

(16:26)

2. [LN-132](#)

RAISING CANE’S POMPANO BEACH PLAT

Request: Plat
P&Z# 21-14000010
Owner: Rozap, Inc.
Project Location: 2501 N. Federal Highway
Folio Number: 484319000290
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2
Agent: Kristina Belt (722-794-4033)
Project Planner: Maggie Barszewski (954-786-7921/
Maggie.barszewski@copbfl.com)

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated that the applicant is requesting approval of the Raising Cane’s Pompano Beach Plat for the 2.07-acre property located at 2501 N. Federal Highway. The site is currently occupied by an 11,809-square foot structure for the existing Bobby Rubino’s Restaurant. The plat is one parcel and includes dedication of right-of-way for a turn lane along Federal Highway. The plat restricts the property to a maximum of 5,000 square feet of Commercial use and 350 square feet of Utility Building use for an existing telecommunications tower. The applicant is proposing to demolish the existing structure and construct a new 3,267 sq. ft. restaurant that was approved on August 17, 2021 as a Minor Site Plan. The access for the site is on Federal Highway. The property is zoned B-3 with a land use designation of Commercial.

She stated that in all new development, as well as redevelopment that increases gross floor area by 50 percent or more, all overhead utilities located on the development site and/or along the public right-of-way fronting the development site shall be placed underground to the maximum extent practicable-provided that the Development Services Director shall waive this requirement where the relevant utility company demonstrates that undergrounding will be detrimental to the overall safety and/or reliability of the circuit. A condition is suggested in this report that prior to City Commission placement, the applicant submits a letter from FPL and receives the appropriate waiver.

The plat was reviewed by the Development Review Committee (DRC) on June 2, 2021 and found to be in compliance with the development regulations of the code. All DRC comments have been addressed. All service provider letters have been submitted without objection. Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Applicant must submit a Letter from FPL stating that undergrounding the electrical lines will be detrimental to the overall safety and/or reliability of the circuit and the appropriate waiver is granted by the Development Services Director.
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.

Mr. Stacer asked if the Board had any questions for staff or the applicant.

Ms. King asked if the billboard on the property will be remaining. Ms. Barszewski responded yes.

Elizabeth Tsouroukdissian introduced herself to the Board. She stated she is available for questions. Mr. Stacer asked if she was in agreement with the conditions of staff. Ms. Tsouroukdissian responded yes.

Ms. King asked what the hours of operation would be. Ms. Tsouroukdissian responded she was not aware as this is merely a plat application. Her understanding was that the restaurant would be a fast-food type restaurant.

Mr. Stacer asked if the plat will be limiting the site to one point of access rather than two. Ms. Tsouroukdissian responded yes. She stated they are also providing a turn lane.

Mr. Stacer asked if anyone from the public wished to speak.

Michael Skversky (1630 SW 5th Avenue, Pompano Beach) asked if the lines will be getting buried. . Ms. Tsouroukdissian responded they will not be buried. He wished the applicant luck with the project.

Mr. Stacer closed the public hearing.

(24:27)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for plat #21-14000010 that satisfies the review standards and that the Board recommend approval to the City Commission, subject to the 3 conditions requested by staff. All voted in favor of the motion.

3. [LN-165](#)

CHICK-FIL-A DRIVE-THRU MODIFICATION

Request: Major Administrative Adjustment
P&Z# 21-16500001
Owner: The David R Wellens revocable trust U/A
Project Location: 2250 N Federal Highway
Folio Number: 484330450010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 1
Agent: Jenny Baez (954-814-8468)
Project Planner: Lauren Gratzner (954-545-7792 / Lauren.Gratzer@copbfl.com)

This item was postponed to the next month's meeting (October 27th) at the applicant's request.