

F. NEW BUSINESS

(2:04)

1. **LN-745** **POMPANO PICKLE ROW ABANDONMENT**

Request:	Right-of-way Abandonment
P&Z#	25-18000001
Owner:	Pompano Pickle LLC
Project Location:	200 NE 4 th St & 217 NE 3 rd St
Folio Number:	484235170131, 484235170100
Land Use Designation:	TO (Transit Oriented)
Zoning District:	TO-DPOD (Transit Oriented Downtown Pompano Overlay District)
Commission District:	2 (Rhonda Sigerson-Eaton)
Agent:	Tara Patton
Project Planner:	Maggie Barszewski (954-786-7921) maggie.barszewski@copbfl.com

Maggie Barszewski, Development Services, explained this application was a request to abandon a 14-foot-wide alley right-of-way by Applicant, Tara-Lynn Patton of Planning and Entitlements, on behalf of Pompano Pickle, LLC. The alley is shown in Block 2 of the Campbell and Saxon Addition Plat (ORB 1, PG 125) and runs east/west for approximately 265 feet between NE 2nd and NE 3rd Avenues. There are no city utility assets located within the alley, however, there are Florida Power and Light (FPL) lines overhead requiring a utility easement. A Minor Site Plan is currently being reviewed by the Development Review Committee (DRC) for a pickle ball facility, and the Applicant owns most of the lots lying adjacent to the alley proposed for abandonment. There is only one other property owner adjacent to the subject alley at 238 NE 4 Street which is on the southwest corner of NE 4th Street and NE 3rd Avenue. A letter of support from that property owner is included in the backup. As a result of the abandonment, that lot will be extended by approximately seven feet at the rear of the lot.

Development Services staff finds the review standards have been met and recommends approval of this request to abandon the alley with the following condition to be satisfied prior to the City Commission hearing:

1. The Applicant provides the remaining two letters of no objection.
2. The Applicant will submit an executed utility easement instrument for FPL to be recorded by the city.

Chair Stacer asked the Board if there were any questions.

Tara Patton, 10805 Glen Eagles Road, Boynton Beach, applicant, introduced himself and agreed to the staff conditions.

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

MOTION by Tundra King, seconded by Robert Hartsell, that the Board finds in application PZ#25-18000001 that competent substantial evidence had been presented to satisfy the review criteria and the Board recommends approval of the ALLEY ABANDONMENT, subject to the two conditions requested by staff. All voted in favor.

(7:06)

2. **LN-716** **ATLANTIC ONE**

Request:	Major Site Plan
P&Z#	25-12000007
Owner:	Southern Waste Systems LTD
Project Location:	2281 NW 16 th St
Folio Number:	484228010050
Land Use Designation:	Industrial (I)
Zoning District:	Special Industrial (I-1X)
Commission District:	4 (Beverly Perkins)
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