



# City of Pompano Beach Planning & Zoning Board

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

## Minutes

Wednesday, March 22, 2023

6:00 PM

(02:15)

1. [LN-416](#) **LIVE! RESORTS POMPANO - EASEMENT ABANDONMENT**

<b>Request:</b>	Utility Easement Abandonment
<b>P&amp;Z#</b>	23-27000002
<b>Owner:</b>	Pompano Park JV Land Holdings LLC
<b>Project Location:</b>	777 ISLE OF CAPRI BLVD.
<b>Folio Number:</b>	494203220021
<b>Land Use Designation:</b>	RAC (Regional Activity Center)
<b>Zoning District:</b>	PCD (Planned Commercial / Industrial)
<b>Agent:</b>	Ann DeVeaux
<b>Project Planner:</b>	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated this is a request to abandon a 10-foot-wide utility easement, by Ann DeVeaux of Keith, Inc. on behalf of the owner, Pompano Park JV Land Holdings. The easement is illustrated on the face of the Pompano Park Racino Plat, Parcel A, Plat Book 181, Page 22-27. This utility easement is located on a parcel addressed as 777 Isle of Capri Blvd., which lies on the southwest corner of Race Track Road & the CSX Railroad. There are no utility assets within the easement. The abandonment will allow for the redevelopment of the property without being encumbered by this easement. She noted a suggested condition is included in the report.

Given the information provided to the Board, staff provides the following alternative motions for the Board’s review:

Alternative Motion I – With Conditions

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

1. That the Applicant provides the no objection letter from FPL prior to the City Commission submittal.

Alternative Motion II

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 I.

James Kahn, Keith & Associates Inc., (301 East Atlantic Avenue, Pompano Beach) introduced himself to the Board on behalf of the applicant. He stated they are currently developing the site plan. He noted they agree with the condition.

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

(06:10)

**MOTION** by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Utility Easement Abandonment that satisfies the review criteria, and move approval of the item, subject to the one (1) condition provided by staff. All voted in favor. The motion was approved.