



# City of Pompano Beach Planning & Zoning Board

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

## Minutes

Wednesday, October 26, 2022

6:00 PM

(06:46)

1. [LN-318](#) **WILFERZ PLAT**

<b>Request:</b>	Plat the Property for a Future Industrial Warehouse Development
<b>P&amp;Z#</b>	22-14000007
<b>Owner:</b>	Celu Development, LLC
<b>Project Location:</b>	W. McNab Rd
<b>Folio Number:</b>	494203000521
<b>Land Use Designation:</b>	Industrial
<b>Zoning District:</b>	I-1 (Industrial)
<b>Agent:</b>	Paola West
<b>Project Planner:</b>	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, (1920 Wekiva Way, West Palm Beach) introduced herself to the Board and stated the applicant is requesting approval of the Wilferz Plat for the 1.3-acre undeveloped property located on the north side of McNab Road, west of the CSX rail corridor. She stated the agent, Paola West of PlanW3st, LLC, is representing the owners of the property, Celu Developments, LLC. The land use designation of this parcel is Industrial and the Zoning is I-1. The Plat restricts the property to a maximum of 35,000 square feet of industrial use. The Applicant intends to construct a 20,511 square foot industrial warehouse. A conceptual site plan has been provided along with this Plat submittal. She noted access will be from McNab Road. The proposed Plat was reviewed by the DRC on August 3, 2022, and found to be in compliance with the City's Land Development Regulations, as long as the applicant records an amendment to the Access Agreement cited on the Plat to include the Director of Development Services approval of any future changes to the agreement. 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.

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. The Ingress/Egress Easement Agreement cited on this Plat must be amended to include the following language: This Easement shall not be modified, amended, terminated, or released, except with the approval of the Director of Development Services. Proof of the amendment-recording submittal must be provided prior to City Commission.

Chair Stacer asked the Board if there were any questions for staff or the applicant. There were none.

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

Paulo West, Principal Plan W3st, (10152 Indian Town Road, Unit 159, Jupiter) introduced herself to the Board on behalf of the applicant and confirmed the applicant has no objections to the two (2) conditions.

(11:16)

**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 two conditions provided by staff. All voted in favor. The motion was approved.

(12:12)