

is still at the DRC level but will come to the Board. They have a park improvement agreement that provides parking on the street for the park. Ms. Kovac stated she will comment when the site plan is presented.

Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

(2:03:00)

MOTION by Tundra King and seconded by Tobi Aycock that the Board find that competent, substantial evidence has been presented for the Plat that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor, with the exception of Joan Kovac who voted no (5-1).

(2:04:07)

6. [LN-175](#) **U-HAUL NORTH POMPANO PLAT**

Request: Plat
P&Z# 21-14000018
Owner: U-Haul Co. of Florida
Project Location: 1120 NE 48th Street
Folio Number: 484213010023
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial)
Commission District: 2 (Rhonda Eaton)
Agent: Matthew Giani (954-943-9433)
Project Planner: Maggie Barszewski/Maggie.Barszewski@copbfl.com
 954-786-7921

Ms. Barszewski, Planner, introduced herself to the Board and stated that the applicant is requesting approval of the U-Haul-North Pompano Plat for the property addressed as 1120 NE 48th Street and located on the south side of NE 48th Street, just east of the FEC Railroad tracks. The agent is Mathew Giani, P.E. of Shah Drotos & Associates, representing the owner of the property, U-Haul Co. of Florida. The Plat restricts the property to a maximum of 17,000 square feet of Industrial use and 4,000 square feet of Commercial use. The 1.62-acre site is currently occupied by a 4,029-square foot structure housing a retail business intended for demolition. A Site Plan was approved at the November 17, 2021 Planning & Zoning Board hearing and has been provided along with this Plat submittal. The subject property has an Industrial Land Use designation and is Zoned I-1 (General Industrial). The proposed Plat was reviewed by the DRC on September 21, 2021, and found to be in compliance with the City’s Land Development Regulations. All comments from the DRC have been addressed and all service provider letters have been submitted.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The FPL letter of no objection must be received.

Mr. Stacer asked if the Board had any questions of staff. There were none.

Ms. Heidi Davis introduced herself to the Board. She stated the site plan and plat have been through DRC and meet code. This is the last step for the project. She stated that they have no objection with staff’s conditions.

Mr. Stacer asked if the Board had any questions for the applicant. There were none. Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

(2:08:44)

MOTION by Joan Kovac and seconded by Tundra King that the Board find that competent, substantial evidence has been presented for the Plat that satisfies the review standards, and that approval is recommended to the City Commission. All voted in favor.

(2:09:40)

7. [LN-173](#) **ASSISTED LIVING FACILITY EASEMENT ABANDONMENT**
- | | |
|------------------------------|---|
| Request: | Abandonment |
| P&Z# | 21-27000002 |
| Owner: | Christallis Manor III, LLC |
| Project Location: | 420 N Riverside Drive |
| Folio Number: | 484331120202 |
| Land Use Designation: | High (25-46 DU/AC) |
| Zoning District: | RM-45 (Multi-Family Residence 45 |
| Commission District: | 1 (Andrea McGee) |
| Agent: | Amparo Dierking (954-274-5573) |
| Project Planner: | Maggie Barszewski
954-786-7921
maggie.barszewski@copbfl.com |

Ms. Barszewski, Planner, introduced herself to the Board and stated that this is a request to abandon an 18 by 3-foot portion of a Utility easement, by Amparo Dierking on behalf of Christallis Manor, LLC. The utility easement had been recorded as part of the Surfside Villas Plat, O. R. Book 26, and Page 43. A portion of the structure now housing the Christallis Manor Assisted Living was constructed encroaching the utility easement that has no assets within it. The structure was built in 1979 and the applicant only wants to abandon the portion of the easement where the encroachment exists in order to clear the title on the property.

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

Alternative Motion I: Recommend approval to the City Commission; however, it will not be placed on a City Commission agenda until the following condition is met:

1. The submittal of the remaining service providers letters with no objection.

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

Alternative Motion III: 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 I.

Mr. Stacer asked if the Board had any questions of staff. There were none.

Ms. Amparo Dierking was allowed access to the virtual meeting and placed under oath by Rafaela Thermidor. She stated she agreed with Ms. Barszewski’s presentation and did not have anything to add.

Mr. Stacer asked if the Board had any questions for the applicant. There were none. Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

(2:15:30)