



City of Pompano Beach Planning & Zoning Board

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

MINUTES

Wednesday, July 27, 2024

6:00 PM

2. [LN-517](#) POWER PETROLEUM HQ

Request:	Plat
P&Z#	23-14000018
Owner:	201 Southwest 12 Ave, Inc
Project Location:	201 SW 12 Ave
Folio Number:	494202000110
Land Use Designation:	I (Industrial)
Zoning District:	I-1 (General Industrial)
Commission District:	5 (Barry Moss)
Agent:	Elizabeth Tsouroukdissian
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board. She stated the agent, Elizabeth Tsouroukdissian, of Pulice, Land Surveying, Inc., is representing the owner of the property, 201 Southwest 12 Ave., Inc. The Applicant is requesting approval of the Power Petroleum HQ Plat for the 0.7-acre undeveloped property located at 201 S. Andrews Ave, which lies on the west side of Andrews, south of SW 2nd Street. The developer plans to build a structure with 9,700 square feet of office use and 2,600 square feet of warehouse use. The subject property will have an ingress/egress on Andrews Avenue and an egress only on SW 2nd Street. The Plat restricts the property to a maximum of 9,700 square feet of office use and 2,600 square feet of warehouse use. A conceptual site plan has been provided that reflects the proposed site plan that was reviewed at the July 19, 2023 DRC. During this past year the applicant has been working with Broward County to enable this site plan to proceed to the Planning and Zoning Board for review.

The land use designation of this parcel is Industrial(I) and the Zoning is I-1(General Industrial). The current land use and zoning allows for 65% lot coverage and 45 feet in height, so the entitlements allowed for the property will accommodate the proposed level of development.

The subject property has an Industrial (I) Land Use designation and a General Industrial (I-1) Zoning designation. The proposed Plat was reviewed by the DRC on September 20, 2023, 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.

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.

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

Ms. Elizabeth Tsouroukdissian, 5381 Nob Hill Road, Sunrise Fl, introduced herself on behalf of the applicant. She confirmed no objections to the condition.

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

MOTION by Darlene Smith and seconded by Tundra King 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 one (1) condition provided by staff voted in favor. The motion was approved.

(12:50)
9 PM.