



Staff Report

File #: LN-317

PLANNING AND ZONING BOARD

Meeting Date: AUGUST 24, 2022

CAPTIVA COVE III ABANDONMENT

Request: Abandonment
P&Z# 22-27000005
Owner: Aloha Pompano, LLC
Project Location: 740 SW 11 St
Folio Number: 494202030130
Land Use Designation: MH (Medium -High 16-25 DU/AC)
 & Commercial
Zoning District: RM45 (Multi-Family Residences -45) & B3 (General Business)
Commission District: 3 (Tom McMahon)
Agent: Michael Amodio
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a request to abandon a 3-foot utility easement by Keith, Inc. on behalf of ALOHA POMPANO, LLC. The easement runs north/south on a parcel of land located at 740 SW 11th Street. The easement is shown on the face of the Amended Plat of Fairview (P.B. 10 - PG. 25). There are no utilities located within the easement. The abandonment will allow for the construction of Building #1 as part of the Captiva Cove Phase III Project. The site plan for this project is currently under review.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

Code Compliance: No comments are required
 Fire Department: No comments are required
 Public Works Department: No Objection
 Development Services: No Objection
 Utilities Department: No Objection
 Lumen Fiber Optics: No Objection
 FP&L: No comments have been received
 AT&T: No comments have been received
 TECO Gas: No comments have been received
 Comcast Cable: No Objection

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The property is located within the Captiva Cove Phase III project and runs north/south within the property located at 740 SW 11 Street.
2. The Applicant's request is necessary to allow for the construction of the proposed development.

C. Review Standards

Section 155.2431 D. 1. & 2. states that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and

2. Vacation or abandonment of the right-of-way or easement is consistent with the comprehensive plan.

D. Staff Analysis

All of the service providers that have submitted comments have stated they have no objection to this request. There are three service providers that have not yet submitted comments, which include: the FP&L, AT&T, and Teco. These comments must be received prior to it being presented to the City Commission.

With the exception of providing all of the service provider comments, the abandonment of this easement meets the abandonment standards of Section 155.2431 D.1. & 2, and therefore staff recommends approval of this request with the condition that the remainder of the service provider comments be provided prior to City Commission.

Staff Conditions:

RECOMMENDATION

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motions

I- Approve with conditions

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431 D.1. & 2, with the following condition:

1. The abandonment request will not be placed on a City Commission agenda until all service provider no-objection letters have been received.

II- Table

Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

III- Denial

Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

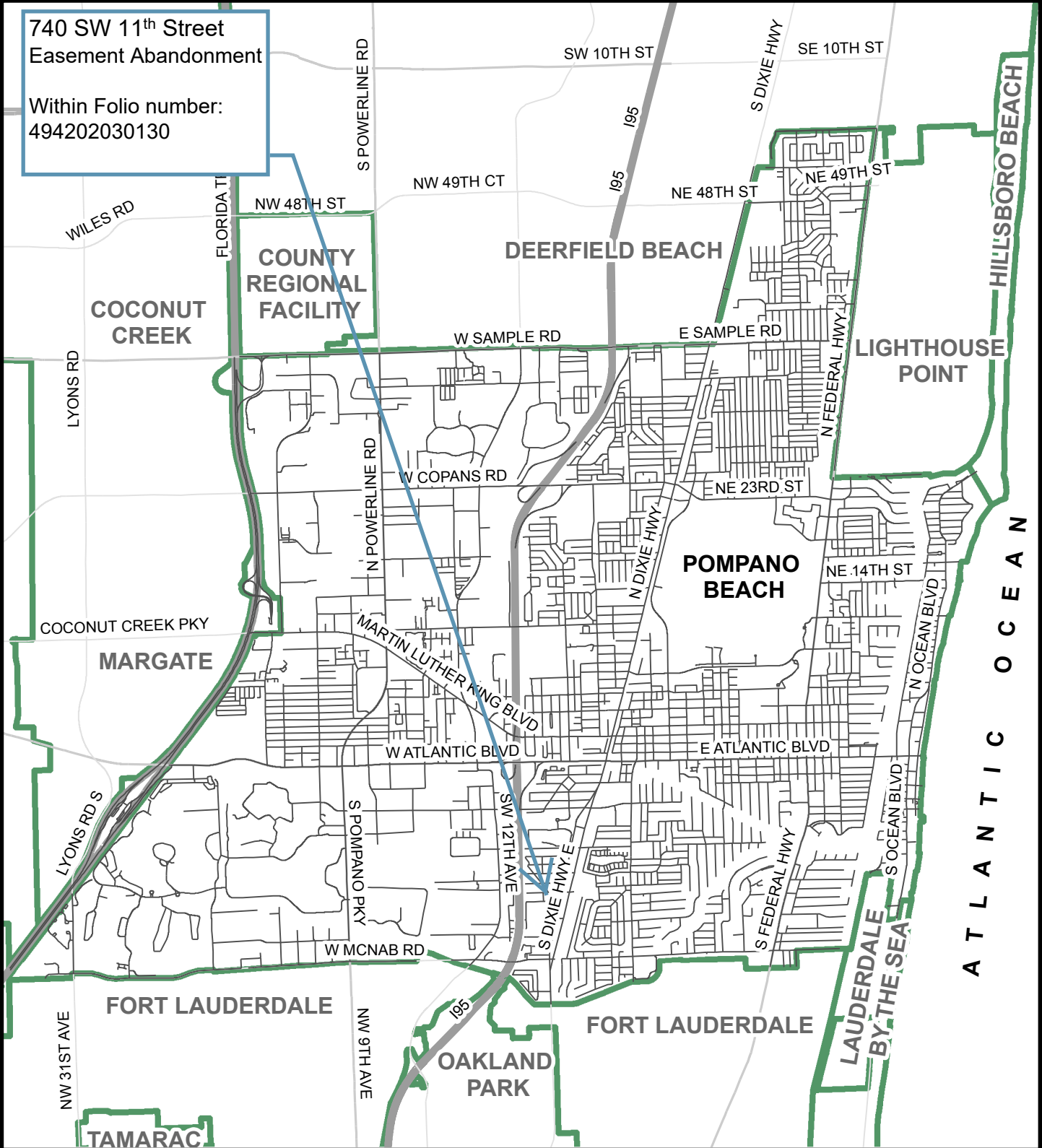
Staff recommends alternative motion number I.

CITY OF POMPANO BEACH LOCATION MAP



740 SW 11th Street
Easement Abandonment

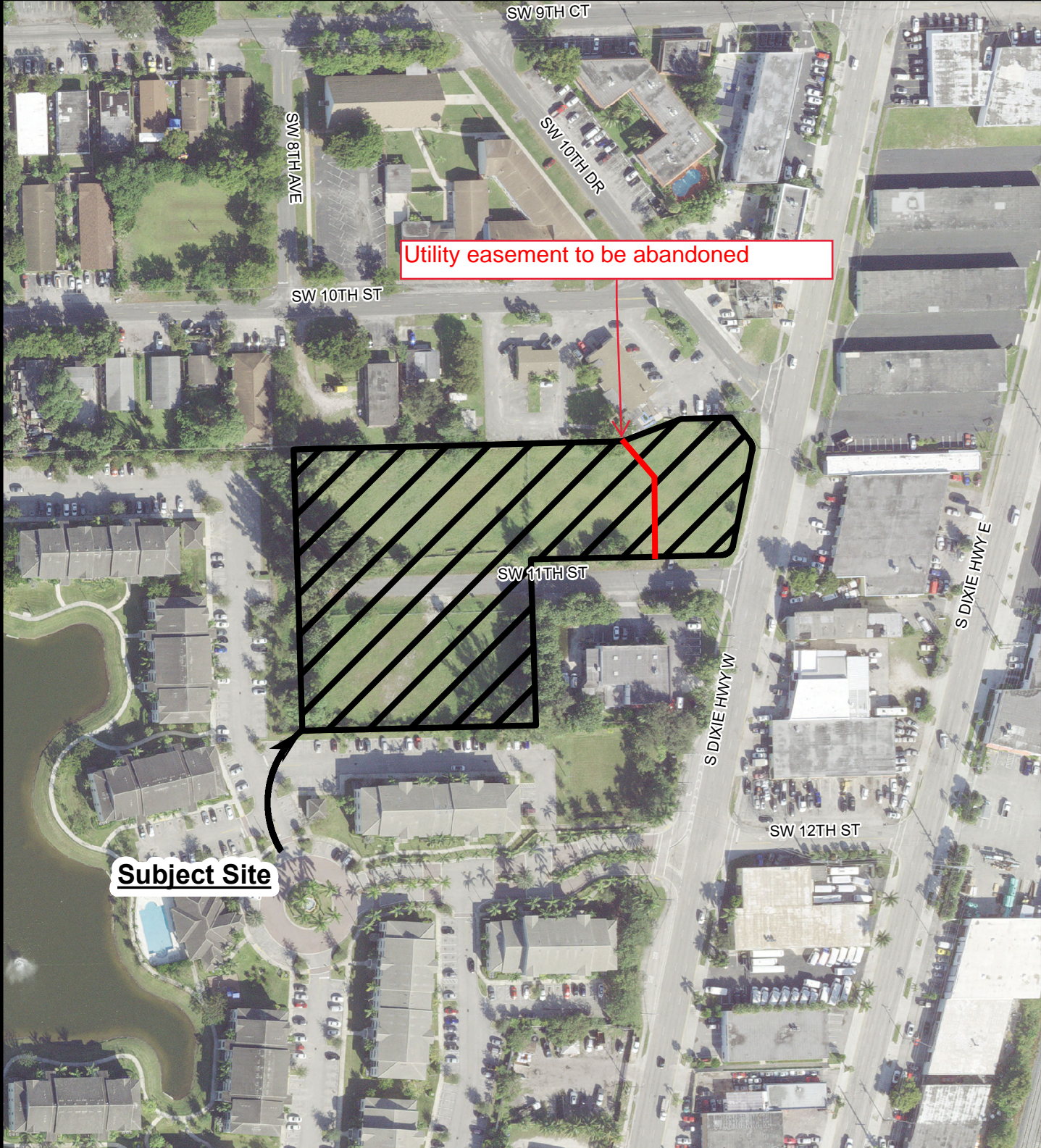
Within Folio number:
494202030130



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



Utility easement to be abandoned

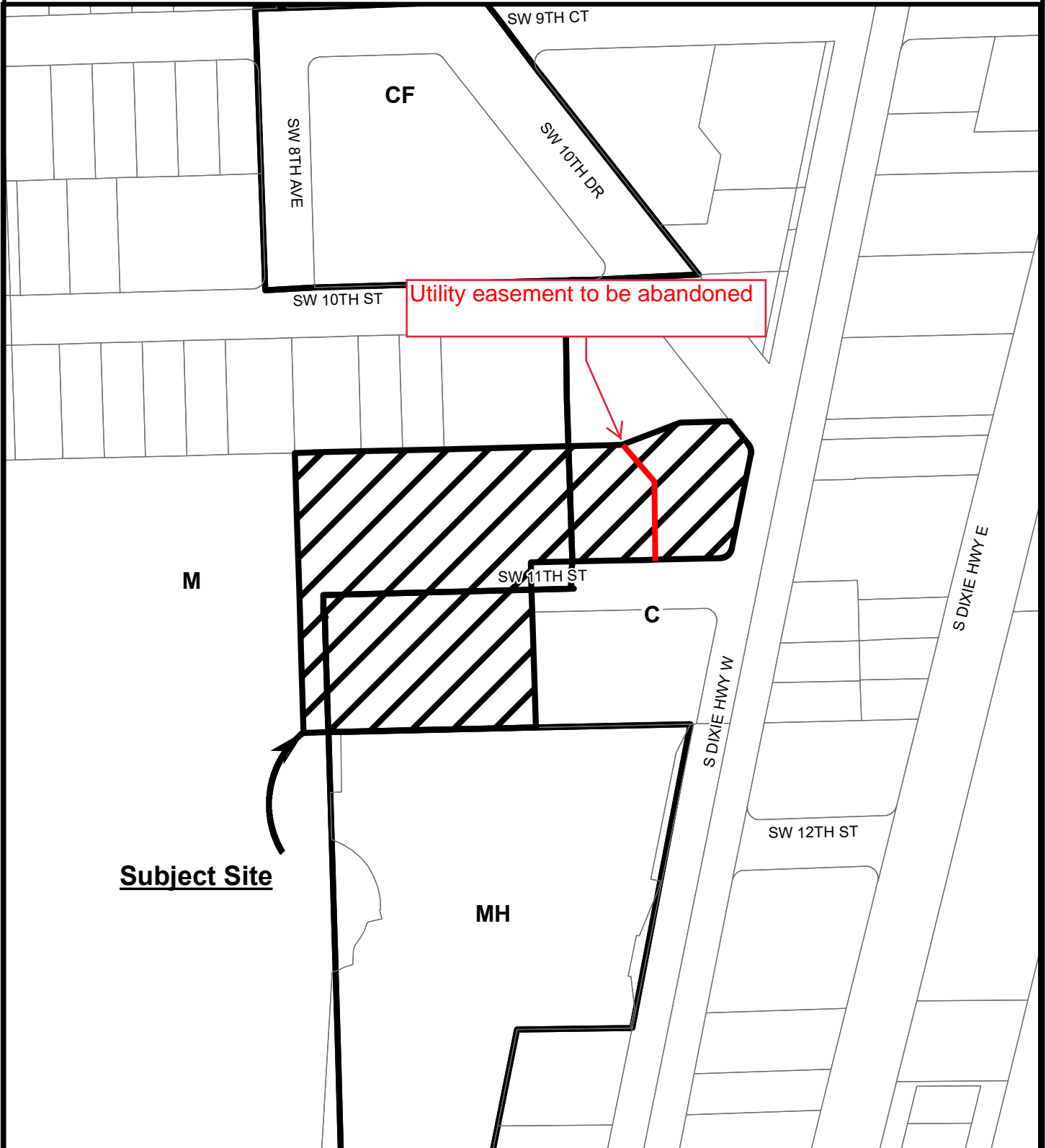
Subject Site

1 in = 167 ft

740 SW 11 STREET

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

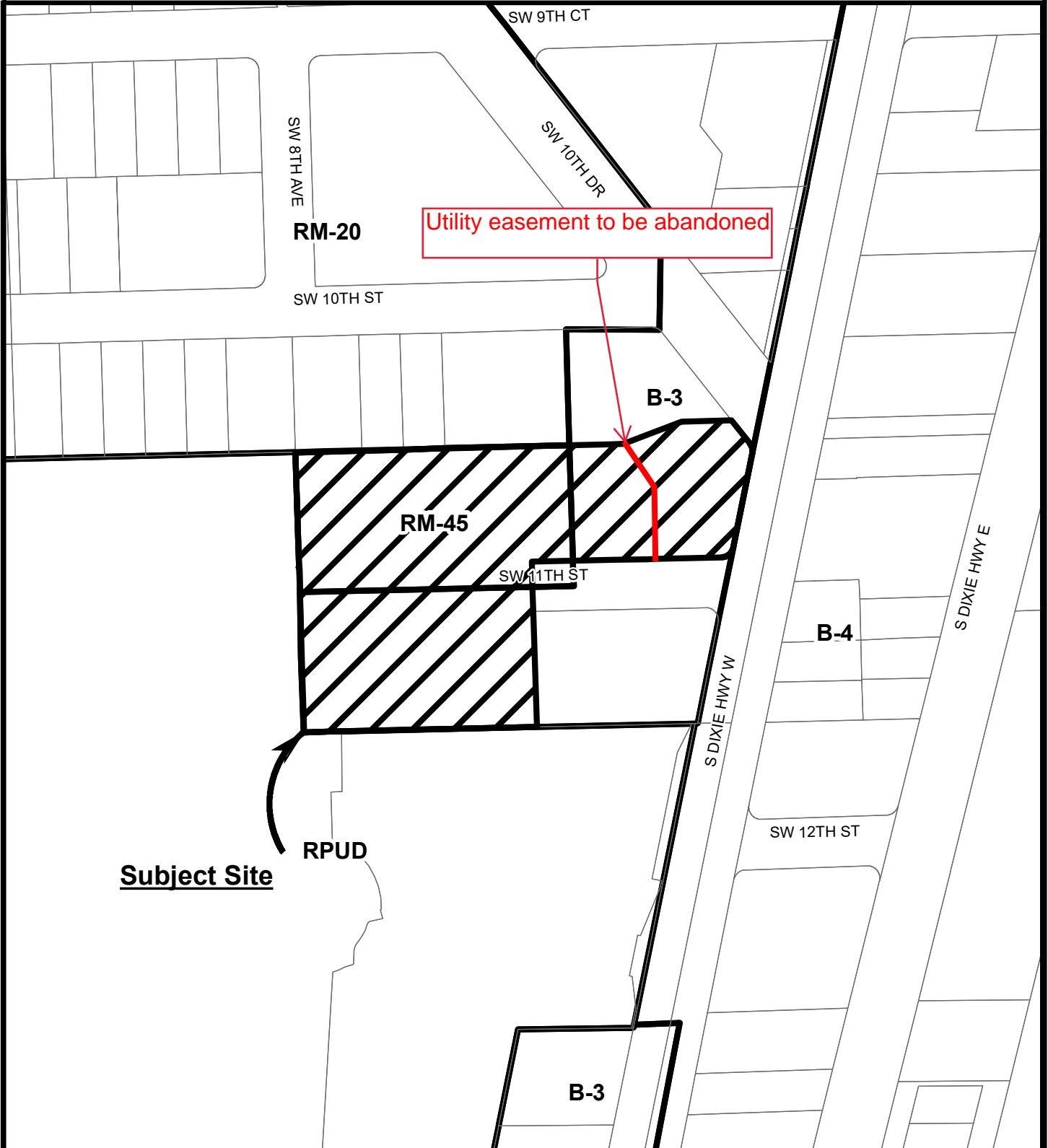


1 in = 167 ft

740 SW 11 STREET

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 167 ft

740 SW 11 STREET

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate
 L Low
 LM Low- Medium
 * M Medium
 MH Medium-High
 H High

* C Commercial

CR Commercial Recreation

I Industrial

T Transportation

U Utilities
 CF Community Facilities

OR Recreation & Open Space

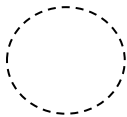
W Water

LAC Local Activity Center

RAC Regional Activity Center

Boundaries
 City of Pompano Beach

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

FOR ZONING MAP

Symbol District

RS-1 One-Family Residence
 RS-2 One-Family Residence
 RS-3 One-Family Residence
 RS-4 One-Family Residence

RD-1 Two- Family Residence

RM-12 Multi-Family Residence
 RM-20 Multi-Family Residence
 RM-30 Multi-Family Residence

* RM-45 Multi-Family Residence
 RM-45/HR Overlay

RPUD Residential Planned Unit Dev.

AOD Atlantic Boulevard Overlay District

MH-12 Mobile Home Park

B-1 Limited Business

B-2 Neighborhood Business

* B-3 General Business

B-4 Heavy Business

M-1 Marina Business

M-2 Marina Industrial

LAC Local Activity Center

I-1 General Industrial

I-1X Special Industrial

O-IP Office Industrial Park

BP Business Parking

BSC Planned Shopping Center

PCI Planned Commercial / Industrial Overlay

PR Parks & Recreation

CR Commercial Recreation

CF Community Facilities

T Transportation

PU Public Utility

* Existing
> Proposed