



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

MINUTES

Wednesday, July 27, 2024

6:00 PM

F. NEW BUSINESS

(02:26)

1. [LN-518](#)

QCM PLAT

Request:	Plat
P&Z#	23-14000016
Owner:	QCM INC
Project Location:	W. Atlantic Blvd
Folio Number:	484233054000
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District:	5 (Barry Moss)
Agent:	Paola West
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board. The Applicant is requesting approval of the QCM Plat for the 0.67-acre undeveloped property located west of NW 28th Avenue on the north side of West Atlantic Blvd. The Plat consists of one lot labeled "Parcel A." The developer plans to develop the property with commercial uses and associated site improvements. The subject property will have access to Atlantic Boulevard by way of an offsite joint access with the adjacent property to the west (established by a recorded Easement Agreement, P.B.152, PG.45). The Plat restricts the property to a maximum of 17,530 square feet of commercial use. The land use designation of this parcel is Commercial (C) and the Zoning is General Business (B-3). The 60-foot width for Atlantic Boulevard that is required for the north half of the right-of-way per the Broward County Trafficways Plan has already been dedicated. With this Plat, the Applicant is providing an additional 3.6 feet of right-of-way to accommodate a westbound right turn lane off Atlantic Boulevard with 135 feet of storage and 50 feet of transition into the adjacent joint access easement. The city required a 30-foot right-of-way dedication for NW 1st Street along the northern boundary of the property. She noted staff recommendations #2 and #3 have been satisfied. With these above-stated provisions, all applicable Development Standards in Part 7 of Article 5 have been met.

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.

Ms. Paola West, 10152 Indiantown Road, Jupiter, introduced herself on behalf of the applicant. She confirmed no objections to the condition.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

MOTION by Carla Coleman and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria and move approval of the item, subject to the one (1) condition provided by staff voted in favor. The motion was approved.

(07:45)