

1. [LN-285](#) **NEW ADVENTURES PLAT**

Request:	Plat
P&Z#	22-14000004
Owner:	New Adventure Group LLC
Project Location:	344 NW 6 ST
Folio Number:	484235020100
Land Use Designation:	DPTOC (Downtown Pompano Transit Oriented Corridor)
Zoning District:	TO-DPOD (Transit Oriented - Downtown Pompano Overlay District)
Agent:	Lucas Cusnir
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant is requesting approval of the New Adventure Plat for the 0.31-net acre undeveloped property located on the south side of NW 6th Street, otherwise known as 344 NW 6th Street. The plat restricts the property to a maximum of 8 garden apartments. The Applicant intends to construct a two-story multi-family project. Through this plat, the applicant is also dedicating 25-feet for right-of-way along NW 6th Street (as required per Section 100.01 of the City Code). A conceptual site plan has been provided along with this plat submittal, which is currently under review.

She stated the land use designation of this parcel is Downtown Pompano TOC (Transit Oriented Corridor) and the zoning is Transit Oriented (TO) within the Downtown Pompano Overlay District (DPOD). The current land use and zoning allows a "basket of rights," to be allocated in accordance Section 155.3708.H.1.A Density Regulating Plan. This property is located within the Edge Sub-District, and the Density Regulating Plan allows 18 to 36 units per net acre. Therefore, the entitlements allowed for the property will accommodate the proposed level of development. The proposed plat was reviewed by the DRC on June 1, 2022, and 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. 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 Planning & Zoning Chair's name (Fred Stacer) & the City Engineer's name (John Sfiropoulos) shall be added to the Cover Sheet.
3. 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. Coleman inquired about the existing buildings adjacent to the plat. Ms. Barszewski confirmed they are residential and duplex buildings, but none are single-family.

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

Lucas Cusnir (344 NW 40th Street, Pompano Beach) introduced himself to the Board on behalf of the applicant and confirmed the applicant agrees to the three conditions.

(08:22)

MOTION by Carla Coleman 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 three (3) conditions provided by staff. All voted in favor. The motion was approved.