

Staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Opinion made out to the City, less than 6 months old; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mike VonderMeulen stated that he had nothing to add. Mr. Stacer asked if anyone in the audience wished to speak and no one answered.

MOTION was made by Tobi Aycock and seconded by Jerry Mills to recommend approval of the proposed plat subject to the two (2) conditions of Staff. All voted in favor of the above motion; therefore the motion passed.

3. **EDWIN B. STIMPSON CO., INC. / STIMPSON PLAT**
Planning and Zoning #15-14000014

Consideration of the proposed PLAT, submitted by **MIKE VONDER MEULEN** on behalf of **EDWIN B. STIMPSON CO. INC.** The proposed plat is restricted to 600,000 square feet of industrial use (284,824 square feet existing and 315,176 square feet proposed) on a site area of approximately 1,242,071 square feet or 28,514 acres. The proposed plat is located at 1515 SW 13th Court, more specifically described as follows:

PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING IN THE SOUTHEAST CORNER OF SECTION 3; THENCE NORTH 02° 40' 07" WEST, ALONG THE EAST LINE OF SECTION 3, A DISTANCE OF 1,345.04 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89° 32' 16" EAST FOR A DISTANCE OF 241.28 FEET TO A NON-TANGENTIAL CURVE ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 12TH STREET; SAID CURVE TURNING TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13° 06' 30", A RADIUS OF 1,860.08 FEET, AN ARC DISTANCE OF 425.56 FEET AND WHOSE LONG CHORD BEARS SOUTH 21° 09' 44" WEST, FOR A DISTANCE OF 424.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE ON THE NORTH RIGHT-OF-WAY OF SOUTHWEST 13TH COURT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 61° 23' 36" WEST, FOR A DISTANCE OF 22.25 FEET TO A POINT OF CURVATURE, SAID CURVE TURNING TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 03' 24", A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 96.36 FEET AND WHOSE LONG CHORD BEARS NORTH 75° 55' 18" WEST, FOR A DISTANCE OF 95.33 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89° 33' 00" WEST, FOR A DISTANCE OF 2,111.05 FEET TO A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT HAVING A CENTRAL ANGLE OF 254° 03' 15", A RADIUS OF 47.00 FEET, AN ARC

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

DISTANCE OF 208.40 FEET AND WHOSE LONG CHORD BEARS SOUTH 36° 27' 57" WEST, FOR A DISTANCE OF 75.05 FEET TO A POINT OF POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT; THENCE, SOUTH 02° 34' 28" EAST, FOR A DISTANCE OF 556.28 FEET TO A POINT ON THE NORTH RIGHT-OF WAY LINE OF THE C-14 CYPRESS CREEK CANAL; THENCE ALONG THE NORTH RIGHT-OF-WAY OF THE C-14 CYPRESS CREEK CANAL THE FOLLOWING TWO DESCRIBED COURSES, (1) NORTH 67° 08' 39" WEST, FOR A DISTANCE OF 190.12 FEET; (2) NORTH 79° 12' 00" WEST, FOR A DISTANCE OF 356.32 FEET; THENCE, NORTH 02° 28' 59" WEST, FOR A DISTANCE OF 63.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CHESSIE SEABOARD (CSX) RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 10° 46' 51" EAST, FOR A DISTANCE OF 782.25 FEET; THENCE NORTH 89° 32' 16" EAST, A DISTANCE OF 2,536.33 FEET TO A POINT ON THE EAST LINE OF SECTION 3 AND THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 1,242,071 SQUARE FEET (28.514 ACRES) MORE OR LESS.

AKA: 1515 SW 13th Court

ZONED: General Industrial (I-1)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski introduced herself to the Board and stated that the proposed plat is for a 28,514 acre property located at 1515 SW 13 Court. Ms. Barszewski added that she has a corrected cover page that she has distributed to everyone on the Board. The arrow was pointing to an incorrect location. This is the only change. Ms. Barszewski stated that the Edwin B. Stimpson Company, Inc. desires to plat the property in to facilitate options to sell off portions of the property that are currently vacant. The plat will restrict the development to 600,000 square feet of industrial use (284,824 square feet existing and 315,176 square feet proposed). Industrial uses may have up to 30% to 50% ancillary office or up to 30 % ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office, freestanding banks or drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impact.

Staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide a Title Certificate made out to the City, less than 6 months old; and
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mr. Syrek asked if this is being done to sell off portions of the property. Ms. Barszewski responded that the applicant is considering selling. Mr. Syrek asked about parcels A and B and if there were any subdivided lots. Mike VonderMeulen introduced himself to the Board and explained the property and the request.

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem

Mr. Syrek asked if there is a vehicle non-access line on the plat and Mr. VonderMeulen responded that there is a non-vehicular access line that runs along the entire length of the property along Andrews Avenue. Mr. Syrek asked if this is shown in the form of a note or a graphic. Mr. VonderMeulen showed Mr. Syrek sheet 2 and then placed the sheet on the projector and showed the rest of the Board where the non-vehicular access line was located on the plat. Mr. Syrek asked if there could be a clarification note added to the plat. Mr. VonderMeulen stated that it is not on the legend and it could be added. Mr. Syrek stated that he would like to create a condition regarding no more vehicular access. Mr. Syrek asked if this would affect residents of Cypress Bend. Mr. Vonder Meulen responded that there would be a required buffer yard once development occurs along the western property. Mr. Syrek asked if any use permitted in the underlying zoning designation could be built on this property. Mr. VonderMeulen confirmed.

Mr. Stacer asked if anyone in the audience wished to speak and no one responded. Legend should be revised to include the non-vehicular access line symbol (sheet 2 of survey? Or plat?)

MOTION was made by Walter Syrek and seconded by Jerry Mills to recommend approval of the proposed plat, subject to the two (2) conditions of Staff as well as a third condition stating that the legend on the plat be revised to include the non-vehicular access line symbol. All voted in favor of the above motion; therefore, the motion passed.

4. CHUCK CARLSON AUTO SALES INC. / CMC OF COPANS ROAD
Planning and Zoning #15-14000027

Consideration of the proposed PLAT, submitted by **JANE STORMS** on behalf of **CHUCK CARLSON AUTO SALES INC.** The proposed plat is restricted to 2,500 square feet of commercial use on a site area of approximately 24,096 square feet or 0.5532 acres. The proposed plat is located at 345 East Copans Road, more specifically described as follows:

THE EAST 75 FEET OF THE WEST 344.30 FEET OF THE SOUTH 162.69 FEET, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND THE EAST 100 FEET OF THE WEST 269.30 FEET OF THE SOUTH 162.69 FEET, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, BOTH LYING AND BEING IN LOT 28, SECTION 24 "PLAT OF SEC'S. 13, 24, 25 & 26. T 48. R 42 S. & E.", AS RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

ALSO KNOWN AS:

THE EAST 75 FEET OF THE WEST 344.30 FEET OF THE SOUTH 162.69 FEET, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // kem