

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF
POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING
53,594 SQUARE FEET OR 1.23 ACRES MORE OR LESS.

AKA: NE 10 ST

ZONED: Transportation (T)

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

Mrs. Barszewski introduced herself to the Board and stated that this is a City-initiated proposed plat is restricted for a 1.23 acre property located on NE 10th Street approximately 500 feet west of North Federal Highway and is adjacent to the Pompano Beach Airpark. The City wants to increase the size of the existing 7,460-square foot structure that is used as Fire Station 24 and the plat will be restricted to a 20,000-square foot fire station.

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 of Keith and Associates (301 E Atlantic Boulevard) introduced himself to the Board and stated that the proposal is to demolish the existing fire station and in order to build a new one, Broward County requires the property to be platted. Mr. Syrek asked if this piece of property will be encumbered by a lease by the FAA. Mr. VonderMeulen stated that he does not believe that this property is encumbered because it is being operated as the fire station. Mr. Syrek asked if there is a boundary line that separates the fire station from the Air Park. Mr. VonderMeulen stated that the boundary is described in the surveying and platting process. Mr. Stacer asked if the City is o.k. with the conditions. Mrs. Barszewski responded that the City is o.k. with the conditions.

Mr. Stacer asked if anyone in the audience wished to speak and no one responded.

MOTION was made by Walter Syrek and seconded by Tobi Aycock 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.

2. CITY OF POMPANO BEACH / FIRE STATION 61
Planning and Zoning #15-14000026

Consideration of the proposed PLAT, submitted by **MIKE VONDER MEULEN** on behalf of **CITY OF POMPANO BEACH**. The proposed plat is restricted to a 20,000-square foot fire station and 10,000 square feet of police station use on a site area of approximately 404,529 square feet or 9.287 acres. The proposed plat is located at 2121 NW 3rd Avenue, more specifically described as follows:

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

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4B SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE SOUTH 00 DEGREES 59' 50" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 26, A DISTANCE OF 970.61 FEET; THENCE SOUTH 88 DEGREES 26' 44" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON WEST RIGHT OF WAY LINE OF NORTHWEST 3RD AVENUE; THENCE CONTINUE SOUTH 88 DEGREES 26' 44" WEST, ALONG THE SOUTH BOUNDARY OF PARCEL "A" OF COPANS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 37, BROWARD COUNTY, FLORIDA, A DISTANCE OF 589.77 FEET TO A POINT OF INTERSECTION OF THE AFOREMENTIONED PARCEL "A"; THENCE SOUTH 01 DEGREES 09' 58" EAST, ALONG THE EAST BOUNDARY OF THE AFOREMENTIONED PARCEL "A"; THENCE SOUTH 01 DEGREES 09' 58" EAST, ALONG THE EAST BOUNDARY OF THE AFOREMENTIONED PARCEL "A", A DISTANCE OF 692.82 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF NORTH COUNTY MULTIPURPOSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 50' 03" EAST, ALONG THE NORTH LINE OF THE AFOREMENTIONED PARCEL "A", A DISTANCE OF 541.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED NORTHWEST 3RD AVENUE, SAID POINT BEING THE POINT OF CURVATURE OF A 960 FOOT RADIUS NONTANGENT CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS SOUTH 73 DEGREES 05' 31" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 54' 20", AN ARC DISTANCE OF 300.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 59' 50" WEST, ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE A DISTANCE OF 401.81 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 404,529 SQUARE FEET (9.287 ACRES) MORE OR LESS.

AKA: 2121 NW 3rd Avenue

ZONED: Community Facilities (CF)

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

Ms. Barszewski introduced herself to the Board and stated that this is a City-initiated proposed plat for a 9.287 acre property which is located at 2121 NW 3rd Avenue. The City wants to increase the size of the existing Fire Station 61. The plat will be restricted to a 20,000-square foot fire station and 10,000 square feet of police station use. There currently is an 8,340-square foot structure that is used as Fire Station 61.

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

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