must be abandoned prior to recordation of this Plat (located in the southwestern most corner of the Plat). In the staff report, the condition that the applicant apply for vacation prior to City Commission approval and completion of the vacation prior to recordation can be modified, as the applicant has submitted this application. She stated that the condition regarding obtaining an FPL service provider letter can also be removed as this has been satisfied. The review standards for granting a plat have been met. She stated that Development Services staff recommends approval of this Plat with four 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;
2. The City Manager's name shall be corrected on Page 1 of 5;
3. Parcel C shall be identified on Page 5 of 5; and
4. The Applicant shall apply for the vacation of the remnant right of way found on page 5 of 5 prior to city commission approval and completion of the vacation shall be prior to recordation

Mr. Stacer asked what the two corrections are. Ms. Barszewski responded that the corrections are part of the conditions.

Ms. Coleman asked Mr. Saunders if the motion should read "4 conditions as a mended" or "4 conditions". Mr. Saunders responded that the condition should state "as amended".

Mr. Michael Vonder Meulen introduced himself to the Board and was sworn in by Pamela McCleod, Planner and Notary Public in the State of Florida. He stated Ms. Barszewski had summarized the project well and did not need to make an additional presentation. He added that the site plan was reviewed and approved by the Planning and Zoning Board at last month's meeting. He stated the plat was lagging behind due to some technical issues. He stated he has no objections to any of staff's conditions.

Mr. Stacer asked if there was anyone from the audience wishing to speak. There was none. Mr. Stacer closed the public hearing.

MOTION was made by Carla Coleman and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for Plat #20-14000014 that satisfies the review standards and that the Board recommend approval, subject to the 4 conditions requested by staff as amended. All voted in favor of the motion.

DRAFT