

	Project Planner:	Jean Dolan
3.	<u>LN-231</u>	ATLANTIC INDUSTRIAL PARK PLAT
	Request:	PLAT
	P&Z#	22-140000001
	Owner:	Natjack, LLC; RR ATLANTIC, LLC; R.V. Jones; Shirley J. Farris
	Project Location:	1528 W Atlantic Boulevard
	Folio Number:	484234000580
	Land Use Designation:	H- HIGH 25-46 DU/AC
	Zoning District:	I (Industrial)
	Agent:	Elizabeth Tsouroukdissian
	Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Planner, introduced herself to the Board and stated that this is a proposed Plat for a property, approximately 1.7 acres in size, located 1528 W. Atlantic Blvd., which is west of the CSX Railroad at the terminus of NW 1st Street and on the north side of NW 1st Street east of NW 16th Avenue. The agent is Jane Storms of Pulice Land Surveyors, Inc, representing the owners of the property, RR Atlantic, LLC; Natjack, LLC; R.V. Jones; and Shirley Farris. The site is vacant. The Plat includes two parcels labeled 'A' & 'B'. The Plat restricts the property to a maximum of 48,000 square feet of Industrial use on Parcel A (Zoned I-1) and no development on Parcel B (Zoned RS-4). The applicant is proposing to construct 4 one-story warehouse buildings on the Industrial-zoned property and provide only landscaping on the residentially zoned property. A conceptual site plan has been provided along with this Plat submittal, however, that site plan is currently under review by the DRC. As with the site plan, this conceptual plan should reflect a Type C incompatibility buffer adjacent to all residential uses and a staff-suggested condition is included here-in regarding this. The access will be from NW 1st Street. The property is zoned I-1 with Industrial Land Use and the buffer areas is Zoned RS-4 with a Low-Medium Residential Land Use designation. This Plat was reviewed at a Development Review Committee meeting held on March 2, 2022 and found to be in compliance with the City's Land Development Regulations. All comments from the DRC meeting have been addressed. All service provider letters except for FP&L and TECO have been submitted. The Plat reflects all County Development Review Report recommendations. The Review Standards for a Plat found in Article 5, Part 7 of the Code have been met; therefore, staff recommends approval of this plat with the following five conditions that must be completed prior to placement on a City Commission:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. Must submit a Title Certification addressed to the City but can include the County and must be less than 6 months old.
3. A statement in the 'Surveyor's Notes' on page 2 must be added saying "All facilities for the distribution of utilities of electricity, telephone & cable shall be installed underground."
4. The FPL & TECO Service Provider letters of no objection must be received.
5. The conceptual plan should reflect a Type C incompatibility buffer adjacent to all residential uses.

Ms. Elizabeth Tsouroukdissian introduced herself to the Board and noted she will make the developer aware of the five conditions.

Ms. McLamore asked about the location of the warehouses. Ms. Tsouroukdissian noted the zoning district is Industrial, so it is permitted.

Ms. Edge inquired about the square footage. Ms. Tsouroukdissian responded that it is a rounded-up number derived from the site plan.

Mr. Stacer opened the public hearing.

Kevin Eason (2010 NW 5th Terrace, Pompano Beach) introduced herself to the Board. He expressed concern about the location of the project and proximity to residential homes. He also noted neighbors said they did not receive a notice regarding the project.

Mr. Stacer closed the public hearing.

Ms. Edge asked if a conceptual site plan was submitted. Ms. Barszewski confirmed it was included in the backup.

Mr. Stacer re-opened the public hearing.

Holly Eason (2010 NW 5th Terrace, Pompano Beach) introduced herself to the Board. She asked for the item to be postponed until all neighbors within a 500-foot radius have been notified.

Ms. Barszewski confirmed the zoning is Industrial and 500-foot notifications are not required for a plat.

A discussion ensued about the entrance road to the subject site. Ms. Barszewski provided further illustration and confirmed there is 50 feet of dedicated right-of-way.

Mr. Stacer asked for the definition of a Type-C buffer. Ms. Barszewski explained it is an 8-foot-high wall with landscaping that separates the Industrial from the Residential area. Lauren Gratzner and Pamela Stanton, Development Services, provided further explanation of the buffer.

Mr. Stacer closed the public hearing.

Ms. Edge summarized her concerns and unanswered questions.

(52:50)

MOTION by Marianne Edge and seconded by Maria McLamore to table the item to the July 2022 meeting. All voted in favor, with the exception of Tobi Aycock, Richard Klosiewicz, Joan Kovac, and Fred Stacer who voted no. The motion was denied.

(57:38)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, subject to the 5 conditions provided by staff. All voted in favor, with the exception of Tobi Aycock, Marianne Edge, and Maria McLamore who voted no. The motion was denied.

Ms. Tsouroukdissian asked for a motion to reconsider.

Mr. Saunders said a reconsideration is possible but must be made by a Board member from the prevailing side.

Mr. Stacer asked if any Board member who voted against wanted to motion to reconsider.

(1:00:36)

MOTION by Marianne Edge to reconsider the previous motion. There was no second.

Ms. Tsouroukdissian noted the request is for a plat and not a site plan. She stated the plat is compliant.

Mr. Saunders confirmed the next steps are that the application will go to the City Commission with the Board's determination.