



Staff Report

**File #:** LN-428

PLANNING AND ZONING BOARD

Meeting Date: MAY 24, 2023

**ROW ABANDONMENT - PORTION OF NW 21<sup>ST</sup> ST ALLEY**

**Request:** Right-of-Way Abandonment  
**P&Z#** 23-18000001  
**Owner:** City of Pompano Beach  
**Project Location:** NW 21 ST Alley  
**Folio Number:** 484227020700  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial) & I-1X (Special Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** N/A  
**Project Planner:** Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

**Summary:**

This is a City-initiated request to abandon an alley right-of-way shown on the Rambler Park Plat. The alley consists of 22,655 square feet (0.52 acres) and is located within the block between NW 21 & 22 Streets. The request originated with Carlos Anjos of CPS Painting and Waterproofing, who owns two properties that are split by the alley (1940 NW 22 Street and 1941 NW 21 Street). After researching the request, the Development Services Department made the determination that the entire alley should be abandoned since the City will not abandon just a small portion of an alley and in fact, the entire alley has no public purpose.

**REVIEW AND SUMMARY**

**A. The following Service Providers commented on this request:**

Code Compliance: No Objection  
Fire Department: No Comments have been received  
Public Works Department: No Objection  
Utilities Department: No Objection  
CRA: No Objection  
FPL: No Comments have been received  
ATT: No Comments have been received  
TECO Gas: No Comments have been received  
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 alley consists of 22,655 square feet (0.52 acres) and is located within the block between NW 21 & 22 Streets.
2. The majority of the alley is currently impassable due to the lack of paving and subsequent encroachments.

**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. Service provider letters from the Fire Dept., TECO, Comcast, FPL and ATT have not yet submitted a comment. Therefore a suggested condition will require these comment letters be provided prior to the City Commission consideration.

With the exception of the outstanding letters of no objection, the abandonment of this easement meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

**DEPARTMENT RECOMMENDATION**

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 as the Board finds that the alley abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition:

1. That the Applicant provides the no objection letter from the remaining Service Providers that have not yet commented.

**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 as requested by the Board.

Staff recommends alternative motion number I.

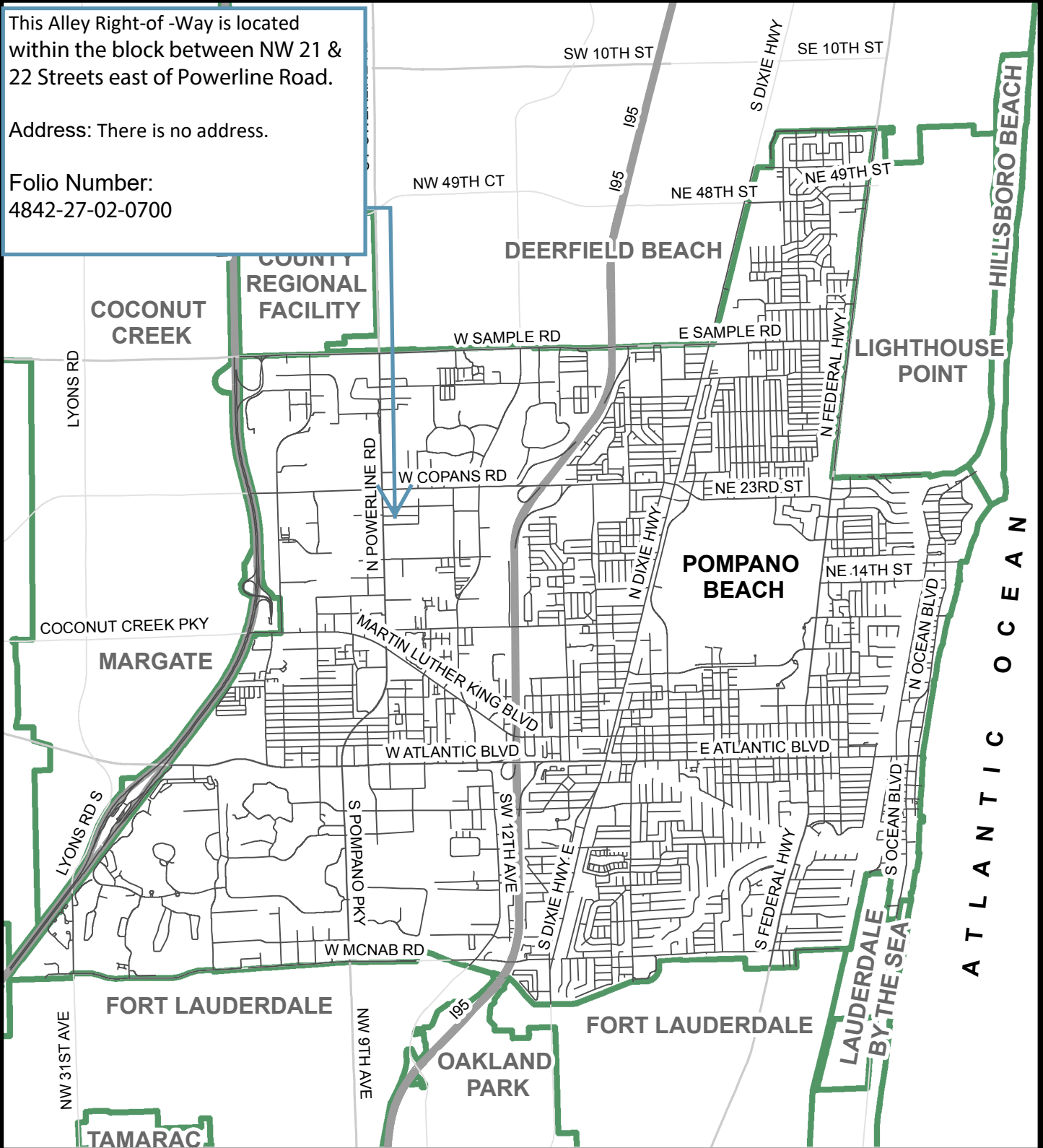
# CITY OF POMPANO BEACH LOCATION MAP



This Alley Right-of -Way is located within the block between NW 21 & 22 Streets east of Powerline Road.

Address: There is no address.

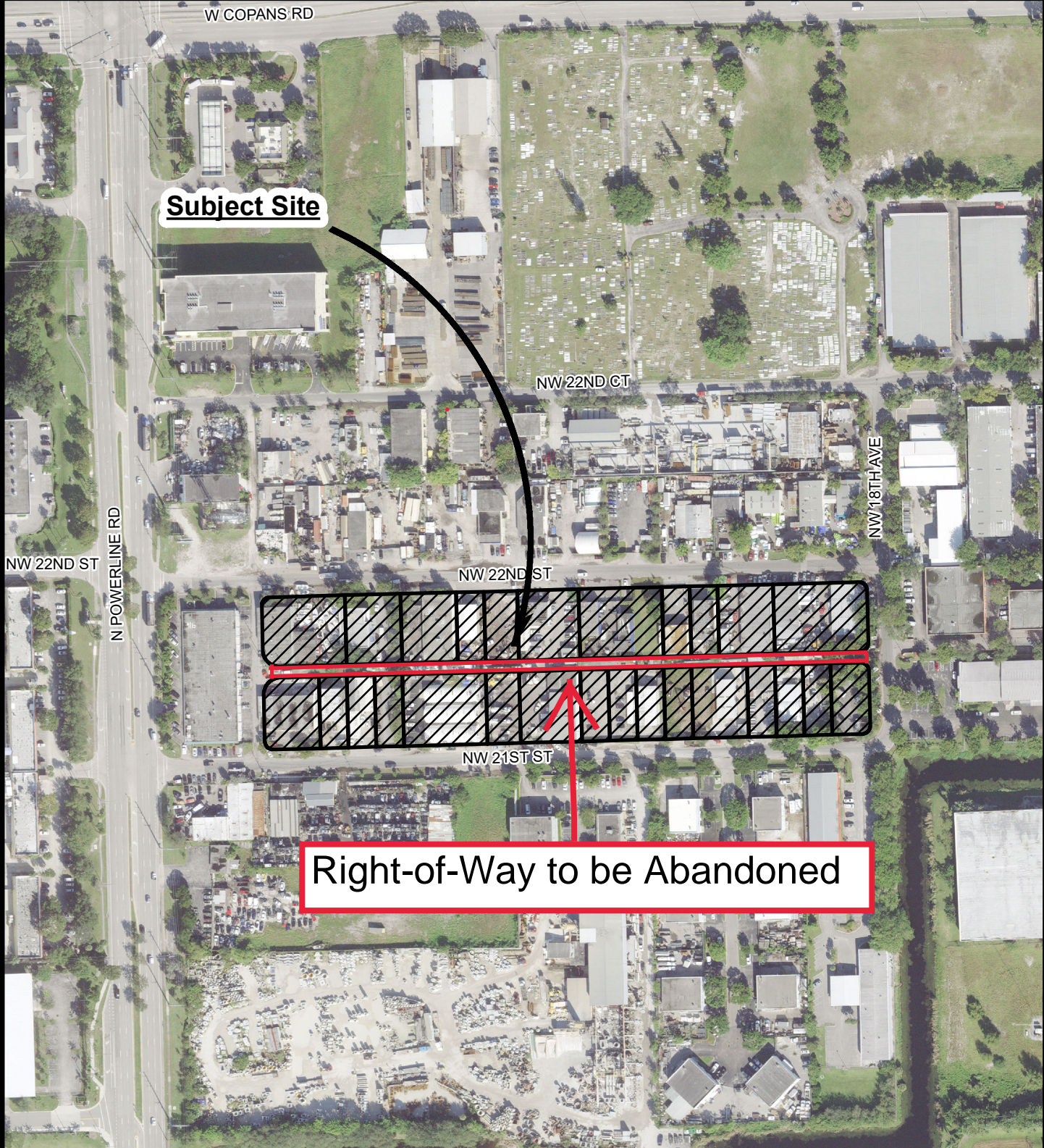
Folio Number:  
4842-27-02-0700



1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

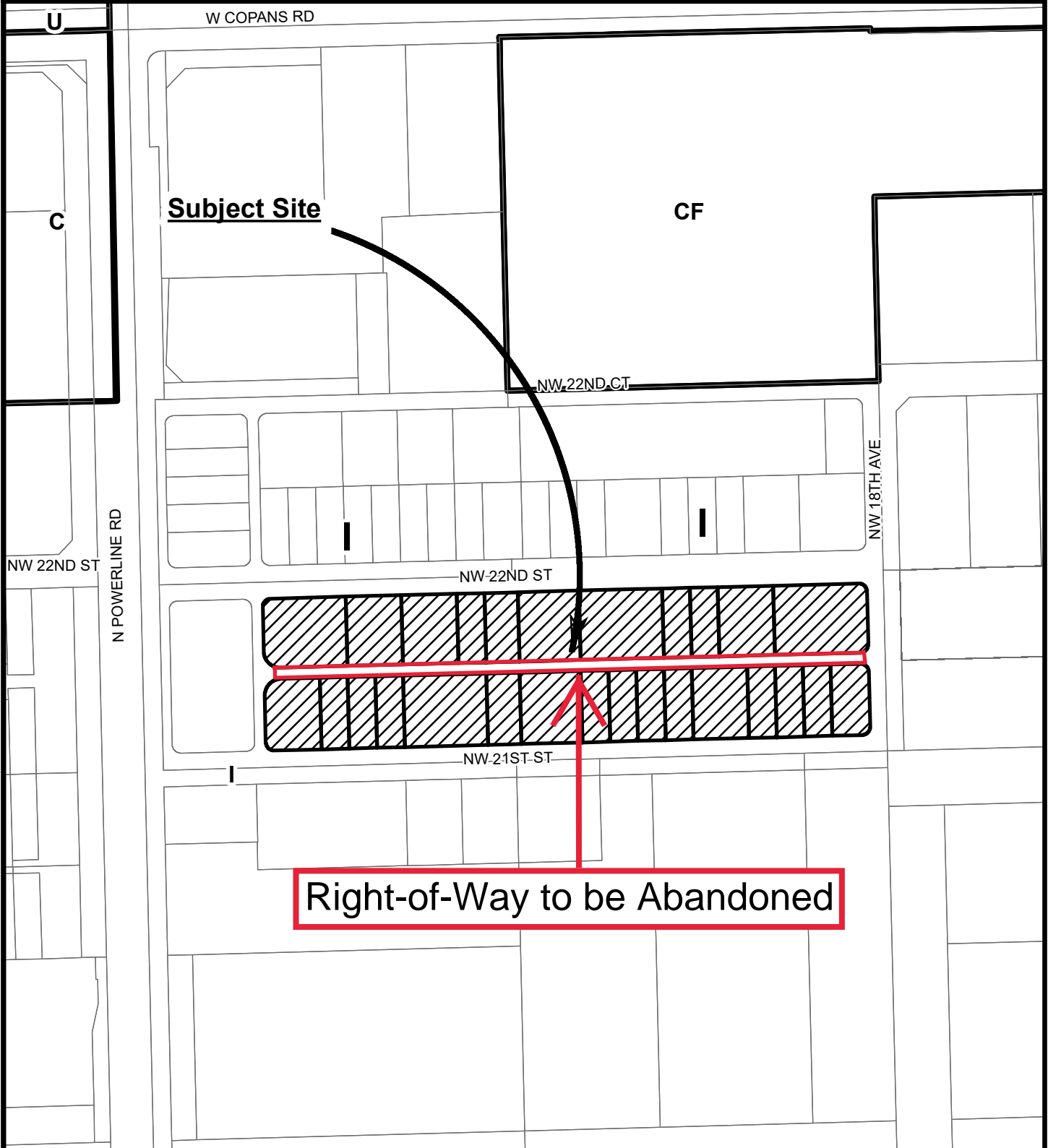
# CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

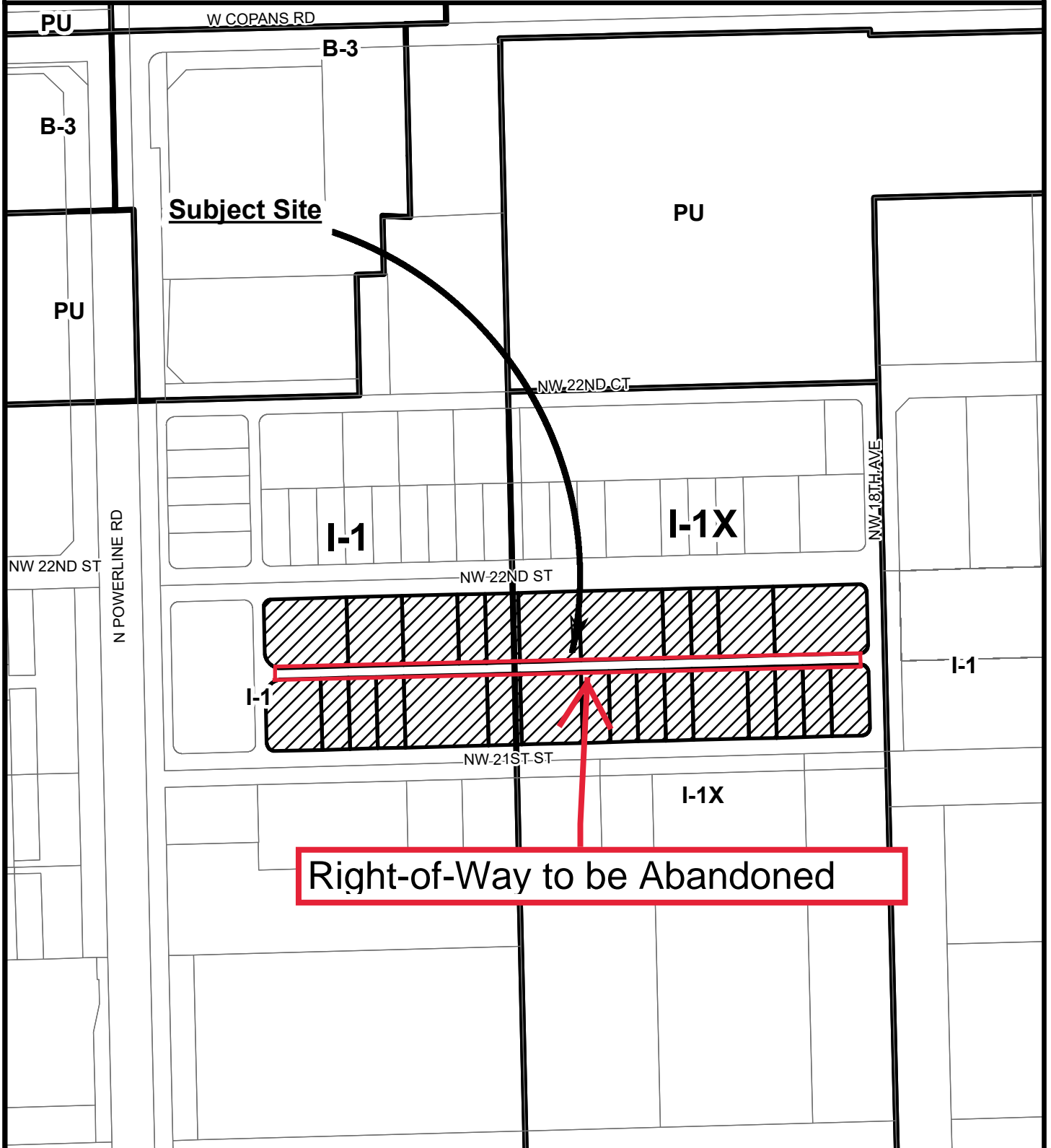
PREPARED BY:  
DEPARTMENT OF  
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# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

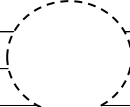
# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Right-of-Way to be Abandoned

1 in = 250 ft

## 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	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
		*	I-1X
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
ETOC	East Transit Oriented Corridor	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
		EOD	East Overlay District
		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
		DPOD	Downtown Pompano Beach Overlay