

2. [LN-89](#) SONATA ROW VACATION

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

Ms. Barszewski presented the property aerial. She stated the red area is the area in question. She stated that 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. She added that all service letters have been submitted. There were two providers that needed to respond by the drafting of the staff report, though these were submitted subsequently. The conditions in the staff report can be deleted. She reviewed the standards for an easement abandonment and stated the request meets these standards. She stated that 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 the 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.

Ms. Coleman asked if the 2 conditions in the staff report have been met. Ms. Barszewski responded yes, they have been provided.

Mr. Stacer asked Mr. Saunders if he preferred that the conditions be removed. Mr. Saunders stated that Ms. Barszewski may have stated that these can be removed.

Mr. Stacer asked if the Board had any questions of staff. There were none. Mr. Stacer asked if the applicant would like to make a presentation. Mr. Vonder Meulen stated that if there are no questions or objections from staff, they would like to suspend their presentation unless additional questions arise.

Mr. Stacer asked if anyone from the public wished to speak. Ms. McCleod responded there was none.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for Right-of-Way Vacation PZ #21-18000001 that satisfies the review standards for the application and the Board recommend approval of the application with no conditions. All voted in favor.

3. [LN-24](#) AVIS BUDGET REZONING

Request:	Planned Development Rezoning
P&Z#	20-13000005
Owner:	Dixie Properties & Investments LLC and Upper Pompano Properties & Investments LLC
Project Location: Folio Number:	1661 N Dixie Highway 484226000383 & 484226000380
Land Use Designation:	C (Commercial)
Zoning District:	B-3 (General Business)
Commission District: Agent:	4
Project Planner:	Paola A. West (954-529-9417) Maggie Barszewski (954-786-7921) / maggie.barszewski@copbfl.com

Mr. Stacer asked for confirmation if this item was removed from the agenda. Ms. McCleod responded that was correct. Mr. Stacer asked if the Board can move on to the next item. Mr. Saunders asked if the request came from the applicant. Ms. McCleod allowed Jean Dolan access to the virtual meeting.

Ms. Jean Dolan stated the applicant requested to withdraw. Mr. Stacer asked if the Board can move on to the next item. Ms. Saunders responded yes.