

(4:05)

F. PLAT

**1. POMPANO EQUIPMENT REPAIR CORP. / PARAMOUNT PARK PLAT
Planning and Zoning No. 19-14000009
Commission District: 4**

Consideration of the PLAT submitted by **ELIZABETH TSOUROUKSISSIAN** on behalf of **POMPANO EQUIPMENT REPAIR CORP.** that restricts the property to a maximum building of 65,000 square feet of warehouse use. The subject property consists of 4.12 acres and is currently vacant and unplatted.

ADDRESS: NW 18th Street & NW 15 Avenue
FOLIO: 484227000330, 484227000331, & 484227000332
ZONED: I-1 (General Industrial)
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Maggie Barszewski, Planner, presented herself to the Board. She stated that the proposed plat will restrict the property to a maximum of 65,000 square feet of warehouse house and consists of two parcels. She explained that the applicant intends to develop the property will two buildings but that no site plan has yet been submitted. All service provider letters have been received and all plat notes have been added.

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

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. Submittal of a Title Certification made out to at least the City, no older than 6 months.
3. The following note shall be placed on Sheet 2 of the Plat:
The following note is required by the City of Pompano Beach, "All facilities for distribution of Electricity, Telephone, and Cable shall be installed underground."

Mr. Stacer asked about the lift station indicated on the plat note.

Ms. Barszewski responded that the applicant has closed on this property and so it is proper that it is not included on the plat.

Ms. Aycock asked about the 8' strip of land between the parcels.

Ms. Elizabeth Seructician (**address**) responded that the strip is owned by the City. She added that the notch at the bottom of the property is the location of the lift station that is still owned by the City.

Ms. Aycock asked about the strip that is located in between the parcels.

Ms. Seructician responded that the plat will combine all the parcels.

Mr. Stacer asked why there is no NVAL.

Ms. Seructician responded that it is because it is not along a County road. She added that they have no objections to staff's conditions.

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

MOTION was made by Molly Moor and seconded by Richard Klosiewicz to recommend approval of the Plat PZ #19-14000009 per the 3 conditions of staff. All voted in favor of the motion.