



Staff Report

File #: LN-745

PLANNING AND ZONING BOARD

Meeting Date: JULY 23, 2025

POMpano PICKLE ROW ABANDONMENT

Request: Right-Of-Way Abandonment
P&Z# 25-18000001
Owner: Pompano Pickle LLC
Project Location: 200 NE 4th St & 217 NE 3rd St
Folio Number: 484235170131, 484235170100
Land Use Designation: TO (Transit Oriented)
Zoning District: TO-DPOD (Transit Oriented Downtown Pompano Overlay District)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Tara Patton
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Summary:

This is a request to abandon a 14-foot-wide alley right-of-way by Applicant, Tara-Lynn Patton of Planning and Entitlements, on behalf of Pompano Pickle, LLC. The alley is shown in Block 2 of the Campbell and Saxon Addition Plat (ORB 1, PG 125) and runs east/west for approximately 265 feet between NE 2nd and NE 3rd Avenues. There are no City utility assets located within the alley, however there are FPL lines overhead. The applicant will either provide a utility easement or will relocate the lines if permission is granted by that company.

A Minor Site Plan is currently being reviewed through by the Development Review Committee for a pickle ball facility and the Applicant owns most of the lots lying adjacent to the alley proposed for abandonment. There is only one other property owner adjacent to the subject alley at 238 NE 4 Street which is on the southwest corner of NE 4th Street and NE 3rd Avenue. A letter of support from that property owner is included in the backup. As a result of the abandonment, that lot will be extended by approximately 7 feet at the rear of the lot.

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
Utilities Department:	No Objection
CRA	No Objection
FP&L:	No comment has been submitted yet

AT&T:	No Objection
TECO Gas:	No comment has been submitted yet
Comcast Cable:	No comment has been submitted yet
FDOT	N/A

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The alley right-of-way runs east/west for approximately 265 feet between NE 2nd and NE 3rd Avenues.
2. The alley abandonment request will facilitate a more cohesive recreational site.

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 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 is consistent with the comprehensive plan.

D. Staff Analysis

There are 3 outstanding service provider letters necessary to be submitted prior to the City Commission meeting. The applicant must provide such letters. It's possible that either an easement or the relocation agreement will be necessary to accommodate the service provider's satisfaction. A condition of approval is recommended to ensure these issues are addressed.

With the exception of the outstanding letters of no objection and the possibility of proffering a utility easement, the abandonment of this alley meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

Staff Recommendation:

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 as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition to be completed prior to City Commission:

1. That the Applicant provides the remaining 3 letters of no objection;
2. The Applicant will submit either a utility easement instrument to be recorded by the city, or an agreement requiring the applicant to relocate any assets necessary for the satisfaction of any service provider.

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.

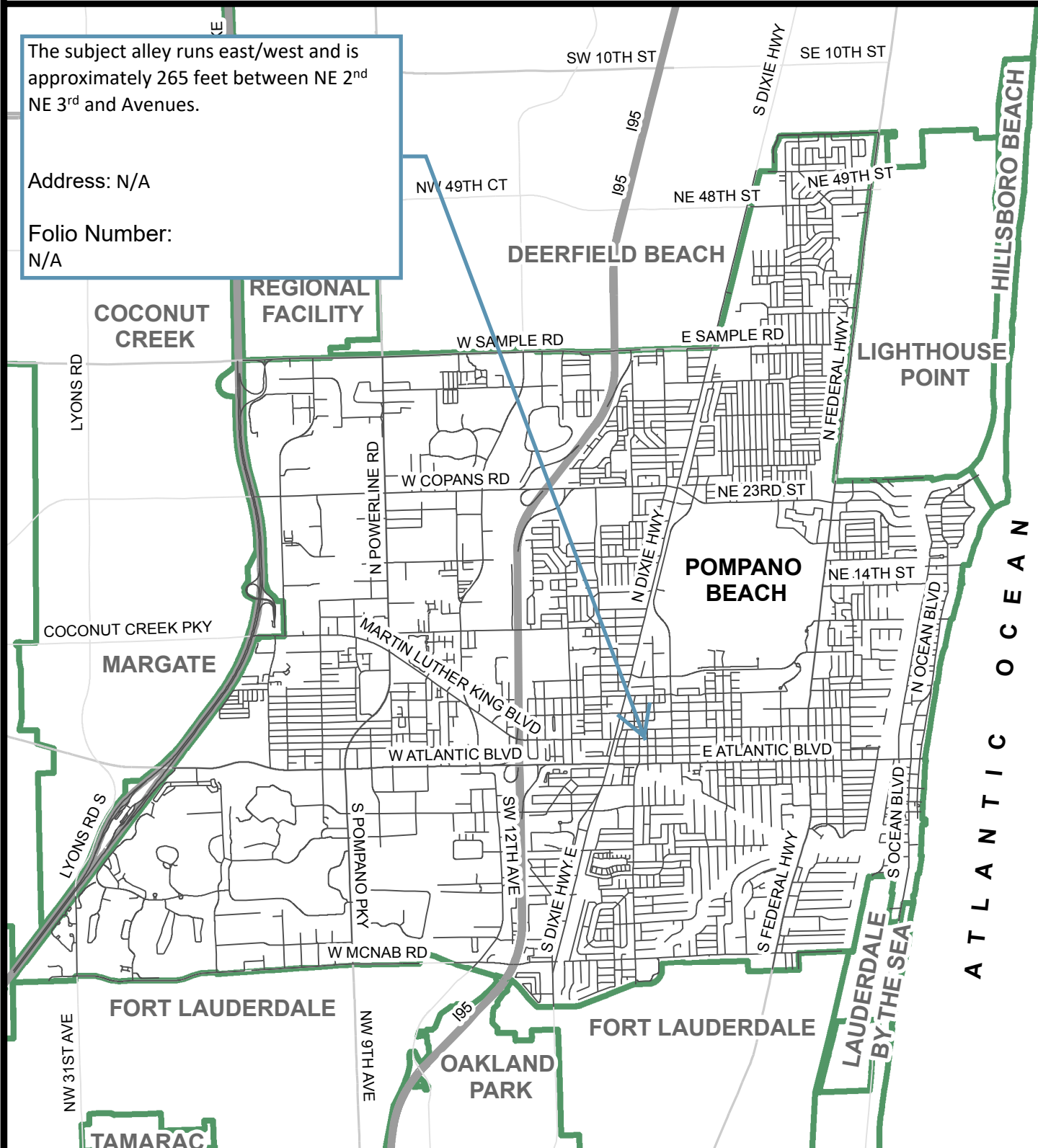
CITY OF POMPANO BEACH LOCATION MAP



The subject alley runs east/west and is approximately 265 feet between NE 2nd and NE 3rd and Avenues.

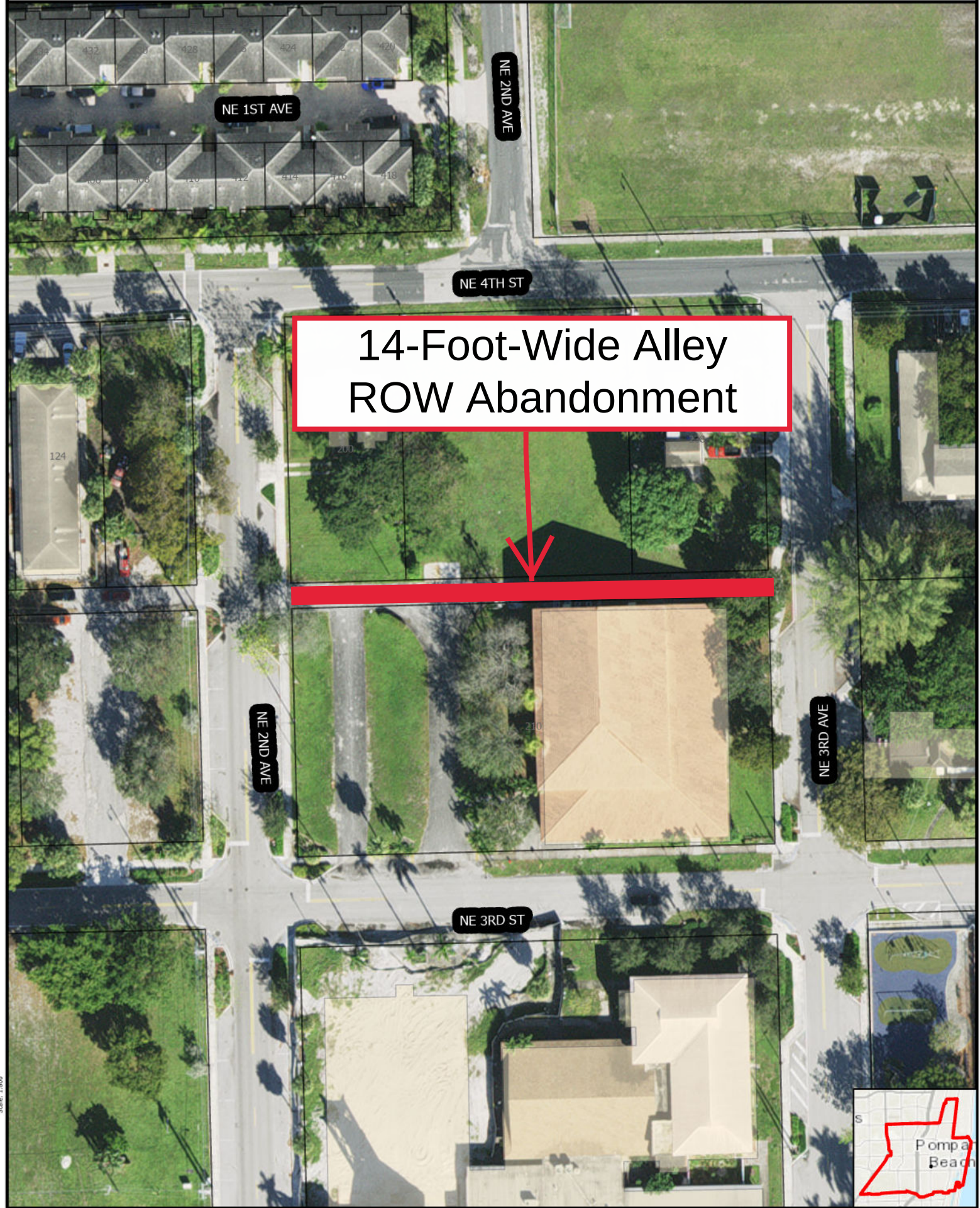
Address: N/A

Folio Number:
N/A



1 in = 1 miles

CITY OF POMPANO BEACH
AERIAL MAP



14-Foot-Wide Alley
ROW Abandonment

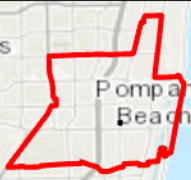
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Pompano Pickle LLC

200 NE 4 ST & 217 NE 3 ST

Alley
Abandonment

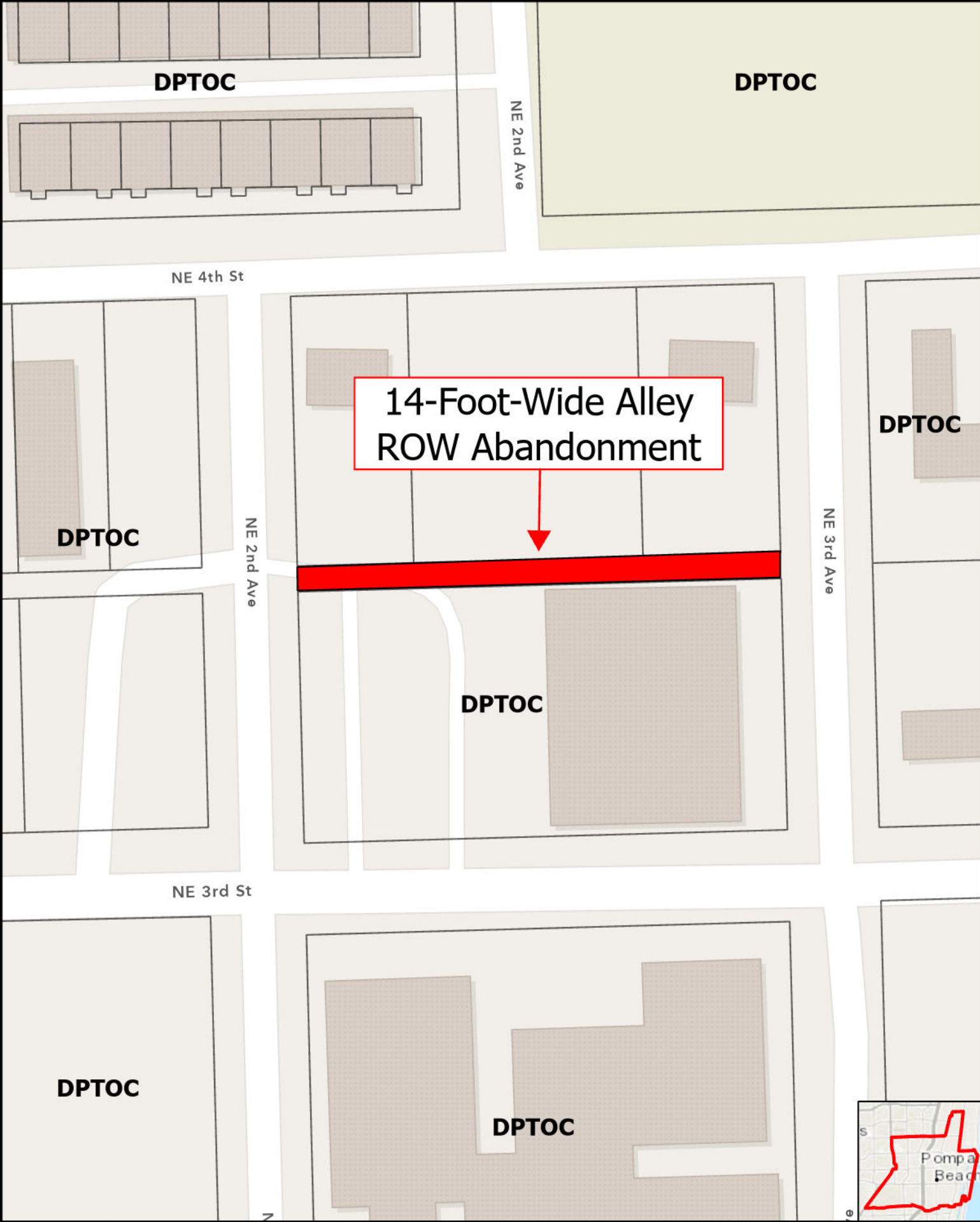
Created by:
Department of
Development Services



Scale: 1:800

7/14/2025

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



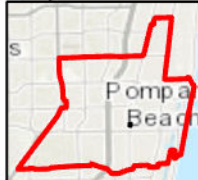
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1:800

Pompano Pickle LLC

200 NE 4 ST & 217 NE 3 ST

Alley
Abandonment

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Development Services



CITY OF POMPANO BEACH

OFFICIAL ZONING MAP



TO/DPOD

TO/DPOD

NE 2nd Ave

NE 4th St

TO/DPOD

NE 2nd Ave

14-Foot-Wide Alley
ROW Abandonment



TO/DPOD

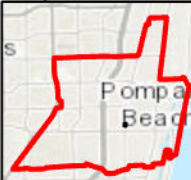
NE 3rd Ave

TO/DPOD

NE 3rd St

TO/DPOD

TO/DPOD



Scale:
1:800

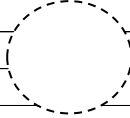
Pompano Pickle LLC

200 NE 4 ST & 217 NE 3 ST

Alley
Abandonment

Created by:
Department of
Development Services



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			
			*	TO	Transit Oriented
*	DPTOC	Downtown Pompano		PR	Parks & Recreation
		Transit Oriented Corridor		CF	Community Facilities
		Dashed-Line		PU	Public Utility
		With Fixed Number of Units		T	Transportation
				BP	Business Parking
	*	Current Designation		LAC	Local Activity Center
	>	Proposed Designation		RPUD	Residential Planned Unit Dev.
				PCD	Planned Commercial Development
				PD-TO	Planned Development - Transit Oriented
				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
				DP	Downtown Pompano Beach Overlay