



Staff Report

**File #:** LN-89

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: APRIL 28, 2021

**SONATA ROW VACATION**

**Request:** Right-of-Way Vacation  
**P&Z#** 21-18000001  
**Owner:** Pompano Beach Community Redevelopment Agency  
**Project Location:** 700 Block of Dixie Highway  
**Folio Number:** 484235110070  
**Land Use Designation:** C (Commercial)  
**Zoning District:** B-3 (General Business)  
**Commission District:** 4  
**Agent:** Michael Amodio (954-788-3400)  
**Project Planner:** Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

**Summary:**

This is a request to abandon a remnant right-of-way left over from the 2008 abandonment of NW 6th Ct. The remnant consists of 32.25 square feet and is located on the southwestern corner of the mixed-use Sonata project that WTLG, LLC, the Applicant, is developing in partnership with the NW CRA. The project is located off of Dixie Highway, between NW 6th Street & NW 8th Court. On January 27, 2021, a Site Plan for a 121-unit multifamily project with 3,467 square feet of commercial space was approved for the property. A Flex Allocation for 100 Flex units was also approved for the project on October 22, 2019. The Plat was approved by the City Commission on the March 23, 2021. All three approvals required this abandonment as a condition.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request (all such comments must be received prior to City Commission unless conditioned otherwise):

Community Redevelopment: No Objection

Code Compliance: No Objection

Fire Department: A turn around area or an access easement will be necessary

Public Works Department: No Objection

Development Services: No Objection

Utilities Department: No Objection

FP&L: No Objection

AT&T: No Objection

TECO Gas: No Objection

Comcast Cable: No Comments have been received

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

1. The property is located on the west side of Dixie Highway, between NW 6th Street & NW 8th Court.
2. The Applicant's request is necessary in order to develop a 121-unit multifamily project with 3,467 square feet of commercial space that was approved for the property.

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

Eight of the ten service providers required to comment have submitted comments stating that they have no objection to this request. Comcast is the only service provider that has not yet submitted comments, regarding this request, therefore, a condition will be recommended to ensure this is addressed prior to first reading by City Commission.

The Fire Department commented that this abandonment would result in a dead end, which would create difficulty for the fire trucks to turn around. Therefore the Department requests that an access easement be provided allowing fire trucks to proceed through the development. In order for this request to meet the

requirements of number 1 above, a condition will be suggested to accommodate the Fire Department's concern.

Based on the above-noted exceptions, the abandonment of this right-of-way meets the abandonment standards of Section 155.2431D. 1. & 2, and therefore staff recommends approval of this request with conditions.

**Staff Conditions:**

**DEPARTMENT 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; however, it will not be placed on a City Commission agenda until the following conditions are met:

1. The Applicant shall submit a 'No Objection' comment from Comcast.
2. The Applicant shall submit a public access easement with legal description that satisfies Fire Department.

**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.

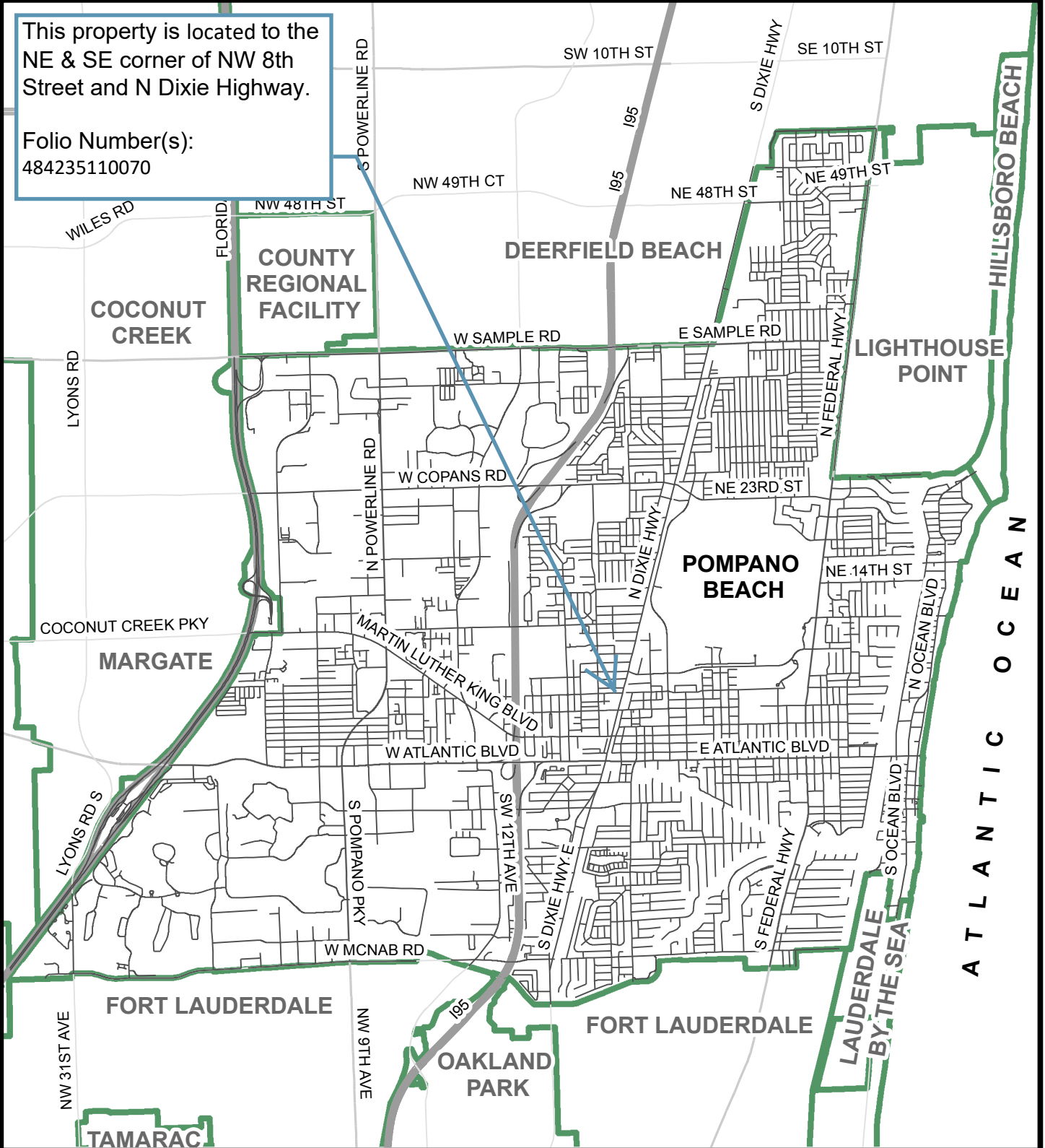
Staff recommends alternative motion number I.

# CITY OF POMPANO BEACH LOCATION MAP



This property is located to the NE & SE corner of NW 8th Street and N Dixie Highway.

Folio Number(s):  
484235110070



1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP



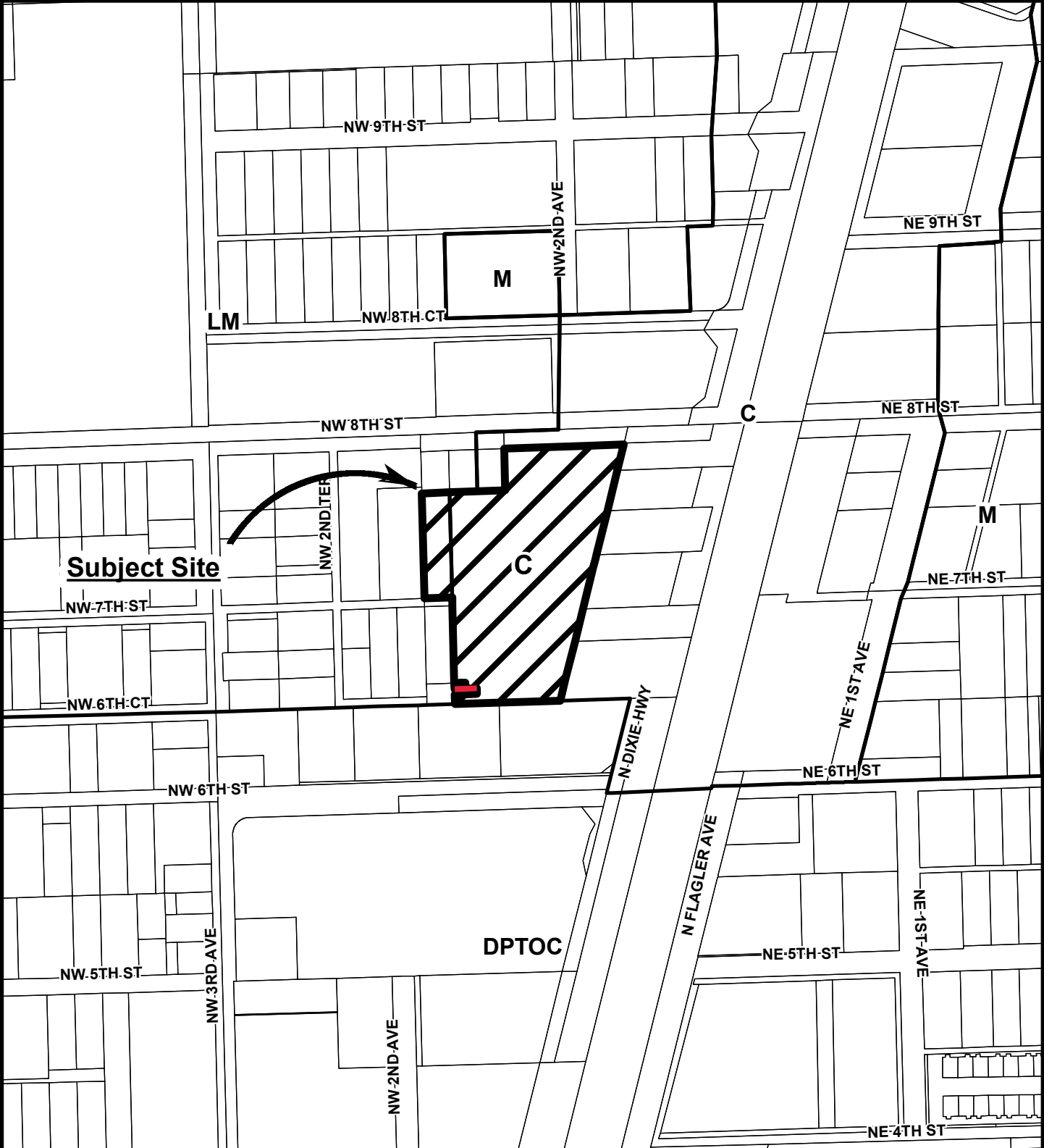
**Subject Site**

1 in = 250 ft

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DEVELOPMENT SERVICES



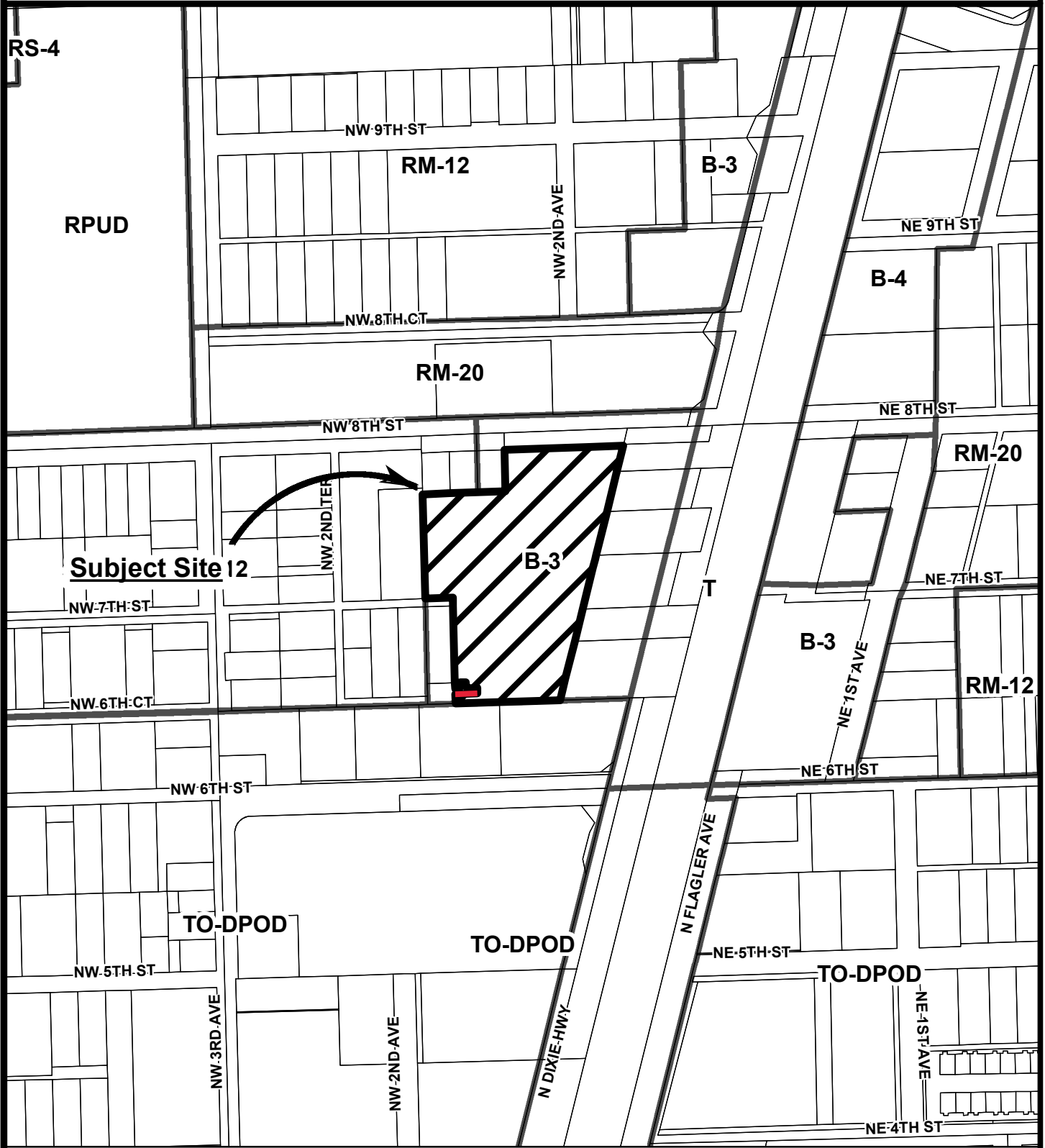
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP

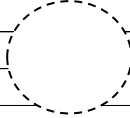


1 in = 250 ft

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## LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
*	C Commercial	RM-12	Multiple-Family Residence 12
	CR Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		*	B-3 General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay