



Staff Report

**File #:** LN-233

**PLANNING AND ZONING BOARD**

Meeting Date: FEBRUARY 23, 2022

**LIVE! POMPANO EASEMENT ABANDONMENT**

<b>Request:</b>	Abandonment	
<b>P&amp;Z#</b>	22-27000001	
<b>Owner:</b>	Pompano Park JV NW Corner, LLC. / Park JV Land Holdings, LCC/	Pompano
<b>Project Location:</b>	777 Isle of Capri Drive	
<b>Folio Number:</b>	Multiple Folios	
<b>Land Use Designation:</b>	RAC (Regional Activity Center)	
<b>Zoning District:</b>	PCD (Planned Commercial/Industrial District)	
<b>Commission District:</b>	5 (Cyndy Floyd)	
<b>Agent:</b>	Anne Deveaux (954-788-3400)	
<b>Project Planner:</b>	Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)	

**Summary:**

A. This is a request to abandon a 13-foot wide sidewalk and landscape easement, by Keith, Inc. on behalf of Pompano Park JV Northwest Corner, LLC/Pompano JV Land Holdings. The easement was not illustrated on the face of the Plat, however it was included in Note #11 in Arvida Pompano Park Plat, O. R. Book 137, Page 33. The sidewalk will be constructed by the applicant, however not on their property but within the public right-of-way for Race Track Road. The landscaping for the project should not be addressed on the Plat, but instead has been included in the project’s Master Plan and site plan approvals.

**REVIEW AND SUMMARY**

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

1. The property is located along the northern property line of property located to the south of Race Track Road between Powerline Road and the CSX Railroad.
2. The Applicant’s request is necessary in order to clear a note off the Plat that is not necessary.

**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 or easement 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 or easement is consistent with the comprehensive plan.

**D. Staff Analysis**

All of the service providers that have submitted comments have stated they have no objection to this request. There are four service providers that have not yet submitted comments, which include: the City Utilities Department, FP&L, AT&T, and Comcast. Since this is a Sidewalk & Landscape easement abandonment request that does not concern any of these service providers, no further submittals will be required.

The abandonment of this easement meets the abandonment standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

**Staff Conditions:**

**DEPARTMENT RECOMMENDATION**

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motions

I- Approve

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2.

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.

III- Denial

Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends alternative motion number I.

# CITY OF POMPANO BEACH LOCATION MAP

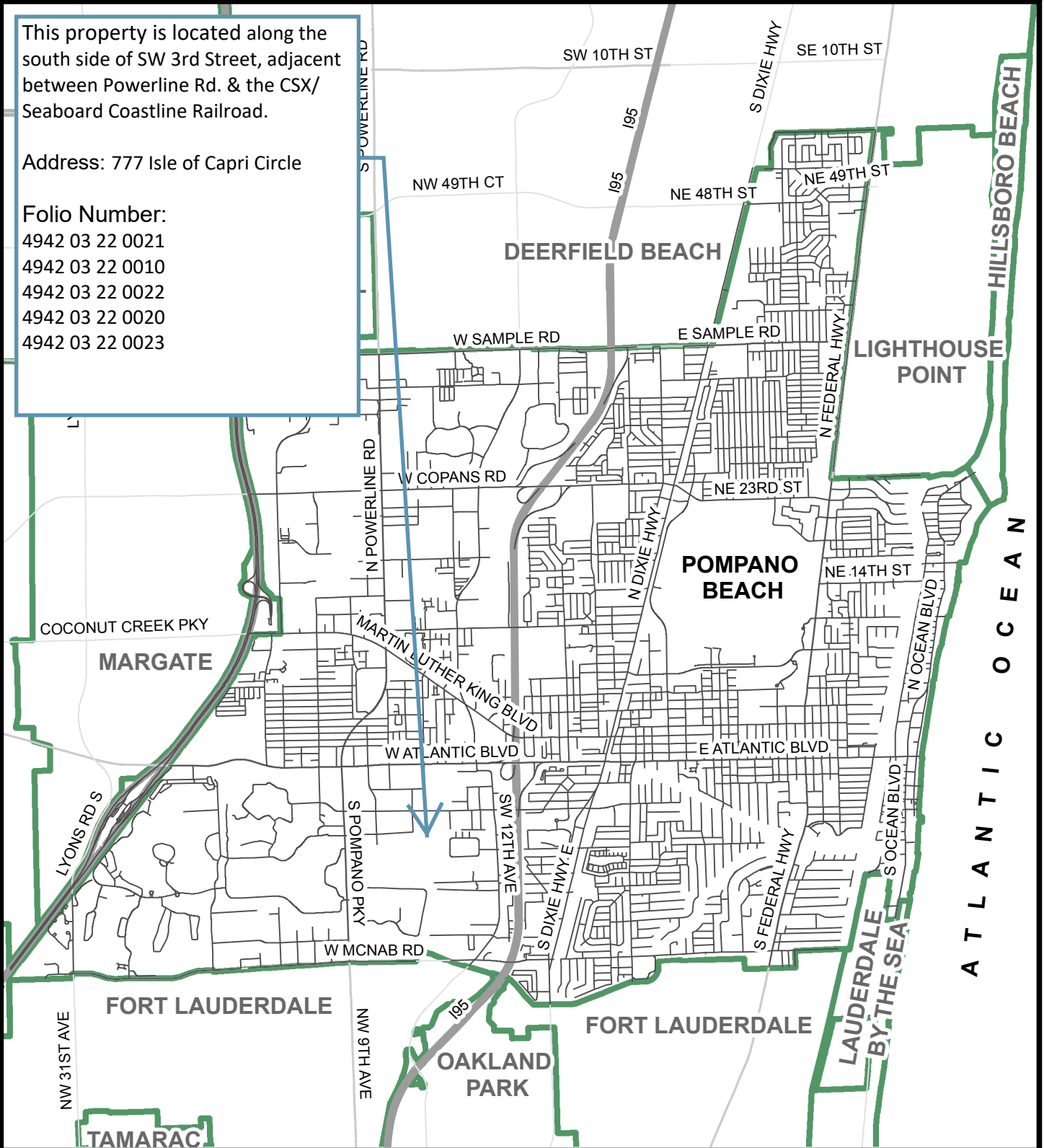


This property is located along the south side of SW 3rd Street, adjacent between Powerline Rd. & the CSX/ Seaboard Coastline Railroad.

Address: 777 Isle of Capri Circle

Folio Number:

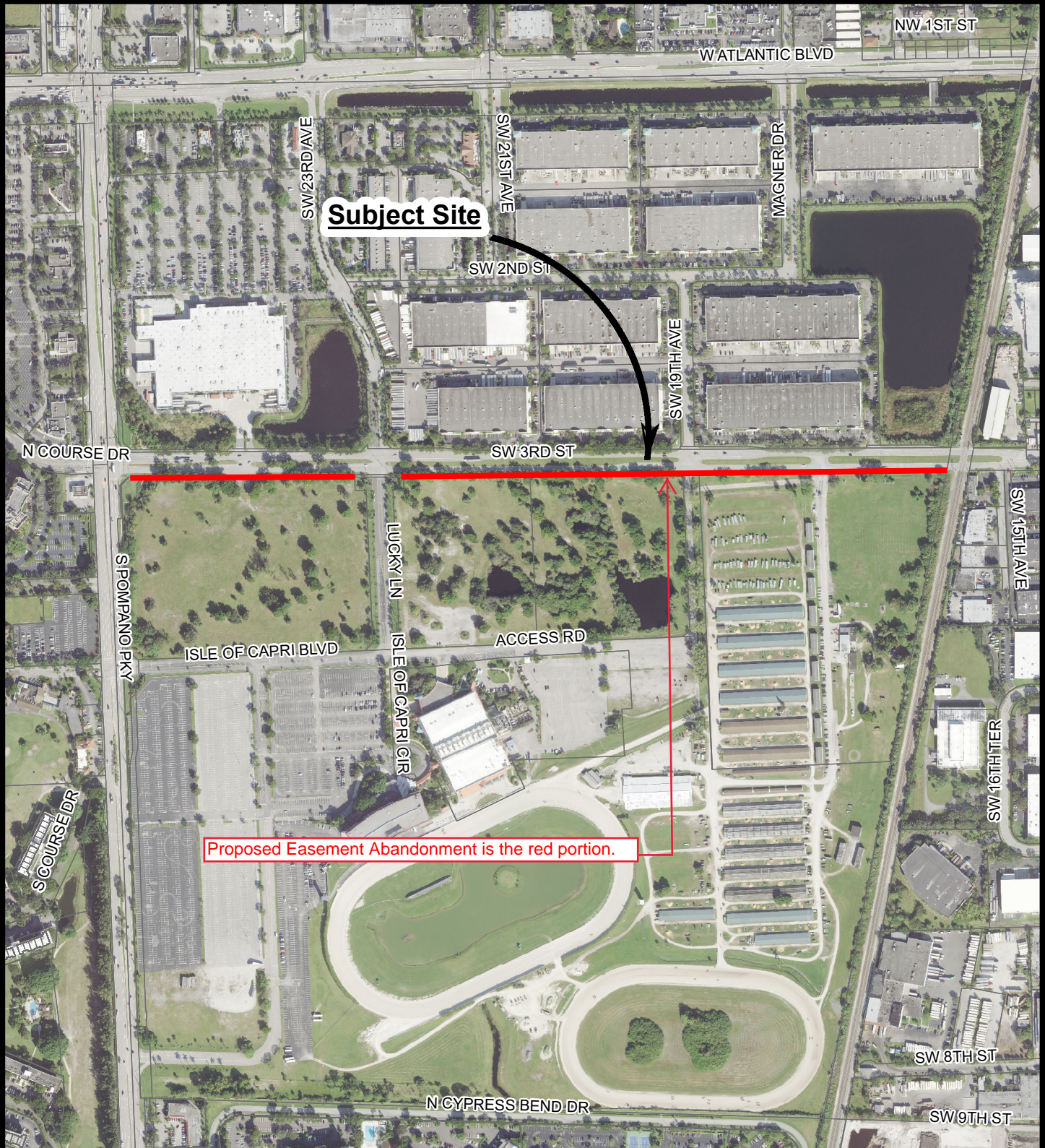
- 4942 03 22 0021
- 4942 03 22 0010
- 4942 03 22 0022
- 4942 03 22 0020
- 4942 03 22 0023



1 in = 1 miles

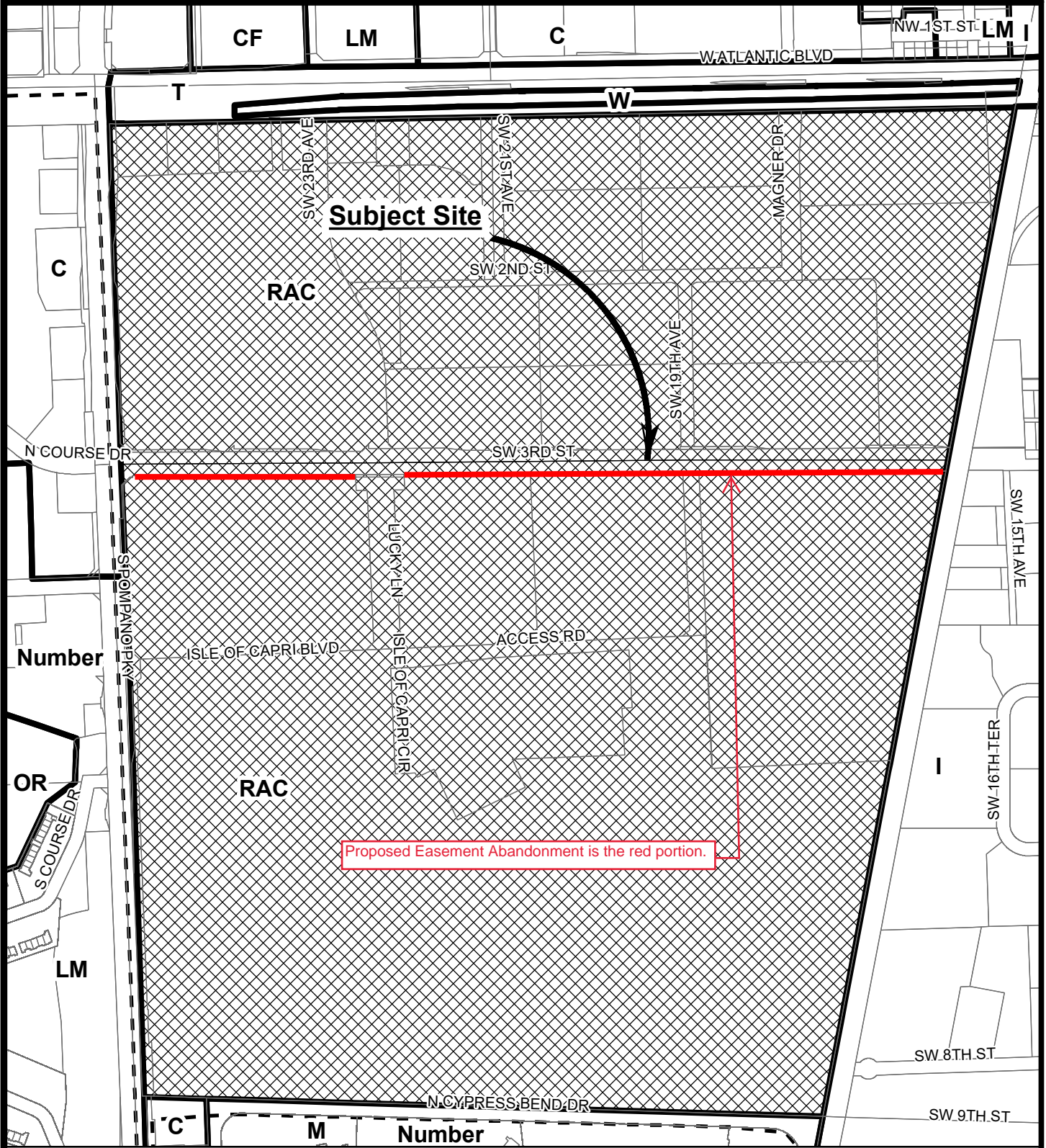
PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP



1 in = 625 ft

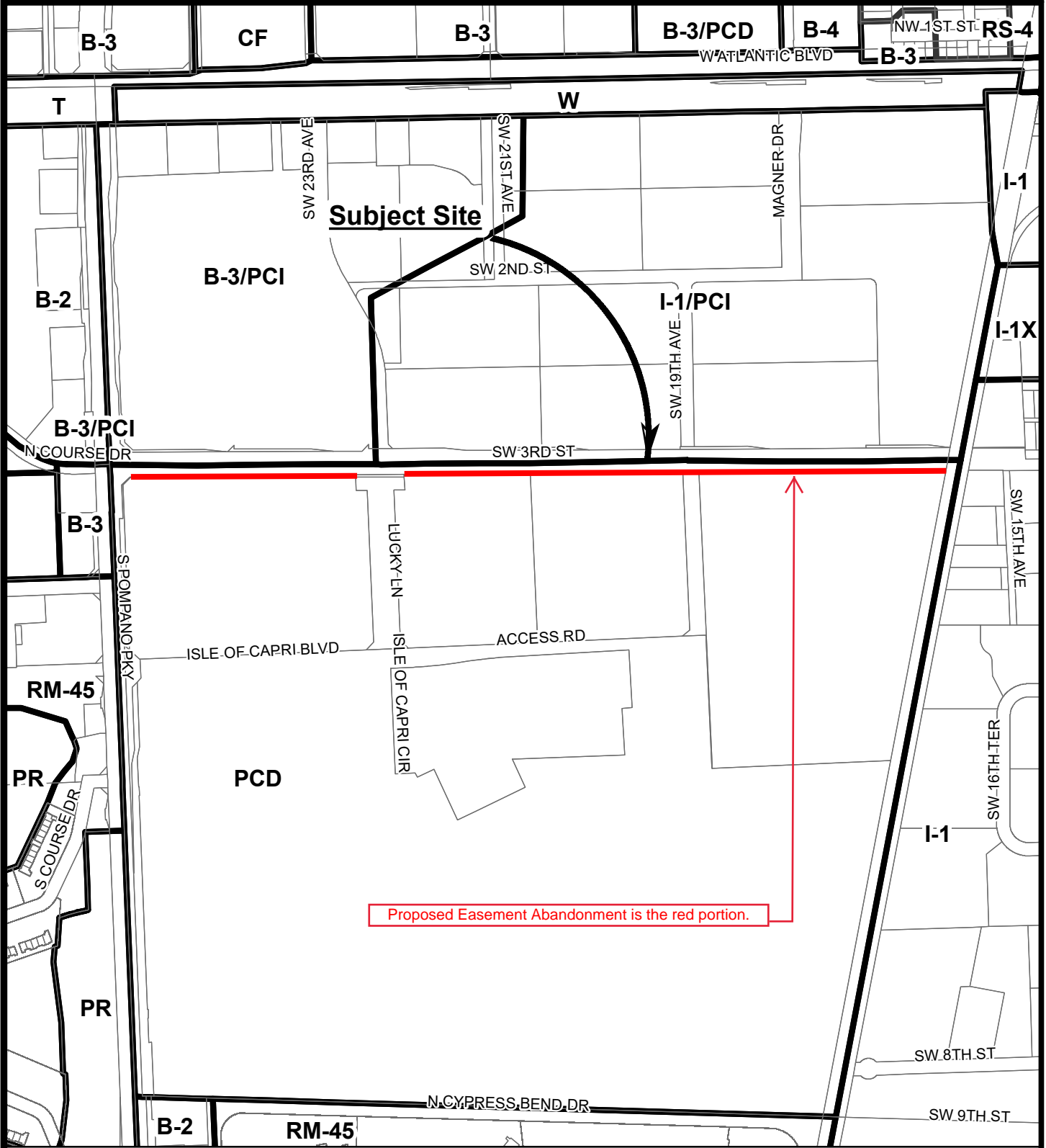
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 625 ft

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DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP

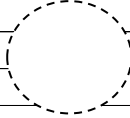


Proposed Easement Abandonment is the red portion.

1 in = 625 ft

PREPARED 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 Transit Oriented Corridor	PR	Parks & Recreation
		CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
*	Current Designation		
>	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