

PLANNING AND ZONING BOARD DRAFT MINUTES July 22, 2020 Page 25

- 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 stated that while she does not like considering such items when service provider letters are outstanding, she recognizes the uniqueness of getting feedback during these times of COVID-19. She stated that she hopes that it is true that there are no utilities in this easement.

Ms. Barzsewski commented that they have discontinued the previous practice of waiting three months and instead now wait until all provider letters have been received before moving these requests to the City Commission. She also noted there are only 4 out of 9 total letters pending right now.

Ms. Coleman stated that she appreciates staff removing that three month waiting period and that she doesn't object under the current circumstances.

Mr. Sean Emmanuel (1941 N Dixie Hwy, Suite 3, Pompano Beach, 33060) presented himself as the son of the property owner and thanked Ms. Barszewski for representing the application. He stated that this project was approved back in October 2018 and they would like to get it moving forward.

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

MOTION was made by Carla Coleman and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20-27000004 that satisfies the review standards and that the Board approve this application subject to the one condition described in the staff report. All those voted in favor.

9. **EXIT 69 LLC EASEMENT ABANDONMENT**
Planning and Zoning No. 20-27000003
Commission District: 4

Consideration of the EASEMENT ABANDONMENT submitted by **MICHAEL AMODIO** on behalf of the **EXIT 69, LLC** in order to abandon a 2-foot partial easement. The Applicant is proposing to construct a three additional 1-story warehouse buildings on the subject property located at 3420 NW 27 Avenue.

ADDRESS: 3420 NW 27 Avenue
ZONED: I-1 (General Industrial)
STAFF: Maggie Barszewski (954) 786-7921

Ms. Maggie Barzsewski, Planner, presented herself to the Board and explained that this is a request to abandon a 2-foot partial easement, by Keith, Inc. on behalf of Exit 69, LLC. The utility easement had been recorded as part of the Pompano Industrial Park Third Addition

PLANNING AND ZONING BOARD DRAFT MINUTES July 22, 2020 Page 26

Plat. The requirement for an easement vacation stems from a Site Plan Development Order Condition to dedicate 2-feet of ROW along NW 27th Avenue (Blount Road) per the Broward County Trafficway Plan. Therefore, the underlying platted 12-foot utility easement requires a 2-foot partial easement vacation in order to proceed with Broward County's ROW Dedication Process.

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 condition is met:
 1. The submittal of the remaining service providers comments with no objection.
- 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

Mr. Michael Vonder Muelen (300 E. Atlantic Boulevard, Pompano Beach) commented that they did meet with AT&T on-site, and explained that the easement has to be abandoned in order for Broward County to accept this ROW dedication. He stated that they will continue to work with service providers and that they have no objection to staff's recommended condition.

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

MOTION was made by Darlene Smith and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20-27000003 that satisfies the review standards and that the Board approve this application subject to the one condition described in the staff report. All those voted in favor.

I. TEXT AMENDMENT

10. **INDUSTRIAL PRINCIPAL USES/BEELINE ENTERTAINMENT PARTNERS, LLC**
Planning and Zoning No. 20-81000002
Commission District 5

Consideration of the TEXT AMENDMENT submitted by **R. BRUCE MCLAUGHLIN** on behalf of the **BEELINE ENTERTAINMENT**