

Discussion:

Ms. Smith noted a minor typo to be corrected on page 8.

Vote:

All those voted in favor.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

City staff and members of the public testifying before the Board at the meeting were placed under oath by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

F. PLAT

**1. SUMMAN WESTERN INVESTMENT INC / SUMMAN WESTERN INVESTMENT PLAT
Planning and Zoning No. 19-1400002
Commission District: 5**

Consideration of the PLAT submitted by **SHANE LAAKSO** on behalf of **SUMMAN WESTERN INVESTMENT INC** that restricts the property to a maximum building of 120,000 square feet of self-storage use. The subject property (3.09 acres) is currently vacant with the exception of a cell tower and an associated 90-square foot utility building, which will remain after future development of the balance of the property. All parcels are legally defined as follows:

PARCEL G, GIBSON'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 45 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA.

LESS NORTHERLY 170.38' OF NORTH EAST PORTION OF PARCEL G, AND LESS COMMENCE SOUTH WEST CORNER PARCEL G, NORTH 127.50' EAST 333.55' TO POINT OF BEGINNING, NORTH 84.77', EAST 255.73', SOUTH 139.83', NORTHWESTERLY 39.27', WEST 79.87', NORTH WEST 56.33', NORTH WEST 56.38', NORTH WEST 41.55' TO POINT OF BEGINNING. LESS PORTION DESCRIBED IN INSTRUMENT NUMBER 115397092 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

NORTH 1/4 OF SOUTH 4/5 OF NORTH WEST 1/4 OF SOUTH WEST 1/4 OF SOUTH WEST 1/4, LESS NORTH 60' THEREOF AND LESS EAST 75' FOR COUNTY ROAD AKA: SOUTH 67.50' OF TRACT 49 CC, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

NORTH 60' OF NORTH 1/4 OF SOUTH 4/5 OF NORTH WEST 1/4 OF SOUTH WEST 1/4, SOUTH WEST 1/4, LESS WEST 125' THEREFROM AND LESS EAST 75' FOR ROAD, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 134,810 SQUARE FEET (3.095 ACRES) MORE OR LESS.

AKA: 451 NW 31 Avenue
ZONED: B-4 (Heavy Business)
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Jean Dolan, Sustainability Coordinator, presented herself to the Board. She explained that the applicant is requesting approval of a plat that would restrict the property to a maximum building of 120,000 square feet of self-storage use. She noted that any development of the property will return to the Board as a Major Site Plan.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

- 1) A Comcast service provider letter must be submitted; and
- 2) Plat cover page must be signed and sealed by the surveyor and signed by all owners.
- 3) A Conceptual Site Plan shall be submitted.
- 4) The Plat cover sheet (1 of 1) shall be corrected to show the dedicated easement to be a dimension of 40' x 200', so as to match what is shown on page 2 of 2.

Ms. Smith asked what a "brownfield area" is.

Ms. Dolan responded that that term either describes an area that is chemically contaminated or that it is a designation used to aid the redevelopment of an urban infill property.

Mr. Michael Vonder Meulen (301 E. Atlantic Boulevard, Pompano Beach) presented himself as the applicant. He stated that he could respond to any questions.

Ms. Smith asked if they have spoken to anyone in the community concerning the project.

Mr. Vonder Meulen responded that they have not yet reached out to the community, and noted that once a site plan is prepared, they will do so.

Ms. Smith noted that the Collier City neighborhood is nearby. She asked if reaching out to the community can be added as a condition.

Mr. Stacer responded that he does not think that a formal condition as such would be necessary and noted that the current zoning permits self-storage as a use. He stated that the applicant will likely engage in outreach with the site plan.

Mr. Stacer asked if anyone from the audience wished to speak.

Mr. Thomas Drum (2700 NE 8th Street, Pompano Beach) presented himself to the Board. He commented that Commissioner Moss recently mentioned at a Commission hearing about not having any more self-storage facilities.

Mr. Stacer responded that that is something that this Board has been looking into and hopefully the Commission will soon act on.

Ms. Aycock suggested adding some retail to the project if the zoning would allow for it.

MOTION was made by Anne Marie Groblewski and seconded by Joan Kovac to recommend approval of the Plat PZ #19-1400002 per the four conditions of staff. All voted in favor of the motion.

2. FR 1200 NW STREET LLC / FIRST INDUSTRIAL POMPANO PLAT
Planning and Zoning No. 19-1400003
Commission District: 4

Consideration of the PLAT submitted by **MIKE VONDER MEULEN** on behalf of **FR 1200 NW STREET LLC** restricts the property to a maximum building of 200,000 square feet of industrial use. The subject property currently a 44,328-square foot industrial building, which will be demolished. All parcels are legally defined as follows:

PARCEL 1: ALL THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING TO THE WEST OF THE WEST RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 95, LESS AND EXCEPT THE SOUTH 150 FEET THEREOF, ALSO LESS AND EXCEPT THE WEST 280.96 FEET THEREOF, AND ALSO LESS AND EXCEPT THE NORTH 35 FEET THEREOF.

PARCEL 2: THE WEST 280.96 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 35 FEET FOR A STREET (HEREINAFTER COLLECTIVELY REFERRED TO AS THE PROPERTY), BROWARD COUNTY, FLORIDA. SAID PARCEL BEING ALSO DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED WITHIN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY MARGIN OF 15TH STREET AND THE WESTERN RIGHT OF WAY MARGIN OF INTERSTATE 95 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 00°50'09" EAST FOR A DISTANCE OF 478.01 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°28'49" WEST FOR A DISTANCE OF 395.11 FEET TO AN IRON PIN;