



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-613

PLANNING AND ZONING BOARD

Meeting Date: JUNE 26, 2024

2001 N ANDREWS AVE EASEMENT ABANDONMENT

Request: Easement Abandonment
P&Z# 24-27000001
Owner: Conti Florida Properties LLC
Project Location: 2001 N Andrews Ave
Folio Number: 484227260041, 484227260040, 484227260061
Land Use Designation: Industrial
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Matthew Wojciechowski (561-684-6141 / mwojciechowski@SNlandpaln.com)
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Summary:

This is a request to abandon the southern 15-feet of a 30-foot wide utility easement by Applicant, Matthew Wojciechowski, of Schmidt & Nichols., Inc., on behalf of the owner, Conti Florida Properties, LLC. The easement is recorded in a separate instrument from the Plat (Instrument ORB 10532, PG 47) and is located on the west side of North Andrews Avenue, in the block between NW 22 Street and NW 18 Street. In the portion of the easement to be abandoned, there is an existing force main & sanitary sewer line that the applicant has agreed to move into the portion of the easement that will remain. The owner wants to construct a 58,657 square foot industrial use building without being encumbered by the 30-foot width of this easement.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

Code Compliance:	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Development Services:	No Objection
Utilities Department:	No Objection with conditions
FP&L:	No Objection
AT&T:	No Objection
FDOT	Not Applicable
TECO Gas:	No Objection
Comcast Cable:	No Objection

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 North Andrews Avenue, in the block between NW 22 Street and NW 18 Street.
2. The Applicant's request is necessary in order to develop the property without being encumbered by the 30-foot width of the easement.

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

All of the service providers have stated they have no objection to this request, however, the City Utility Department requires an agreement to replace and relocate the existing force main and sanitary sewer line. They also are requiring an agreement with the neighboring property owner adjacent to the west to establish the sanitary sewer line as private.

The conditions required by the Utility Department must be met prior to City Commission consideration for the abandonment to meet the standards of Section 155.2431D.1. & 2. Staff recommends approval of this request with these conditions.

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, staff provides the following alternative motions for the Board's consideration.

I- Approve with conditions

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following conditions:

1. The applicant provides an agreement to replace and relocate the existing force main and sanitary sewer line; and
2. The applicant provides an agreement with the neighboring property owner adjacent to the west to establish the sanitary sewer line as private.

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.

Staff recommends alternative motion number I.

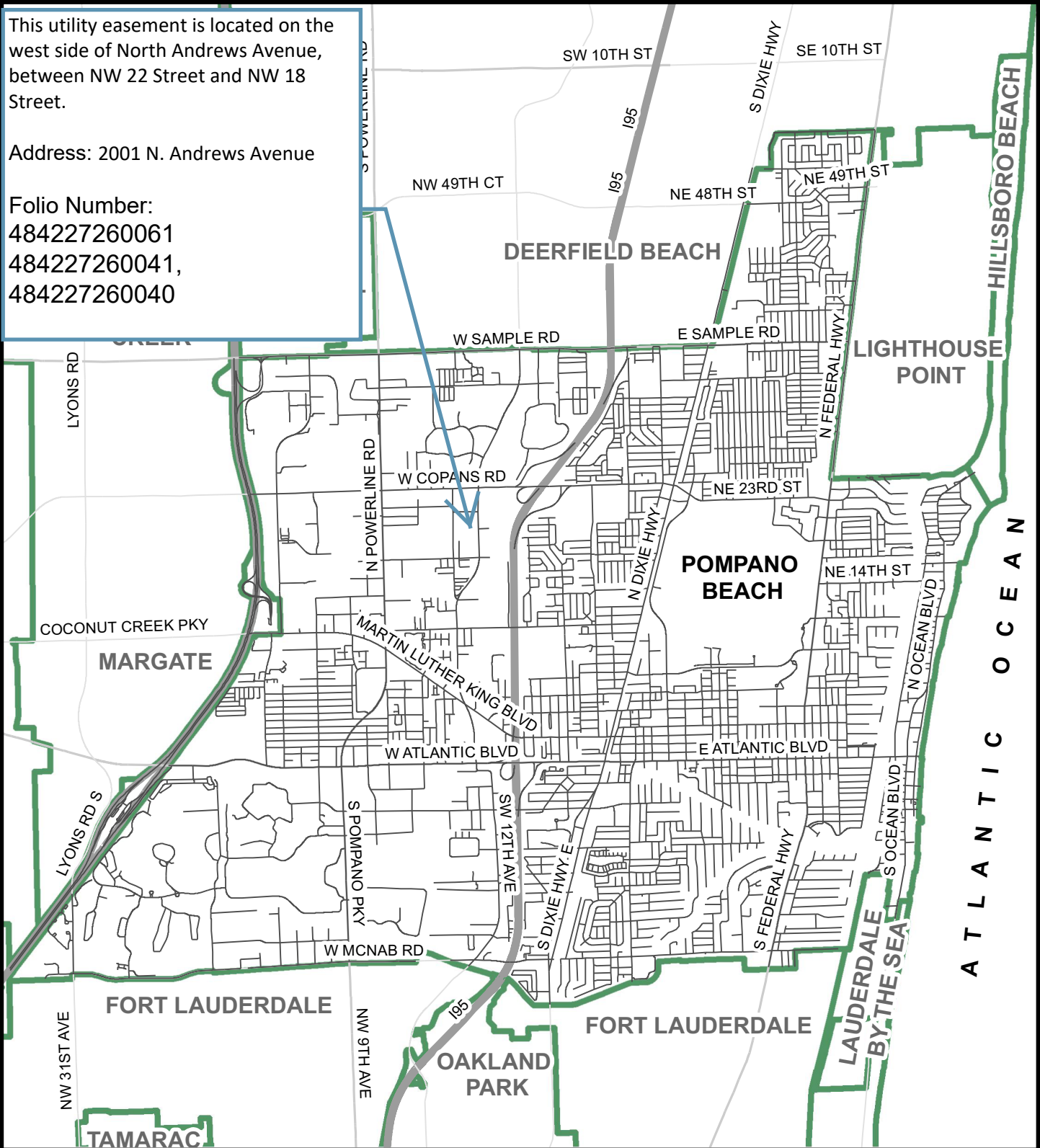
CITY OF POMPANO BEACH LOCATION MAP



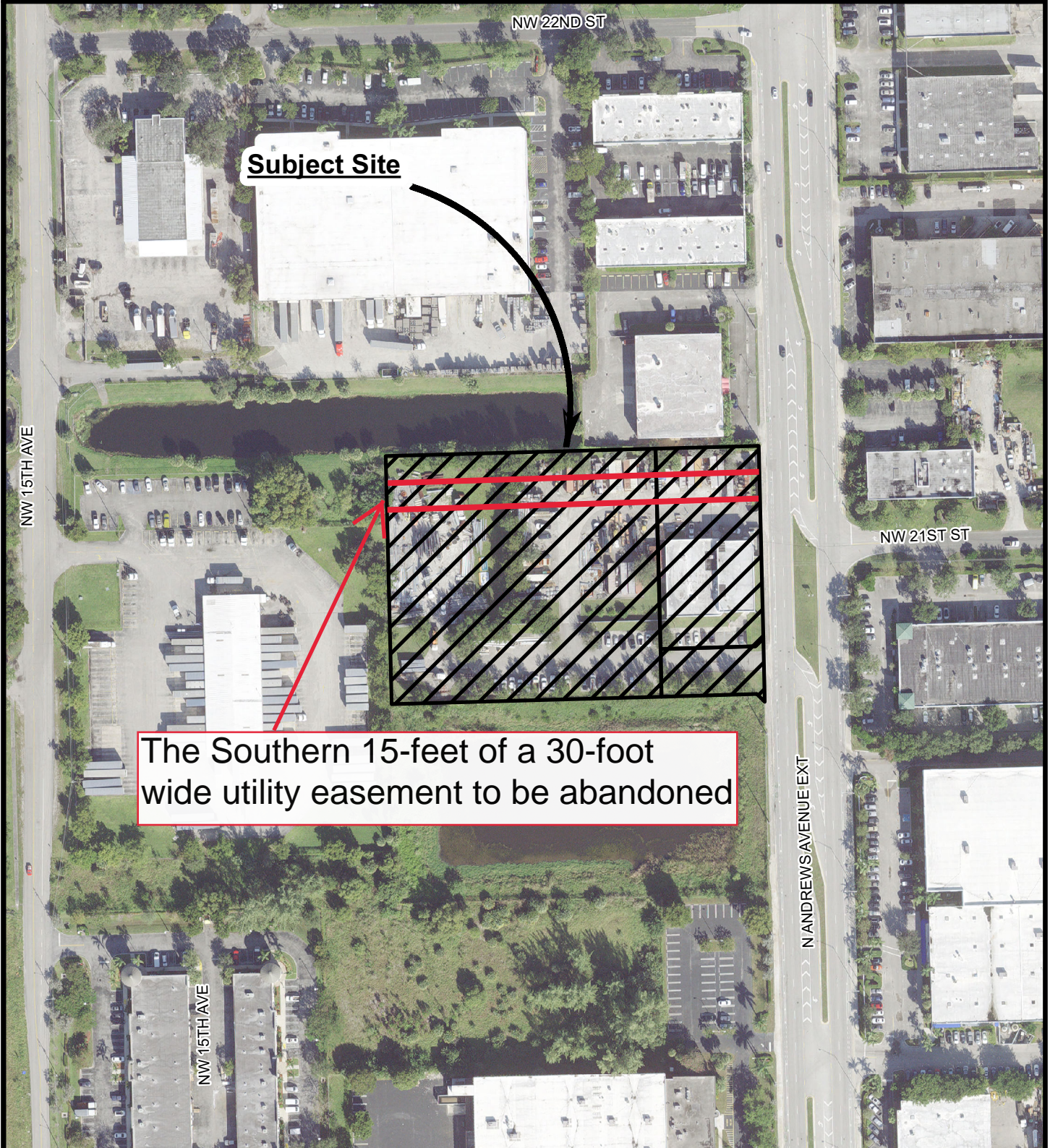
This utility easement is located on the west side of North Andrews Avenue, between NW 22 Street and NW 18 Street.

Address: 2001 N. Andrews Avenue

Folio Number:
484227260061
484227260041,
484227260040



CITY OF POMPANO BEACH AERIAL MAP



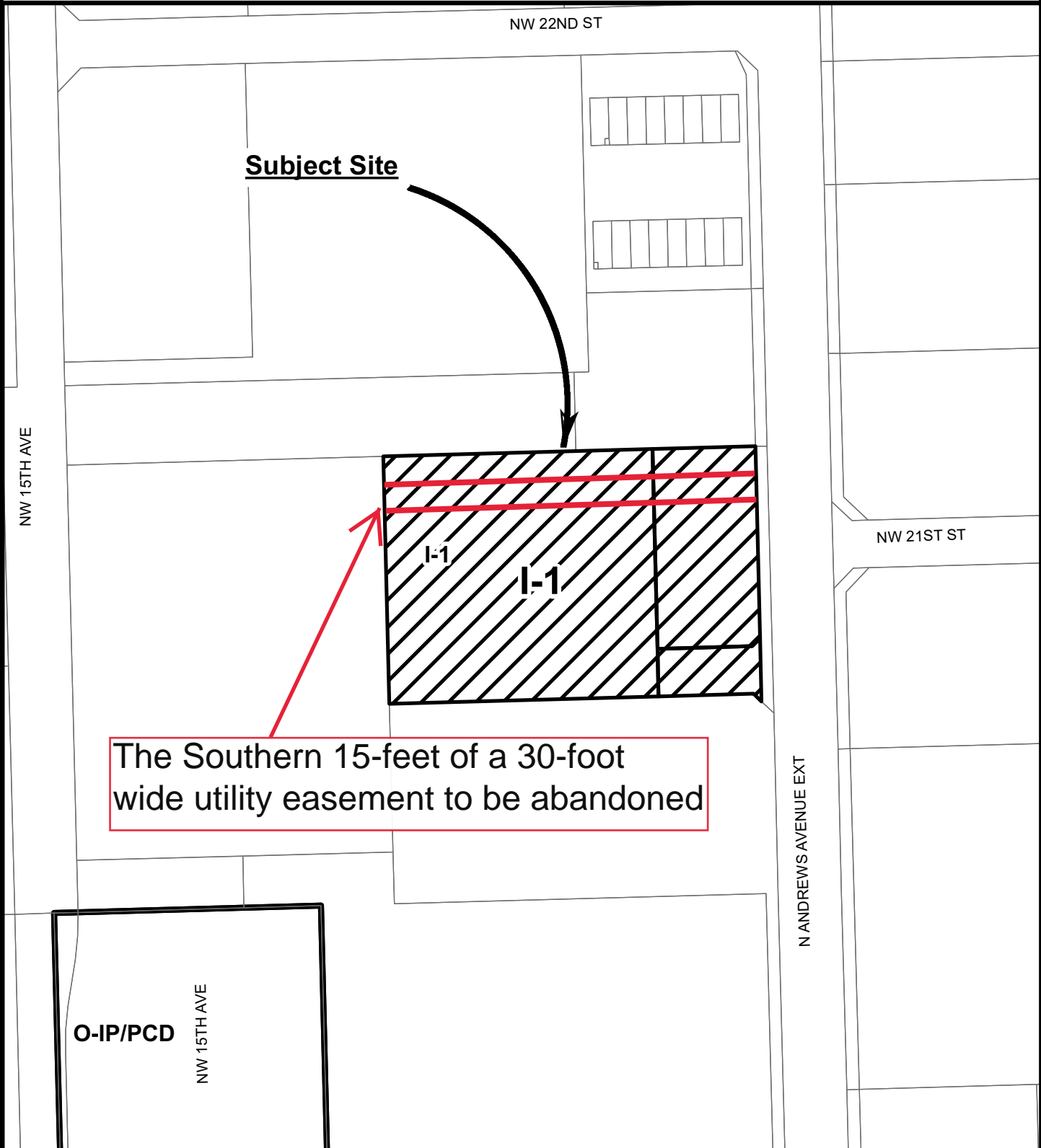
P&Z
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6/13/2024 AdkBob

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CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



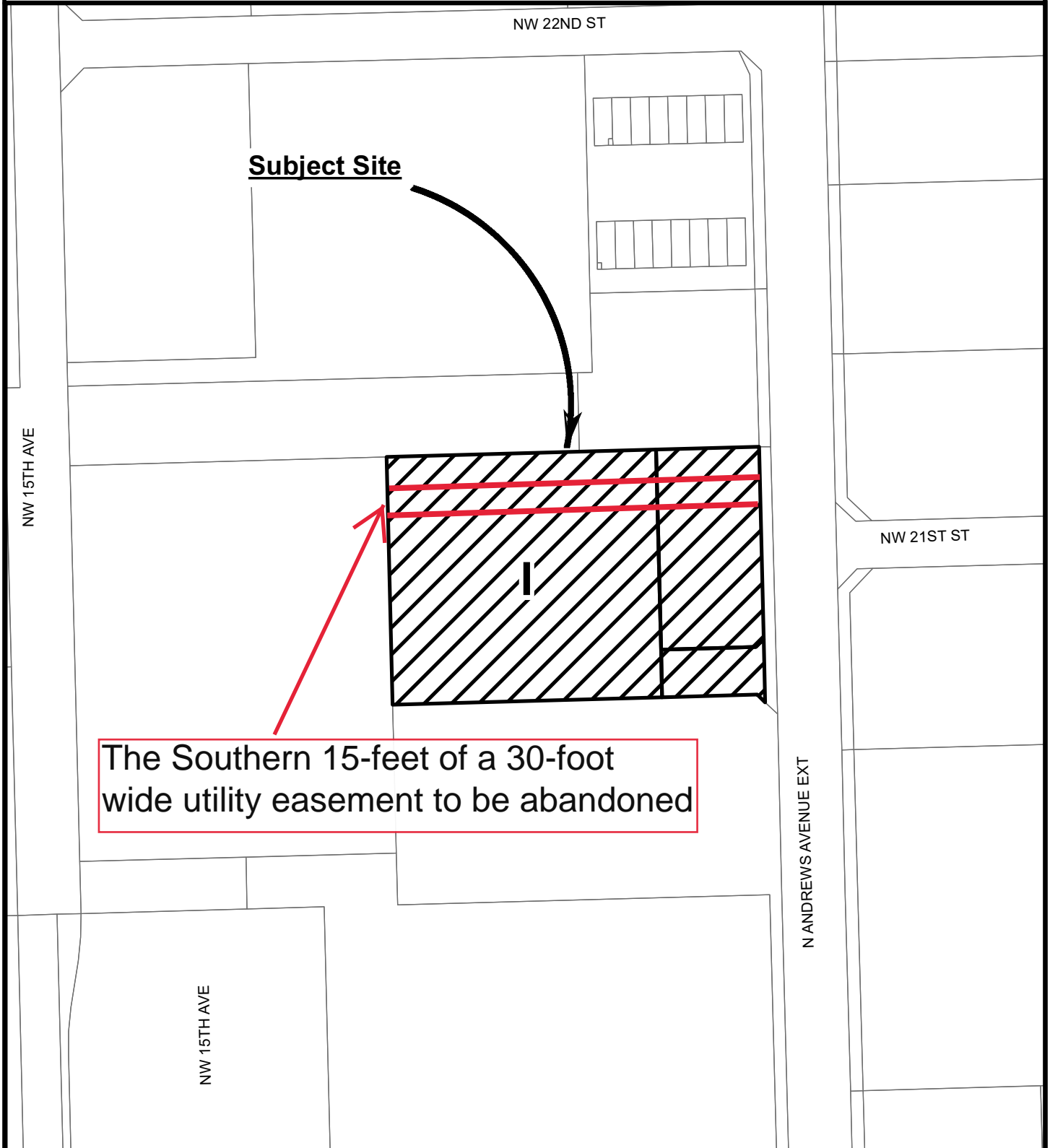
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



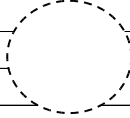
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LEGEND

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	Commercal 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			
ETOC	East Transit Oriented Corridor		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
			EOD	East Overlay District
			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
			DPOD	Downtown Pompano Beach Overlay

P&Z

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