



Staff Report

File #: LN-432

PLANNING AND ZONING BOARD

Meeting Date: JUNE 28, 2023

872 E MCNAB RD ALLEY ABANDONMENT

Request: Alleyway Abandonment
P&Z# 23-27000003
Owner: ACG PB LLC
Project Location: 872 E McNab Rd
Folio Number: 494212320010
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 1 (Andrea McGee)
Agent: Rahil Sanghvi (909-538-2321 / jaxhotel2020@gmail.com)
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Summary

This is a request to abandon a 20' wide alley located on property at 872 E. McNab Road. The alley is shown on the Croatian American Social Club Plat (P.B.175 p.195). The alley area consists of 3,200 square feet and is located solely within this particular lot. It was created by a previous owner, Coral Ridge Properties, Inc. as a typical practice they employed to facilitate access to adjacent properties. No adjacent properties reciprocated, however, making this alley a dead end on both sides. Since the alley has no purpose, the applicant is requesting it be abandoned.

Staff Review and Analysis

A. The following Service Providers commented on this request:

Code Compliance:	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Utilities Department:	No Objection
FP&L:	No Objection, but a utility easement must be retained
AT&T:	No Objection
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 alley is 20' wide and consists of 3,200 square feet located solely within this particular lot.
2. The alley does not continue on any adjacent lots.

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 provider comments have been submitted with no objection to this request, however FPL did require the retention of a utility easement. Therefore a condition will be suggested requiring a utility easement be retained through the Abandonment Ordinance.

The abandonment of this easement meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

Recommendation

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 as the Board finds that the easement abandonment meets the standards of Section 155.2431.D.1. & 2. With the following condition:

1. That the Ordinance retain a utility easement located on the area to be abandoned.

Alternative Motion II.

Table this abandonment request to allow time for the Applicant to address any objections raised by the Board.

Staff recommends alternative motion number I.

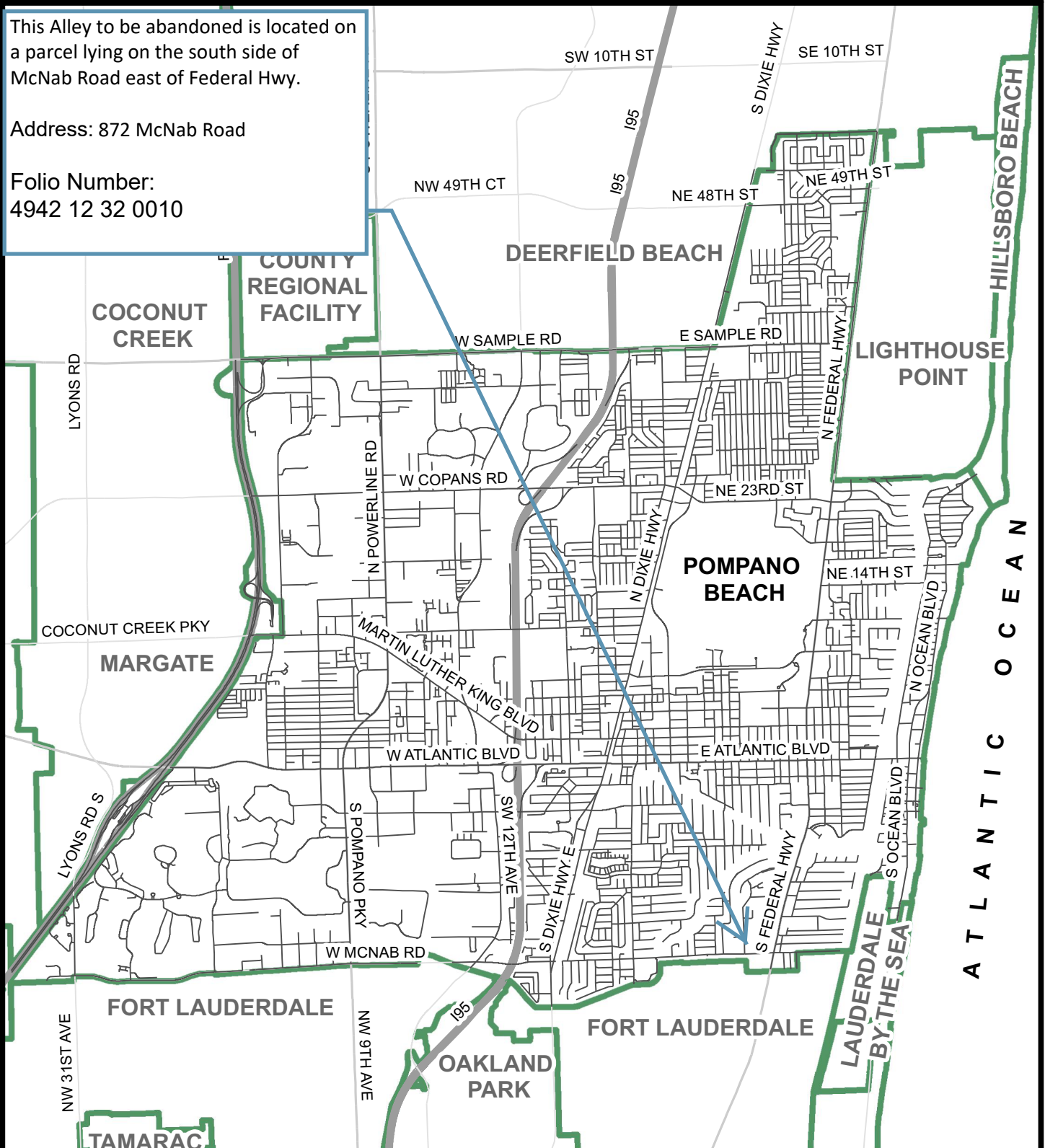
CITY OF POMPANO BEACH LOCATION MAP



This Alley to be abandoned is located on a parcel lying on the south side of McNab Road east of Federal Hwy.

Address: 872 McNab Road

Folio Number:
4942 12 32 0010



CITY OF POMPANO BEACH AERIAL MAP



Subject Site

E MCNAB RD

SE 9TH AVE

NE 68TH ST

NE 67TH ST

NE 22ND AVE

20' Wide Alley to be Abandoned

P&Z
Scale = 16" = 167 ft
6/7/2023 AdkBob

\\pwgishosting\directories\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-27000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-27000003
06/28/2023

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site

SE 9TH AVE

CF

M

E. MCNAB RD

C

C

C

U

C I T Y L I M I T S

NE 68TH ST

20' Wide Alley to be Abandoned

NE 22ND AVE

NE 67TH ST

C I T Y L I M I T S

P&Z

6/7/2023

AdkBob

\\pwgishosting\directories\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-27000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-27000003
06/28/2023

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

SE 9TH AVE

CF

B-3

RM-20

E. MCNAB RD

B-2

B-2

PCD

PU

C I T Y L I M I T S

NE 68TH ST

20' Wide Alley to be Abandoned

B-3

NE 22ND AVE

NE 67TH ST

C I T Y L I M I T S

P&Z

6/7/2023

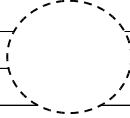
AdkBob

\\pwgishosting\directories\arcgis\Planning\All_Maps\P&Z Packets\2023\PZ23-27000003_Aerial Map.mxd

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-27000003
06/28/2023

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	Commerical 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

PZ23-27000003

06/28/2023