

Ms. Barszewski explained that the requested plat will restrict the property to a maximum building of 277,957 square feet of industrial use on the 9.82 acres parcel. She stated that all service providers have submitted letters and that all County plat notes have been included. She stated that the DRC review, however, generated some concern about the right-of-way widths being less than 60'. As such, the fourth staff condition is being recommended for this application.

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

1. Plat cover page must be amended to reflect the current year, and the names of the Mayor, Planning & Zoning Board Chair, and the City Clerk.
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. Applicant shall submit a Title Certification made out to the City of Pompano Beach that is less than 6 months old.
4. Plat shall not be scheduled on a City Commission agenda until the City Engineer is satisfied with the right-of-way provided for all surrounding public rights-of-way.

Mr. Andre Parke (6111 Broken Sound Parkway NW Suite 200, Boca Raton, FL 33487) presented himself as the representative for the property owner. He stated no objections with staff's recommended conditions, and noted that there is an existing building prohibiting the dedication of right-of-way.

Ms. Groblewski asked what the warehouse is used for storing.

Mr. Parke explained that it is used for storing building materials.

Mr. Stacer asked if anyone from the audience wished to speak. There are none.

**MOTION** was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the Plat PZ #17-14000008 per staff 4 conditions as described in the staff report. All voted in favor of the motion.

3.      **621 NE 1<sup>ST</sup> AVENUE DEVELOPMENT PLAT**  
**Planning and Zoning No. 19-14000001**  
**Commission District: 2**

Consideration of the PLAT submitted by **ELIZABETH TSOUROUKDISSIAN** on behalf of **GLENN SPECK** that restricts the property to a maximum building of 22,000 square feet of warehouse use. The subject property (.7802 of an acre) is

currently vacant. The applicant proposes to develop a warehouse building approximately 14,000-square foot in size on the property. All parcels are legally defined as follows:

ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID "COMMERCIAL ADDITION TO POMPANO FLORIDA"; THENCE SOUTH 13°57'20" WEST ON THE WESTERLY LINE OF SAID BLOCK 1, BEING A LINE 100.00 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86170-2508, SHEET 1 OF 29, FOR 286.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY FOR NORTHEAST 7TH STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 39048, PAGE 1981, OFFICIAL RECORDS BOOK 35323, PAGE 1628 AND OFFICIAL RECORDS BOOK 37147, PAGE 1030, ALL OF SAID PUBLIC RECORDS; THENCE NORTH 88°22'50" EAST ON SAID CENTERLINE 92.26 FEET TO THE INTERSECTION WITH A LINE 5.00 FEET WESTERLY OF AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT NO. 1, "AMERICAN TOWNSITES CO'S SUB-DIVISION NO. 1 OF POMPANO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 144.17 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFOREMENTIONED LOT 11, SAID LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID SOUTHERLY EXTENSION AND SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF ABANDONED NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID CENTERLINE 51.91 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE 317.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 35, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 8TH STREET, AS SHOWN ON "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 1/4 OF SECTION 35-48-42", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°03'20" EAST ON SAID NORTH LINE 103.98 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE AFOREMENTIONED WESTERLY LINE OF BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID NORTHERLY EXTENSION 32.24 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 33,984 SQUARE FEET (0.7802 ACRES), MORE OR LESS

AKA: 621 NE 1 Avenue  
ZONED: B-4 (Heavy Business)  
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski explained that this plat intends to restrict the property to a maximum building of 22,000 square feet of warehouse use. She stated that no site plan has been submitted, but that all service provider letters have been submitted. The plat has been reviewed by the DRC and has been found to meet all review criteria.

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

1. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Ms. Groblewski asked about a letter from the land surveyor included in the backup that relates to obtaining approval from City Engineering.

Ms. Barszewski responded that she was not sure of what is being referred to.

Mr. Daniel Keester-O'Mills, Principal Planner, introduced himself to the Board and stated that she is referring to comments from the Engineering Department given to DRC.

Ms. Groblewski clarified that her question is whether the Engineering Department has given their approval.

Ms. Barszewski responded that 10' of right-of-way dedication has been accepted by the Engineering Department.

Ms. Coleman noted that the zoning map shows the property being B-3, but the staff report describes the property as being zoned B-4. She suggested that this be corrected.

Mr. Stacer commented that he reviewed the zoning map but could not exactly determine the zoning.

Ms. Barszewski responded that the actual building will be in the B-4 district.

Ms. Elizabeth Tsouroukdissian (5381 Nob Hill Rd, Sunrise, FL 33351) presented herself from Pulice Land Surveyors, the firm that prepared the plat. She clarified that there will be 32' of dedication to the right-of-way. She stated that they have no objection to staff's conditions.

**MOTION** was made by Richard Klosiewicz and seconded by Darlene Smith to recommend approval of the Plat PZ #19-14000001 per staff 1 conditions as described in the staff report. All voted in favor of the motion.