

Mr. Stacer informed the new Board members that they just have to make it clear to him if they would like to speak and they can ask questions or make comments. He mentioned that the Board only sees larger site plans that are submitted for review and stated that Board members can still vote on the draft meeting minutes even if they were not present at the meeting. He reiterated that members should feel comfortable consulting with the Board attorney if they think that they might have a voting conflict.

Ms. Smith asked when the Comprehensive Plan is due for the next update.

Mr. Keester-O'Mills responded that the City is hiring an outside consultant that will be presenting proposed updates early this year.

**G.    PLAT**

**2. US GATEWAY INVESTMENTS LLC / HUOK PLAT**

**Planning and Zoning No. 18-1400003**

**Commission District: 4**

Consideration of the PLAT submitted by **JAMES MCLAUGHLIN** on behalf of **US GATEWAY INVESTMENTS LLC** that restricts the property to a maximum building of 80,000 square feet of commercial use. The subject property consists of 4.24 acres and is currently vacant. All parcels are legally defined as follows:

Parcel "A", GREEN LAND TRUST PLAT, according to the plat thereof, as recorded in Plat Book 178, Pages 164 and 165, of the public records of Broward County, Florida.

TOGETHER WITH:

The North three-fifths (N 3/5) of the North one-half (N 1/2) of the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), Section 34, Township 48 South, Range 42 East, Less the West 33.00 feet thereof.

All of said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,830 square feet or 4.2431 acres, more or less.

AKA: Folios: 484234000420 and 484234410010

ZONED: B-3 (General Business)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Mr. Daniel Keester-O'Mills, Principal Planner, presented himself to the Board. He stated that the proposed plat would restrict the property to a maximum building of 80,000 square feet of commercial use and that a site plan eventually needs to be approved by the Board. All service provider letters have been submitted without objection. He stated that staff is concerned that truck traffic could use NW 9th Street as a way to cut through to Martin Luther King Jr. Boulevard. As such, staff is recommending a condition to require off-site improvements to 9th Street.

Development Services staff recommends approval of this plat with the following conditions 1 through 4 to be satisfied prior to scheduling the plat on the City Commission agenda:

1. Plat cover page shall be signed and sealed by the surveyor and signed by all owners;
2. The Mayor's signature block shall be updated to the appropriate name;
3. The applicant shall propose off-site street improvements on NW 9th Street (examples could include strategically placed traffic calming, landscaping, curb extensions, diverters and/or roundabouts, etc.), to the satisfaction of the Development Services Director and City Engineer, that would discourage truck traffic along NW 9<sup>th</sup> Street and ensure the safe, efficient and orderly accommodation of vehicular traffic demands generated by the proposed development;
4. On the south side of the property, either (1) include a right turn only restriction onto NW 9th Street (exiting the property), or (2) amend the NVAL the full length of the property line along NW 9<sup>th</sup> Street;
5. The applicant shall note on the plat the construction of a sidewalk along NW 9<sup>th</sup> Street as required by Chapter 155.5101.I.1.b. of the Zoning Code;
6. As required by FDOT, a minimum driveway length of 25 feet to first conflict point or 100 feet if gated shall be provided on the Major Site Plan; and
7. As required by FDOT, the applicant shall record a cross access easement with the adjacent northern property prior to permit.

Mr. Keester-O'Mills read into the record a memo from the CRA regarding their concerns with the proposed use given the adjacency to single-family homes. Should the Board vote to recommend approval, they requested that staff condition #4 be modified so that only option 2 (amend the NVAL the full length of the property line along NW 9<sup>th</sup> Street) is permitted. Mr. Keester-O'Mills stated that Development Services staff agrees with the CRA's request to modify condition #4.

Mr. Stacer disclosed that he spoke with Mr. Usman regarding this matter several months ago but that they did not discuss any details and that he sees no conflict.

Mr. James McLaughlin (1700 NW 64 Street, Fort Lauderdale) presented himself as the project engineer. He stated that they have no objections to staff's conditions and they will have to return for a Site Plan approval.

Ms. Coleman asked why there is a difference between how their application focuses on their retail use, while their existing business tax receipt is for wholesale.

Mr. Joe Usman (61 NE 1 Street, Pompano Beach) presented himself to the Board. He stated that these days most people will be ordering online and then coming to pick up their merchandise. He stated that as the City is growing so is this business. He commented in reference to the CRA's comments that they will be investing \$6 million dollars in this property and it will be the nicest building on Powerline Road.

Ms. Coleman stated that she is concerned with the traffic that this will generate when two sides of the property are residential. She stated that she is all for economic development and understands the importance of the City's industrial base, but that it is important to talk about traffic. She stated that this Board's job is to consider when the proposed use is appropriate for the given area. She also stated that the Board currently is without a representative from District 4, and that this Board has many times had residents of that district come before them with problems of heavy industrial uses in close proximity to their communities. She stated that it is very important to be honest and forthright about the traffic and use impacts so that the Board can make a good decision. She asked why 70% of their buyers are buying wholesale.

Mr. Usman responded that it is because they supply to local developers.

Ms. Coleman asked how many big trucks they expect to have visit their site each day.

Mr. Usman responded that it would not be any more than a Publix grocery store would have, so it would be 7-8 trucks depending on the time of year and supply.

Mr. Stacer asked if the applicant fabricates the merchandise.

Mr. Usman responded that they do not. He stated that the majority of their sales are of already finished products floor tiles.

Ms. Coleman stated that she is trying to get a sense of how much traffic will be generated for a fairly intense use that is next to a residential area.

Mr. Usman stated that the use is permitted in the B-3 zoning.

Mr. Stacer asked if both entrances will be on Powerline Road.

Mr. Usman responded that the Fire department wants to have access from 9th Street, so they will have to work with them.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Ms. Coleman stated that she cannot support this if the Fire Department is going to require access from 9th Street.

Mr. Stacer responded that this is only the plat stage and that these details would be worked out in the Site Plan process.

Mr. McLaughlin responded that they might be able to provide an emergency access opening with a Knox box, but that emergency vehicles can obviously cross NVALs if there is an emergency.

Mr. Usman commented that their insurance might require this kind of access, too.

Mr. McLaughlin stated that they agree that they will restrict truck access from 9th Street.

**MOTION** was made by Carla Coleman and seconded by Anne Maria Groblewski to recommend approval of the Plat PZ #18-14000003 per the 7 conditions as described in the staff report, with the amendment to condition #4 that removes the option of including a right turn only restriction onto NW 9th Street and would instead amend the NVAL the full length of the property line along NW 9<sup>th</sup> Street. All voted in favor of the motion.

**H.     EASEMENT ABANDONMENT**

**3.   US GATEWAY INVESTMENTS LLC/ HUOK ROAD  
RESERVATION EASEMENT ABANDONMENT  
Planning and Zoning No. 18-2700001  
Commission District: 4**

Consideration of an ROAD RESERVATION EASEMENT ABANDONMENT submitted by **JAMES MCLAUGHLIN** on behalf of the **US GATEWAY INVESTMENTS LLC** in order to abandon a 28-foot wide road reservation easement located parallel to Powerline road north of NW 9th Street. All parcels are legally defined as follows:

A portion of Parcel "A", GREEN LAND TRUST PLAT, according to the plat thereof, as recorded in Plat Book 178, Pages 164 and 165, of the public records of Broward County, Florida; AND a portion of the North three-fifths (N 3/5) of the North one-half (N 1/2) of the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), Section 34, Township 48 South, Range 42 East, more fully described as follows:

Commencing at the Southwest corner of said Parcel; "A"; thence South 89°36'54" East, on the South line of said Parcel "A", a distance 39.32 feet; thence North 00°23'06" East, a distance of 5.00 feet to the Point of Beginning; thence South 89°36'54" East, on the North line of a 20.00 foot Roadway Easement as recorded in Official Records Book 16063, Page 280, Broward County Records, being a line 5.00 feet North of and parallel with the South line of said Parcel "A", a distance of 28.09 feet; thence North 42°18'38" west, a distance of 44.11 feet to a point on a curve; thence Northerly on said curve to the left, whose radius point bears North 85°14'09" West, with a radius of 2005.08 feet, a central angle of 04°51'14", an arc distance of 169.86 feet to a point of tangency; thence North 00°05'23" West, a distance of 408.57 feet; thence North 89°50'41" West, on the North line of the North three-fifths (N 3/5) of the North one-half (N 1/2) of the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 34, a distance of 28.00 feet; thence South 00°05'23" East, a distance of 408.69 feet to a point of curve; thence Southerly on said curve to the right, with a radius of 1977.08 feet, a central angle of 04°55'07", an arc distance of 169.73 feet; thence South 42°23'35" East, a distance of 44.04 feet to the Point of Beginning.