



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

1. [LN-338](#) **2606 PALM AIRE PLAT**

Request:	Plat
P&Z#	22-14000010
Owner:	2600 Palm Aire, LLC
Project Location:	2606 Palm Aire Drive North
Folio Number:	49420400145
Land Use Designation:	Dashed Line
Zoning District:	RM-45 (Multiple-Family Residence-45)
Agent:	Jeff S. Hodapp
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant requesting plat approval for the 2606 Palm Aire Plat. The currently vacant property is located on North Palm Aire Drive approximately 400 feet west of South Powerline Road. The agent Tracy Lautenschlager, P.A. of Greenberg Traurig Law is representing the owner of the property, 2600 Palm Aire, LLC. The subject 2.22-acre parcel is a re-plat of a portion of Tract A on The World of Palm Aire Plat No. 1 combined with previously un-platted property. The Plat is restricted to the 99 mid-rise apartment units. The subject property is in the Palm Aire Dashed Line land use designation and the Zoning is RM-45 (Multi-Family Residence). There are no unbuilt units remaining in the Palm Aire Dashed Line area, so the City Commission allocated 99 flex units for this project (Resolution 2018-104), which was extended to be valid through to August 28, 2024. A Major Site Plan was submitted and reviewed at the January 19, 2022, meeting, Development Review Committee (DRC) and will be making its way in front of the P&Z Board for consideration.

She stated the subject property is within Palm Aire which has a Land Use designation of Dashed Line (10,631 units) and the Zoning is RM-45 (Multi-Family Residence); therefore the maximum density for the property is the proposed 99 units. The applicant must successfully receive a building permit approval prior to the expiration of the Flex Units (August 28, 2024). The proposed Plat was reviewed by the DRC on September 7, 2022, and was found to be in compliance with the City’s Land Development Regulations. The Broward County Development Review Report (DRR) recommendations have been addressed on the Plat. Furthermore, all applicable Development Standards in Part 7 of Article 5 have been met.

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

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The applicant must submit a Title Opinion less than 6 months old and must be addressed to the City.

Chair Stacer asked the Board if there were any questions for staff.

Ms. Aycock asked about the adjacent parking lot. Ms. Barszewski replied that the parking lot is for the club.

Attorney Tracy Lautenschlager, of Greenberg Traurig Law, introduced herself to the Board on behalf of the applicant and confirmed the applicant agrees to the two conditions.

Ms. Smith asked if the developer has discussed assisting with straightening the road. Ms. Lautenschlager said they have easement rights to utilize the private road on the southside of the property but they do not have the right to modify the road.

Chair Stacer stated he believes the private road is owned by two people not represented by Ms. Lautenschlager. Ms. Barszewski noted, from their review, there are approximately three property owners of the private road and the City is not one of the owners. She added there is a small piece of the road that is located on the property of Ms. Lautenschlager's client.

Chair Stacer recommended all property owners meet to discuss the possibility of straightening the road.

Ms. Smith asked the location of the two driveways. Ms. Lautenschlager reviewed the entry locations on the north and south sides, and acknowledged both are located on Palm Aire Drive North.

Chair Stacer noted his name was misspelled on the plat.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(13:12)

MOTION by Darlene Smith and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.