

Meeting Date: October 9, 2012Agenda Item 18
Memorandum No. 12-402REQUESTED COMMISSION ACTION: ABANDONMENT☐ Consent ☒ Ordinance ☐ Resolution ☐ Consideration ☐ WorkshopSHORT TITLE AN ORDINANCE ABANDONING A PORTION OF RIVERSIDE DRIVE LYING NEAR ITS CONNECTION TO NORTH OCEAN BOULEVARD.

Summary of Purpose and Why:

The Petitioner is requesting abandonment of a portion of Riverside Drive adjacent to lots 19-23 (but not including the entire frontage of Lot 23), along with Block 20, Lots 14-15, Block 19 of the Plat of Hillsboro Shores, Section B, PB 22, Page 39. The conditions of approval for this abandonment require the approval of two additional Resolutions. One is to accept the replacement right-of-way on the property encompassing the west 60 feet of Lot 14, Block 19 of the Hillsboro Shores, Section "B" according to the plat thereof, as recorded in PB 22, Page 39. The second is to retain a temporary access easement over the area being abandoned for a 2-year period to allow time for the replacement right-of-way to be constructed. Prior to second reading of this ordinance, the Petitioner will present a Bond to the Development Service Department in the amount of 120% of the construction cost of the replacement roadway and left turn lane on State Road A1A so that City can construct the required improvements in the event that the Petitioner does not have them completed within the 2-year time frame allotted by the temporary access easement.

TABLED FROM 9/24/12 CITY COMMISSION MEETING

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

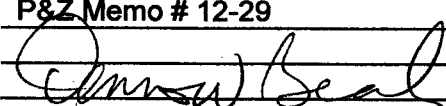
- (1) Origin of request for this action: Hunter Hospitality, LLC
- (2) Primary staff contact: Jean E. Dolan / Robin M. Bird Ext. 5554
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL
COORDINATION

DATE

Dev. Services03/15/2012City Attorney07/09/2012DEPARTMENTAL
RECOMMENDATIONApprovalPrepared Ordinance

DEPARTMENTAL HEAD SIGNATURE

☒ Advisory BoardP&Z Memo # 12-29☒ City Manager

ACTION TAKEN BY COMMISSION:

Ordinance1st Reading9/11/12APPROVEDResolution1st ReadingConsiderationResults:WorkshopResults:2nd Reading10/9/12

ORDINANCE NO. 2012-_____

CITY OF POMPANO BEACH
Broward County, Florida

**AN ORDINANCE ABANDONING THAT CERTAIN
PORTION OF THE RIGHT-OF-WAY FOR RIVERSIDE
DRIVE LYING NEAR ITS CONNECTION TO NORTH
OCEAN BLVD. (STATE ROAD A1A); PROVIDING FOR
SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to law, fifteen (15) days' notice has been given by publication in a paper of general circulation in the City notifying the public of this proposed Ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, a public hearing before the City Commission was held pursuant to the published notice described above, at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Commission has received a request for the abandonment of that portion of the right-of-way for Riverside Drive lying near its connection to North Ocean Blvd. (State Road A1A); and

WHEREAS, the Planning and Zoning Board has made its recommendation upon said request; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. It is hereby found and determined by the City Commission that the public health, welfare, safety and necessity no longer require retention of any interest by the public in that certain right-of-way as more fully described below.

SECTION 2. It is hereby further found and determined that abandonment and vacation of that certain right-of-way will not have a detrimental effect upon the surrounding property or area.

SECTION 3. That the City of Pompano Beach does hereby abandon and vacate the following described right-of-way:

See Attachment "A" attached hereto and incorporated herein as if set forth in full.

SECTION 4. That the City Clerk is hereby instructed to record this Ordinance in the Public Records of Broward County, Florida.

SECTION 5. The City of Pompano Beach reserves for its own purposes, and for the purposes of all recognized public utility companies offering public utility services in the City to its customers including, but not limited to, Florida Power & Light Company, AT&T, TECO Peoples Gas, and Comcast Cable, the reservation of an easement forever for the construction, operation and maintenance of overhead and underground electric facilities (including wires, poles, guys, cables, conduits, buried cables, cable terminals, markers, splicing boxes and pedestals, manholes, amplifier boxes, pipes, gas transmission lines, water and sewer lines and all appurtenant devises and equipment) to be installed from time to time; with the right to construct, reconstruct, improve, add to, enlarge, change the voltage, change pressure, as well as the size of, and to remove such facilities or any of them, together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communication purposes, the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and obstructions within the easement area; the right to trim and cut and keep trimmed and cut, all dead, weak, leaning or dangerous trees or limbs outside of the easement area

which might interfere with or fall upon the lines of systems of communication or power or telephone or gas transmission or distribution; and further reserves to the fullest extent, the right and power to grant, if at all, the rights herein granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property. The easement is described on Exhibit "A" attached hereto and incorporated herein by reference as if set forth in full.

SECTION 6. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect any provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 7. This Ordinance shall become effective upon passage.

PASSED FIRST READING this _____ day of _____, 2012.

PASSED SECOND READING this _____ day of _____, 2012.

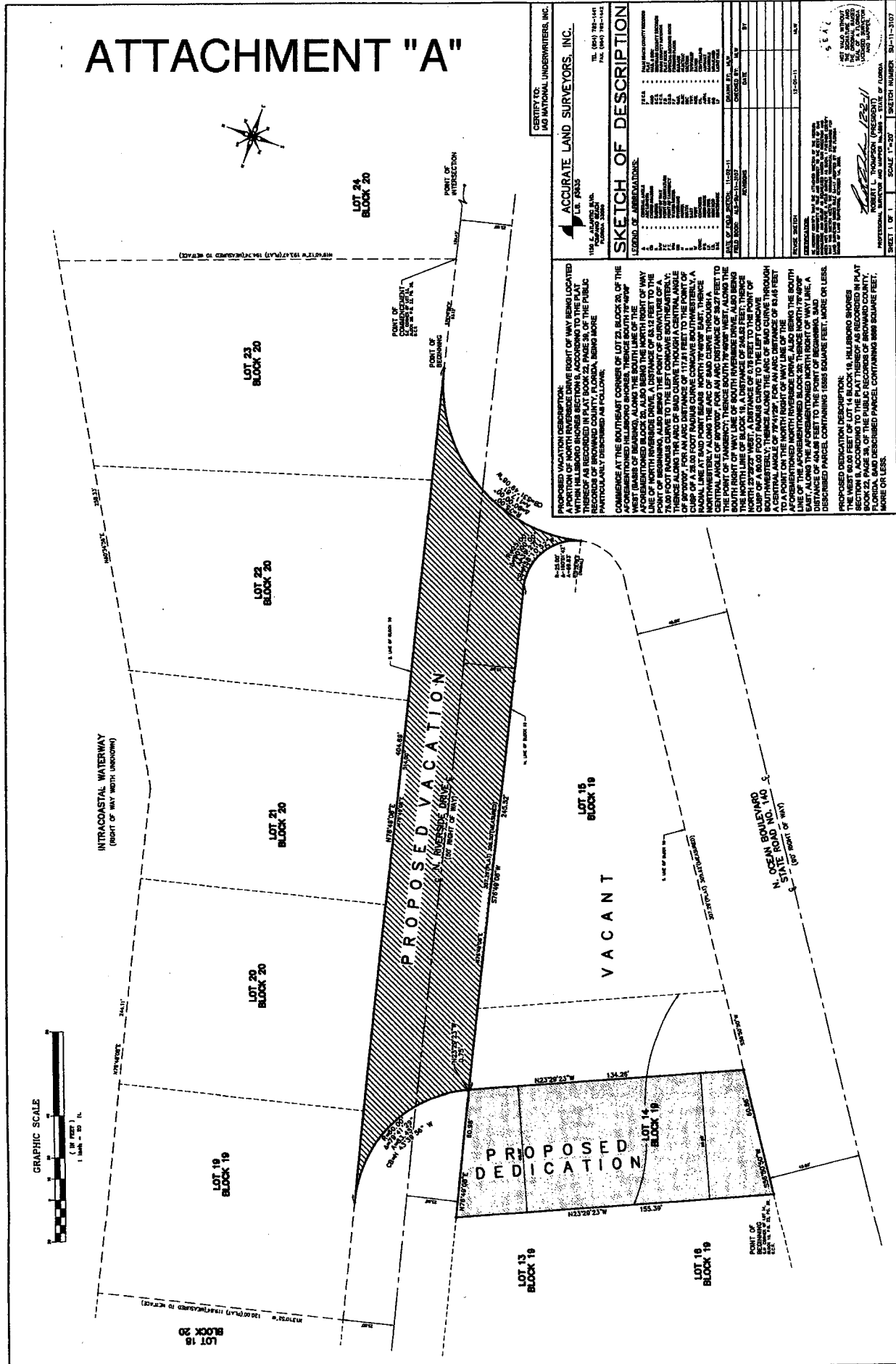
LAMAR FISHER, MAYOR

ATTEST.

MARY L. CHAMBERS, CITY CLERK

GBL/jrm
7/5/12
L.ord/2012-358

ATTACHMENT "A"



CERTIFY TO:
ACCURATE LAND SURVEYORS, INC.

100 E. ALAMO AVE.
FORT LAUDERDALE, FL 33304
TEL (904) 782-1441
FAX (904) 782-1442

SKETCH OF DESCRIPTION

LEGEND OF ABBREVIATIONS:		DATE: 11-20-11	
1/4" = 1' SCALE	1/4" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/8" = 1' SCALE	1/8" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/16" = 1' SCALE	1/16" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/32" = 1' SCALE	1/32" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/64" = 1' SCALE	1/64" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/128" = 1' SCALE	1/128" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/256" = 1' SCALE	1/256" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/512" = 1' SCALE	1/512" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1024" = 1' SCALE	1/1024" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2048" = 1' SCALE	1/2048" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4096" = 1' SCALE	1/4096" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/8192" = 1' SCALE	1/8192" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/16384" = 1' SCALE	1/16384" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/32768" = 1' SCALE	1/32768" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/65536" = 1' SCALE	1/65536" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/131072" = 1' SCALE	1/131072" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/262144" = 1' SCALE	1/262144" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/524288" = 1' SCALE	1/524288" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1048576" = 1' SCALE	1/1048576" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2097152" = 1' SCALE	1/2097152" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4194304" = 1' SCALE	1/4194304" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/8388608" = 1' SCALE	1/8388608" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/16777216" = 1' SCALE	1/16777216" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/33554432" = 1' SCALE	1/33554432" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/67108864" = 1' SCALE	1/67108864" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/134217728" = 1' SCALE	1/134217728" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/268435456" = 1' SCALE	1/268435456" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/536870912" = 1' SCALE	1/536870912" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1073741824" = 1' SCALE	1/1073741824" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2147483648" = 1' SCALE	1/2147483648" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4294967296" = 1' SCALE	1/4294967296" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/8589934592" = 1' SCALE	1/8589934592" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/17179869184" = 1' SCALE	1/17179869184" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/34359738368" = 1' SCALE	1/34359738368" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/68719476736" = 1' SCALE	1/68719476736" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/137438953472" = 1' SCALE	1/137438953472" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/274877906944" = 1' SCALE	1/274877906944" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/549755813888" = 1' SCALE	1/549755813888" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1099511627776" = 1' SCALE	1/1099511627776" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2199023255552" = 1' SCALE	1/2199023255552" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4398046511104" = 1' SCALE	1/4398046511104" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/8796093022208" = 1' SCALE	1/8796093022208" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/17592186044416" = 1' SCALE	1/17592186044416" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/35184372088832" = 1' SCALE	1/35184372088832" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/70368744177664" = 1' SCALE	1/70368744177664" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/140737488355328" = 1' SCALE	1/140737488355328" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/281474976710656" = 1' SCALE	1/281474976710656" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/562949953421312" = 1' SCALE	1/562949953421312" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1125899906842624" = 1' SCALE	1/1125899906842624" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2251799813685248" = 1' SCALE	1/2251799813685248" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4503599627370496" = 1' SCALE	1/4503599627370496" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/9007199254740992" = 1' SCALE	1/9007199254740992" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/18014398509481984" = 1' SCALE	1/18014398509481984" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/36028797018963968" = 1' SCALE	1/36028797018963968" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/72057594037927936" = 1' SCALE	1/72057594037927936" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/144115188075855872" = 1' SCALE	1/144115188075855872" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/288230376151711744" = 1' SCALE	1/288230376151711744" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/576460752303423488" = 1' SCALE	1/576460752303423488" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1152921504606846976" = 1' SCALE	1/1152921504606846976" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2305843009213693952" = 1' SCALE	1/2305843009213693952" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4611686018427387904" = 1' SCALE	1/4611686018427387904" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/9223372036854775808" = 1' SCALE	1/9223372036854775808" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/18446744073709551616" = 1' SCALE	1/18446744073709551616" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/36893488147419103232" = 1' SCALE	1/36893488147419103232" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/73786976294838206464" = 1' SCALE	1/73786976294838206464" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/147573952589676412928" = 1' SCALE	1/147573952589676412928" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/295147905179352825856" = 1' SCALE	1/295147905179352825856" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/590295810358705651712" = 1' SCALE	1/590295810358705651712" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1180591620717411303424" = 1' SCALE	1/1180591620717411303424" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2361183241434822606848" = 1' SCALE	1/2361183241434822606848" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4722366482869645213696" = 1' SCALE	1/4722366482869645213696" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/9444732965739290427392" = 1' SCALE	1/9444732965739290427392" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/18889465931478580854784" = 1' SCALE	1/18889465931478580854784" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/37778931862957161709568" = 1' SCALE	1/37778931862957161709568" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/75557863725914323419136" = 1' SCALE	1/75557863725914323419136" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/151115727451828646838272" = 1' SCALE	1/151115727451828646838272" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/302231454903657293676544" = 1' SCALE	1/302231454903657293676544" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/604462909807314587353088" = 1' SCALE	1/604462909807314587353088" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1208925819614629174706176" = 1' SCALE	1/1208925819614629174706176" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2417851639229258349412352" = 1' SCALE	1/2417851639229258349412352" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4835703278458516698824704" = 1' SCALE	1/4835703278458516698824704" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/9671406556917033397649408" = 1' SCALE	1/9671406556917033397649408" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/19342813113834066795298816" = 1' SCALE	1/19342813113834066795298816" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/38685626227668133590597632" = 1' SCALE	1/38685626227668133590597632" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/77371252455336267181195264" = 1' SCALE	1/77371252455336267181195264" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/154742504910672534362390528" = 1' SCALE	1/154742504910672534362390528" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/309485009821345068724781056" = 1' SCALE	1/309485009821345068724781056" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/618970019642690137449562112" = 1' SCALE	1/618970019642690137449562112" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1237940039285380274899124224" = 1' SCALE	1/1237940039285380274899124224" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2475880078570760549798248448" = 1' SCALE	1/2475880078570760549798248448" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/4951760157141521099596496896" = 1' SCALE	1/4951760157141521099596496896" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/9903520314283042199192993792" = 1' SCALE	1/9903520314283042199192993792" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/19807040628566084398385987584" = 1' SCALE	1/19807040628566084398385987584" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/39614081257132168796771975168" = 1' SCALE	1/39614081257132168796771975168" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/79228162514264337593543950336" = 1' SCALE	1/79228162514264337593543950336" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/158456325028528675187087900672" = 1' SCALE	1/158456325028528675187087900672" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/316912650057057350374175801344" = 1' SCALE	1/316912650057057350374175801344" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/633825300114114700748351602688" = 1' SCALE	1/633825300114114700748351602688" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1267650600228229401496703205376" = 1' SCALE	1/1267650600228229401496703205376" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2535301200456458802993406410752" = 1' SCALE	1/2535301200456458802993406410752" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/5070602400912917605986812821504" = 1' SCALE	1/5070602400912917605986812821504" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/10141204801825835211973625643008" = 1' SCALE	1/10141204801825835211973625643008" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/20282409603651670423947251286016" = 1' SCALE	1/20282409603651670423947251286016" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/40564819207303340847894502572032" = 1' SCALE	1/40564819207303340847894502572032" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/81129638414606681695789005144064" = 1' SCALE	1/81129638414606681695789005144064" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/162259276829213363391578010288128" = 1' SCALE	1/162259276829213363391578010288128" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/324518553658426726783156020576256" = 1' SCALE	1/324518553658426726783156020576256" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/649037107316853453566312041152512" = 1' SCALE	1/649037107316853453566312041152512" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1298074214633706907132624082305024" = 1' SCALE	1/1298074214633706907132624082305024" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2596148429267413814265248164610048" = 1' SCALE	1/2596148429267413814265248164610048" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/5192296858534827628530496329220096" = 1' SCALE	1/5192296858534827628530496329220096" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/10384593717069655257060992658440192" = 1' SCALE	1/10384593717069655257060992658440192" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/20769187434139310514121985316880384" = 1' SCALE	1/20769187434139310514121985316880384" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/41538374868278621028243970633760768" = 1' SCALE	1/41538374868278621028243970633760768" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/83076749736557242056487941267521536" = 1' SCALE	1/83076749736557242056487941267521536" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/166153499473114484112975882535042672" = 1' SCALE	1/166153499473114484112975882535042672" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/332306998946228968225951765070085344" = 1' SCALE	1/332306998946228968225951765070085344" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/664613997892457936451903530140170688" = 1' SCALE	1/664613997892457936451903530140170688" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/1329227995784915872903807060280341376" = 1' SCALE	1/1329227995784915872903807060280341376" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/2658455991569831745807614120560682752" = 1' SCALE	1/2658455991569831745807614120560682752" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/5316911983139663491615228241121365504" = 1' SCALE	1/5316911983139663491615228241121365504" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/10633823966279326983230456482242731008" = 1' SCALE	1/10633823966279326983230456482242731008" = 1' SCALE	DATE: 11-20-11	DATE: 11-20-11
1/21267647932558653966460912964485462016" = 1' SCALE	1/21267647		



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

July 3, 2012

City of Pompano Beach
100 W Atlantic Blvd.
Pompano Beach, FL 33060

Attn: Mr. Robin Bird
Director of Development Services

Re: Hillsboro Shore's Hotel Property
Road Vacation Submittal-Proposed Transition Plan
AMENDED
LPEG PROJECT NO. 10100

Dear Mr. Bird,

On behalf of the APPLICANT Hillsborough Development, LLC, Land Plan Engineering Group is pleased to submit this Roadway Vacation Transition Plan for review by the City of Pompano Beach.

The Property is known as lots 14 & 15, Block 19 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG.37 and lots 19,20,21,22 &23, Block 20 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG.37 The Property is located in Section 29, Township 48S, and Range 43E, and contains approximately 2.34 acres.

The Property contains approximately 2.34 ac., and is identified in the property appraiser's records of Broward County, Florida as the following:

Folio nos: 484329051630 484329051380	<u>Property owner</u> Hillsborough Development LLC c/o Sean Krondak 610 Newport Center Drive, Suite 600 Newport Beach, CA 92660
---	---

At the present time the existing Land Use is Commercial and the Zoning is B-3 which permits construction of the hotel as a permitted use. The Applicant will be preparing a Site Plan Development application for a proposed hotel, along with the associated roadways and utility infrastructure to support the project. The projects will be constructed in accordance with the requirements of the City of Pompano Beach Land Development Code.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

Prior to approval for the Roadway Vacation by the City of Pompano Beach, the Applicant will provide a replacement Roadway Dedication as shown on the attached Exhibit.

Prior to approval of the Riverside Drive Vacation, the Applicant will grant a temporary easement over the area to be vacated to maintain access while the new roadway is being constructed and to ensure there is no interruption in traffic flow through the area.

The Applicant will either build the new roadway to City of Pompano Beach standards and have it accepted by the City of Pompano Beach, or if the new roadway is not constructed prior to second reading of the abandonment ordinance, the Applicant will post a bond in the amount of 120% of the construction cost estimate of the new roadway to ensure that the roadway can be built either by the applicant or by the City of Pompano Beach.

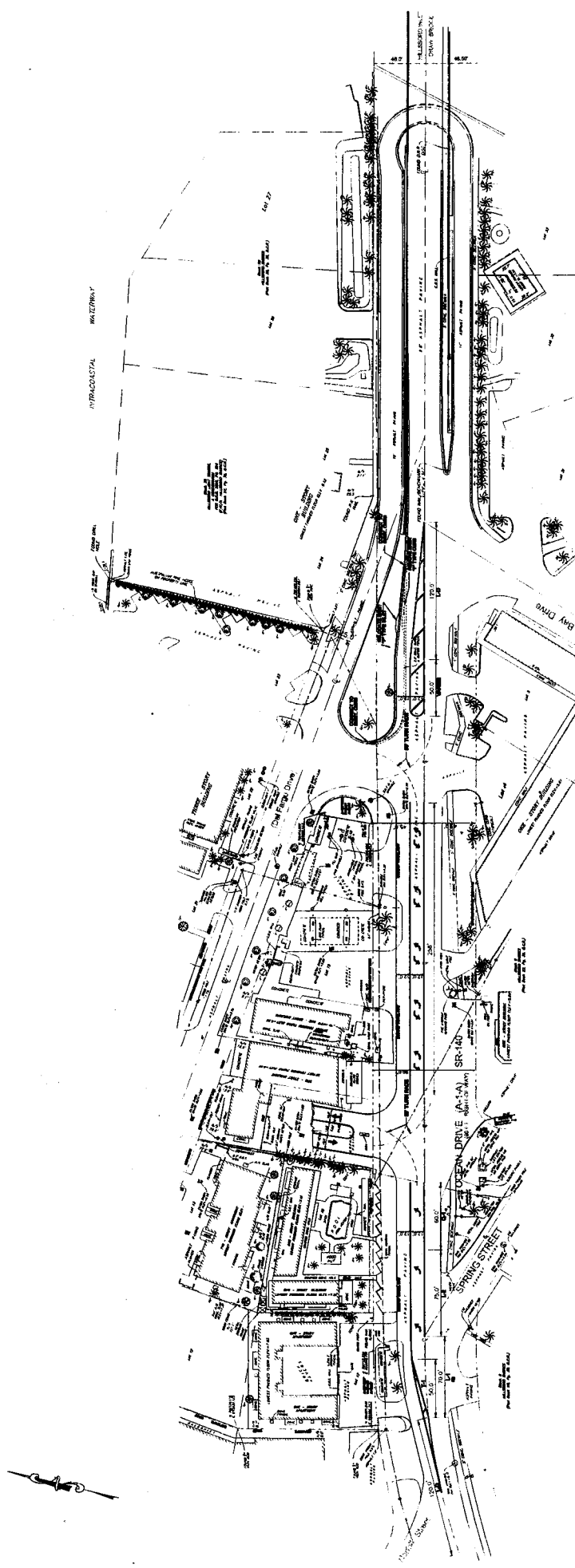
A Utility Easement will be retained for all of the existing utilities, which are within the abandonment area of the roadway.

The Applicant will prepare a Traffic Report to determine if a left turn lane is warranted at the existing Riverside Drive and Ocean Drive intersection and if warranted determine if FDOT will permit construction of a left turn lane to serve the Hotel site and Hillsboro light Condominiums. If permitted by FDOT, the Developer will construct the left turn lane as part of the transition from the current to the proposed traffic pattern.

I trust that the information submitted is in accordance with the requirements of the City of Pompano Beach, but should you require any additional information, please do not hesitate to call.

Very truly yours,

Peter R. Gallo P.E., President
LAND PLAN ENGINEERING GROUP, INC.
cc. David Ebernal, Client



TURN LANES - CEMENT AND UNGRAVELLED MEDIAN				
SECTION	WIDTH	TRANSITION	TRANSITION	TRANSITION
SECTION 1	30'	1:1	1:1	1:1
SECTION 2	30'	1:1	1:1	1:1
SECTION 3	30'	1:1	1:1	1:1
SECTION 4	30'	1:1	1:1	1:1
SECTION 5	30'	1:1	1:1	1:1
SECTION 6	30'	1:1	1:1	1:1
SECTION 7	30'	1:1	1:1	1:1
SECTION 8	30'	1:1	1:1	1:1
SECTION 9	30'	1:1	1:1	1:1
SECTION 10	30'	1:1	1:1	1:1

SHEET No. **FOOT-1**
PROJECT No. **XXXX**

**POMPAÑO BEACH HOTEL
OCEAN DRIVE**
CITY OF POMPAÑO BEACH
BROWARD COUNTY, FLORIDA

**F.D.O.T. R.O.W. IMPROVEMENTS
TURN LANES**

LANDPLAN ENGINEERING GROUP, INC.
INNOVATION • SOLUTIONS • DESIGN
100 N.W. 10th Ave., Suite 100, Fort Lauderdale, FL 33304
TEL: (954) 571-1111 FAX: (954) 571-1112

DATE **JULY 2012**
SCALE **AS NOTED**
DESIGNED BY **P.R.G.**
DRAWN BY **P.R.G.**
CHECKED BY **P.R.G.**

48 HOURS BEFORE DIGGING
1-800-432-4770
www.landplan.com
COUNTY OF FLORIDA

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY

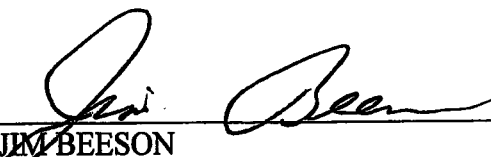
MEMORANDUM #12-29

DATE: May 9, 2012
TO: City Commission
FROM: Planning and Zoning Board/Local Planning Agency
SUBJECT: ABANDONMENT REQUEST – Hillsborough Development, LLC
Planning & Zoning No. 11-18000005

At the meeting of the Planning and Zoning Board/Local Planning Agency held on April 25, 2012, the Board considered the request submitted by **HILLSBOROUGH DEVELOPMENT**, and sold, conveyed, transferred and assigned to **HUNTER HOSPITALITY, LLC**, to abandon the right-of-way of Riverside Drive adjacent to Lots 19-23, Block 20 and Lots 14-15, Block 19, of the Hillsborough Shores Plat Book 22, at Page 39 of the Public Records of Broward County, Florida.

The Board recommended approval of this Abandonment Request, with the exception of Messrs. Jerry Mills and Ben Miller, subject to the following staff conditions:

- 1) Applicant must receive “no objection” from all utility companies prior to submittal for City Commission approval and retain a utility easement for all utilities to remain in place.
- 2) Applicant must implement the proposed transition plan as described in the letter dated April 18, 2012 (attached). The design plans for the replacement roadway must include a sidewalk to provide pedestrian connectivity along the perimeter of the property.
- 3) This recommendation expires one-year from the date of this approval if the City Commission has not taken action within that time frame.


JIM BEESON
Chairman
Planning and Zoning Board/Local Planning Agency

jmr

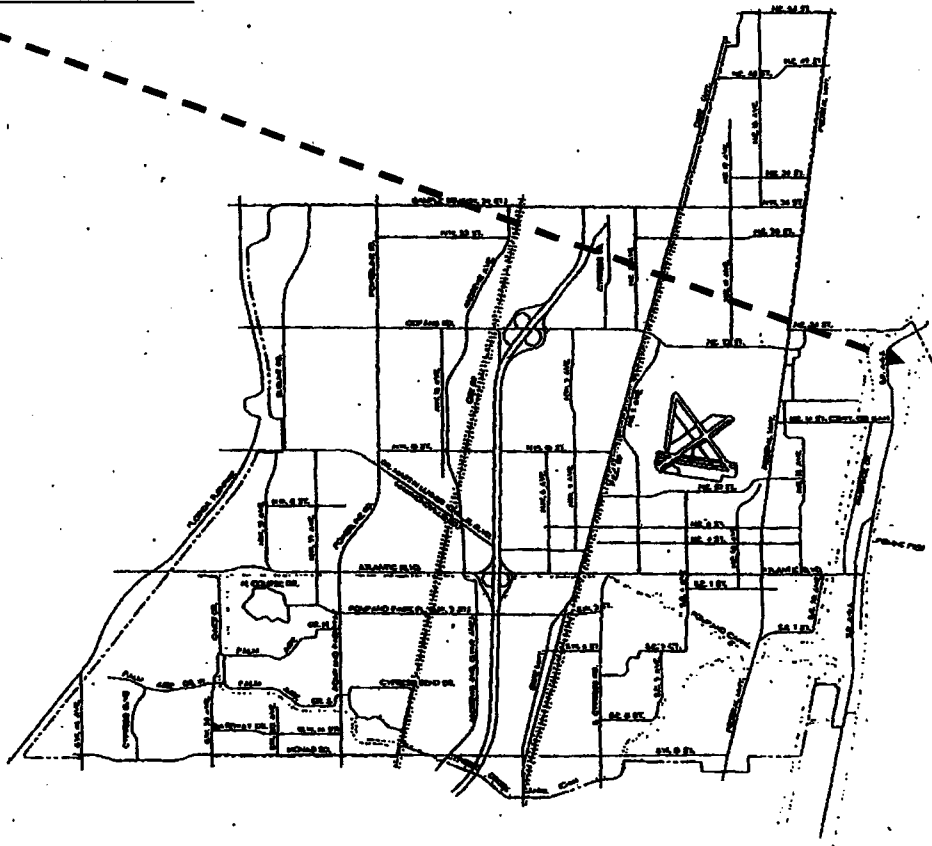


CITY OF POMPANO BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
ADMINISTRATIVE REPORT NO. 12-128

DATE: March 15, 2012
TO: Planning & Zoning Board
VIA: Robin M. Bird, Development Services Director *RS*
FROM: Jean E. Dolan, AICP, Principal Planner *Jed*
RE: Request for Riverside Drive Right-of-Way Abandonment
Adjacent to Lots 19-23, Block 20 and Lots 14-15, Block 19
Hillsborough Shores PB 22, Page 39 (P & Z # 11-1800005)

The Applicant is requesting the abandonment of the right-of-way for a portion of Riverside Drive between 2635 N. Riverside Drive and 2507 N. Ocean Boulevard to combine these two parcels currently separated by Riverside Drive. A utility easement will be retained and a 60 foot-wide portion of Lot 14, Block 19 of the Hillsborough Shores Plat will be dedicated as replacement right-of-way to provide a functionally equivalent traffic circulation system.

Riverside Drive Abandonment



LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate
L Low
LM Low- Medium
M Medium
MH Medium-High
H High

* C Commercial

CR Commercial Recreation

I Industrial

T Transportation

U Utilities

CF Community Facilities

OR Recreation & Open Space

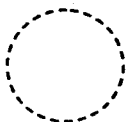
W Water

RAC Regional Activity Center

Boundaries

City of Pompano Beach

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

RS-1 One-Family Residence
RS-2 One-Family Residence
RS-3 One-Family Residence
RS-4 One-Family Residence

RD-1 Two- Family Residence

RM-12 Multi-Family Residence
RM-20 Multi-Family Residence
RM-30 Multi-Family Residence
RM-45 Multi-Family Residence
RM-45/HR Overlay

RPUD Residential Planned Unit Dev.
AOD Atlantic Boulevard Overlay District
MH-12 Mobile Home Park

B-1 Limited Business
B-2 Neighborhood Business
* B-3 General Business
B-4 Heavy Business
RO Residence Office

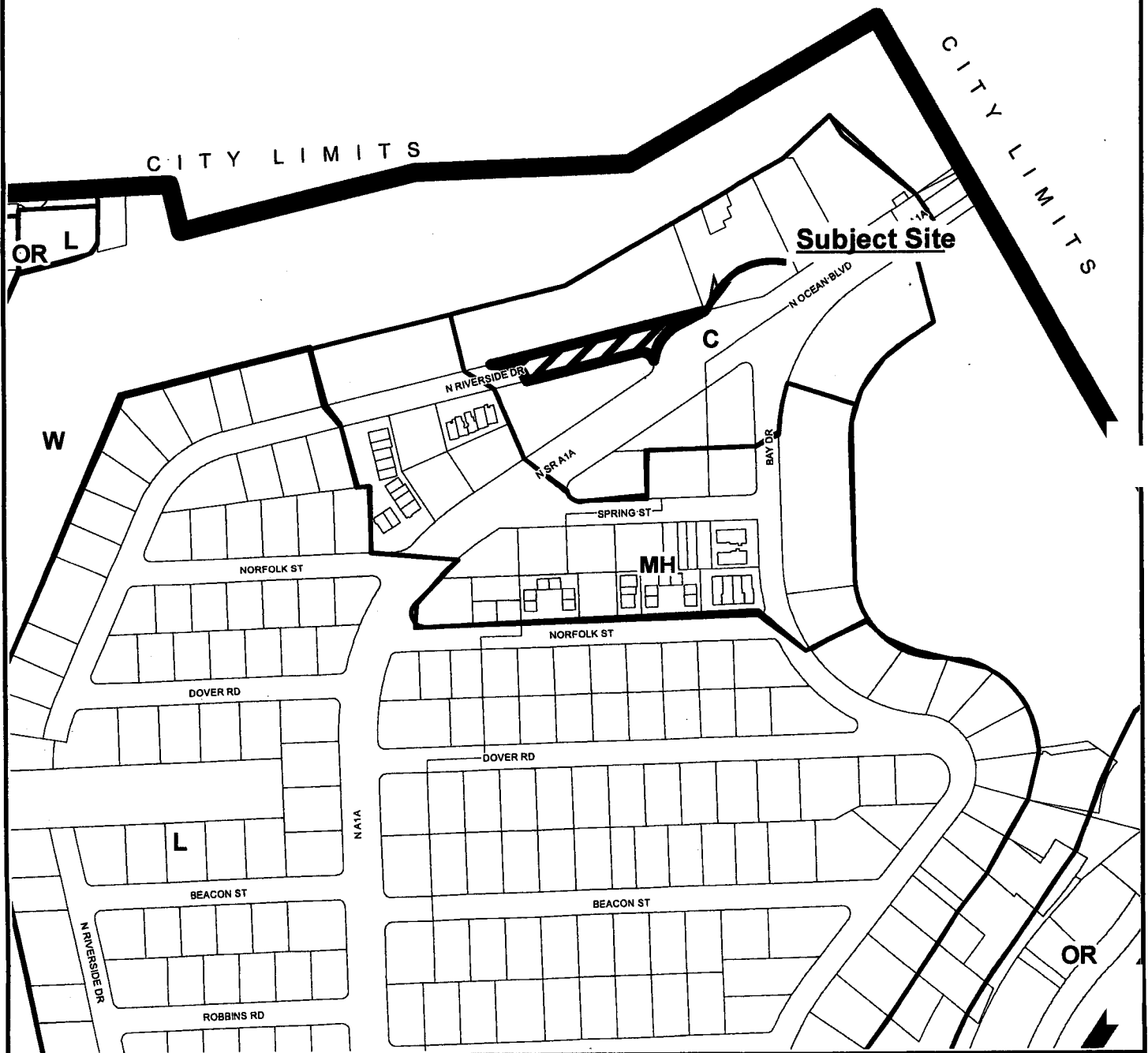
M-1 Marina Business
M-2 Marina Industrial

I-1 General Industrial
I-1X Special Industrial
O-IP Office Industrial Park

BP Business Parking
BSC Planned Shopping Center

PCI Planned Commercial /
Industrial Overlay
PR Parks & Recreation
CR Commerical Recreation
CF Community Facilities
T Transportation
PU Public Utility

EXERPT FROM THE CITY OF POMPANO BEACH FUTURE LAND USE MAP

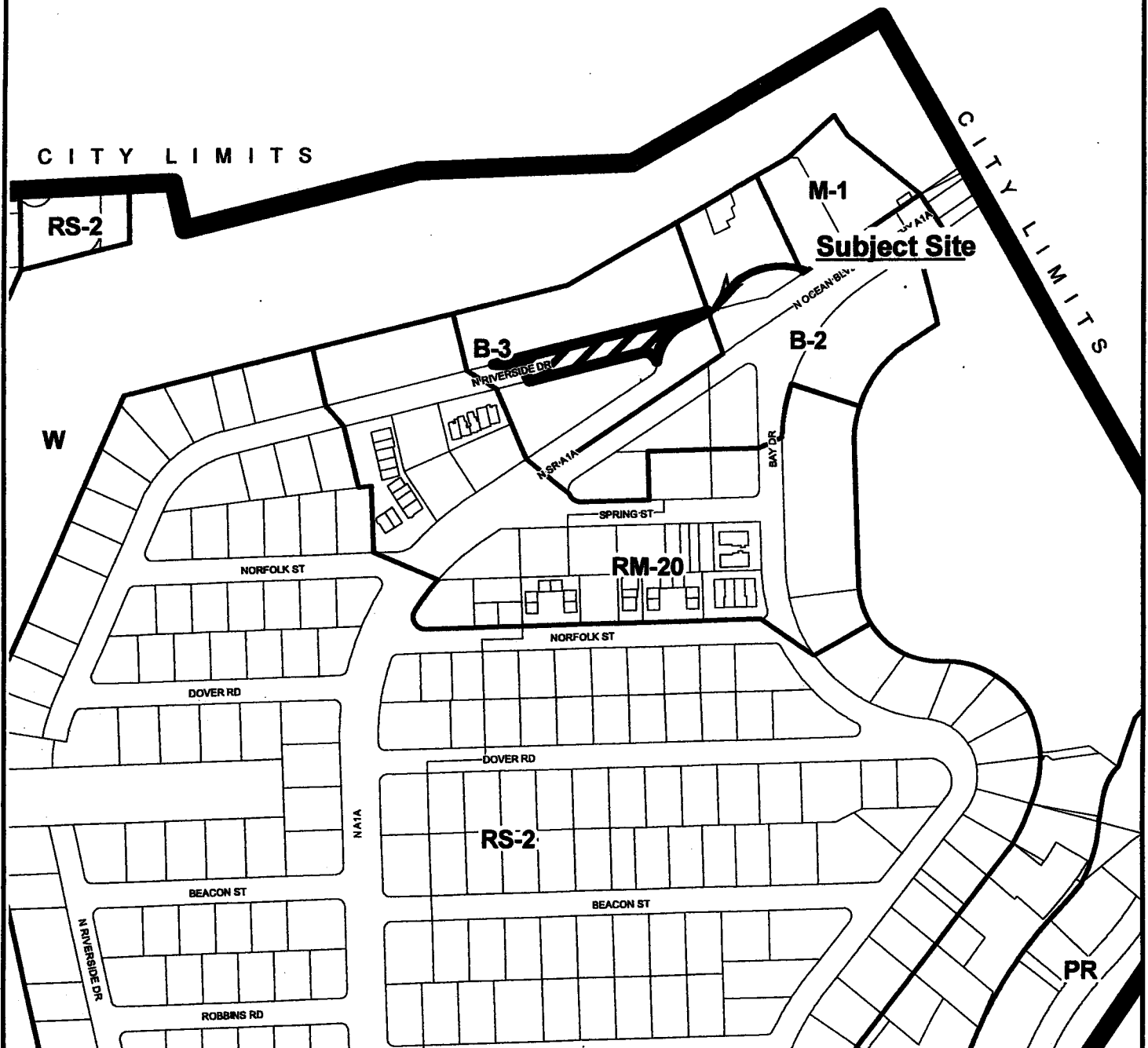


1 inch = 300 feet

3



EXERPT FROM THE CITY OF POMPANO BEACH OFFICIAL ZONING MAP

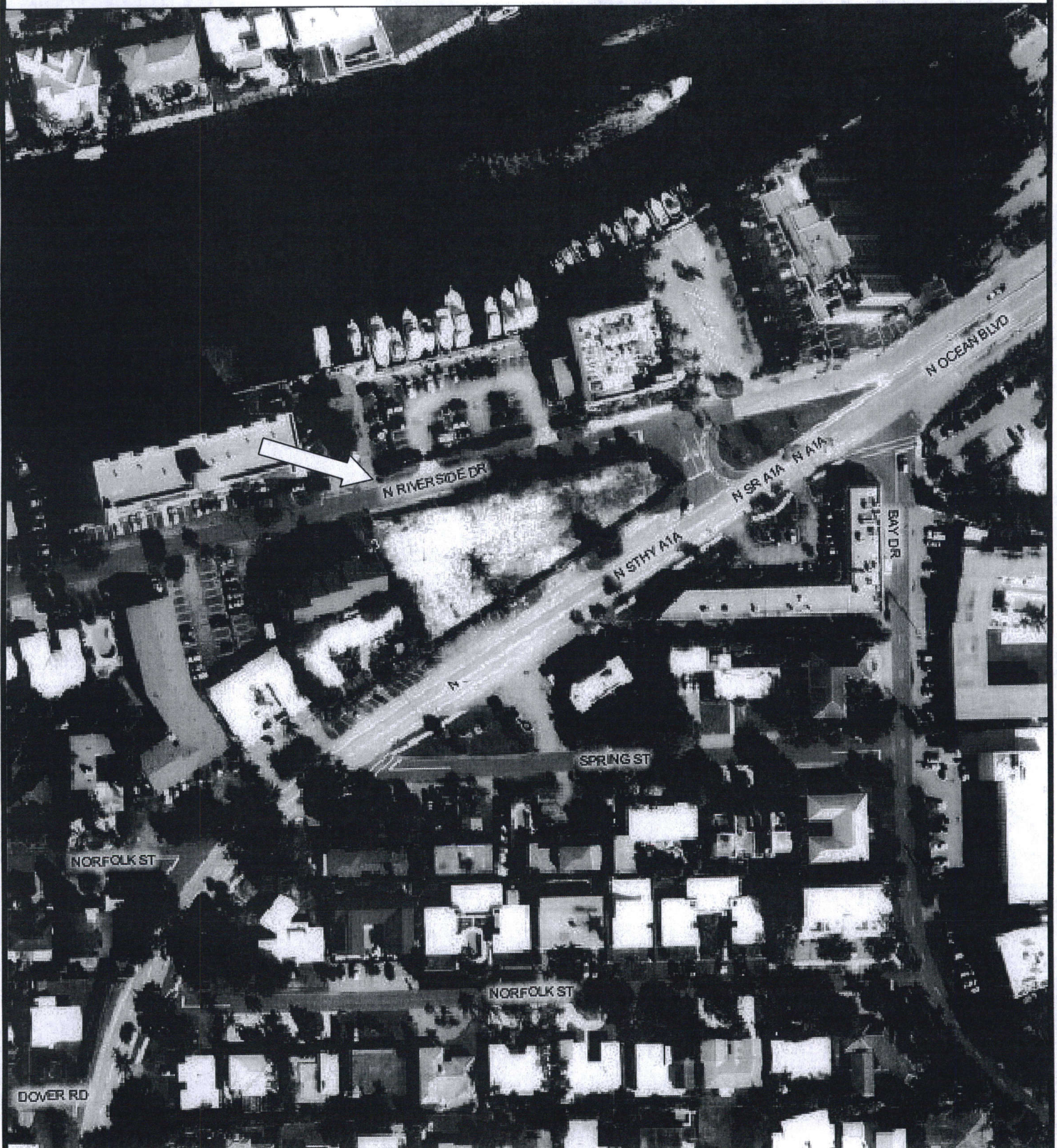


1 inch = 300 feet

4



EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP

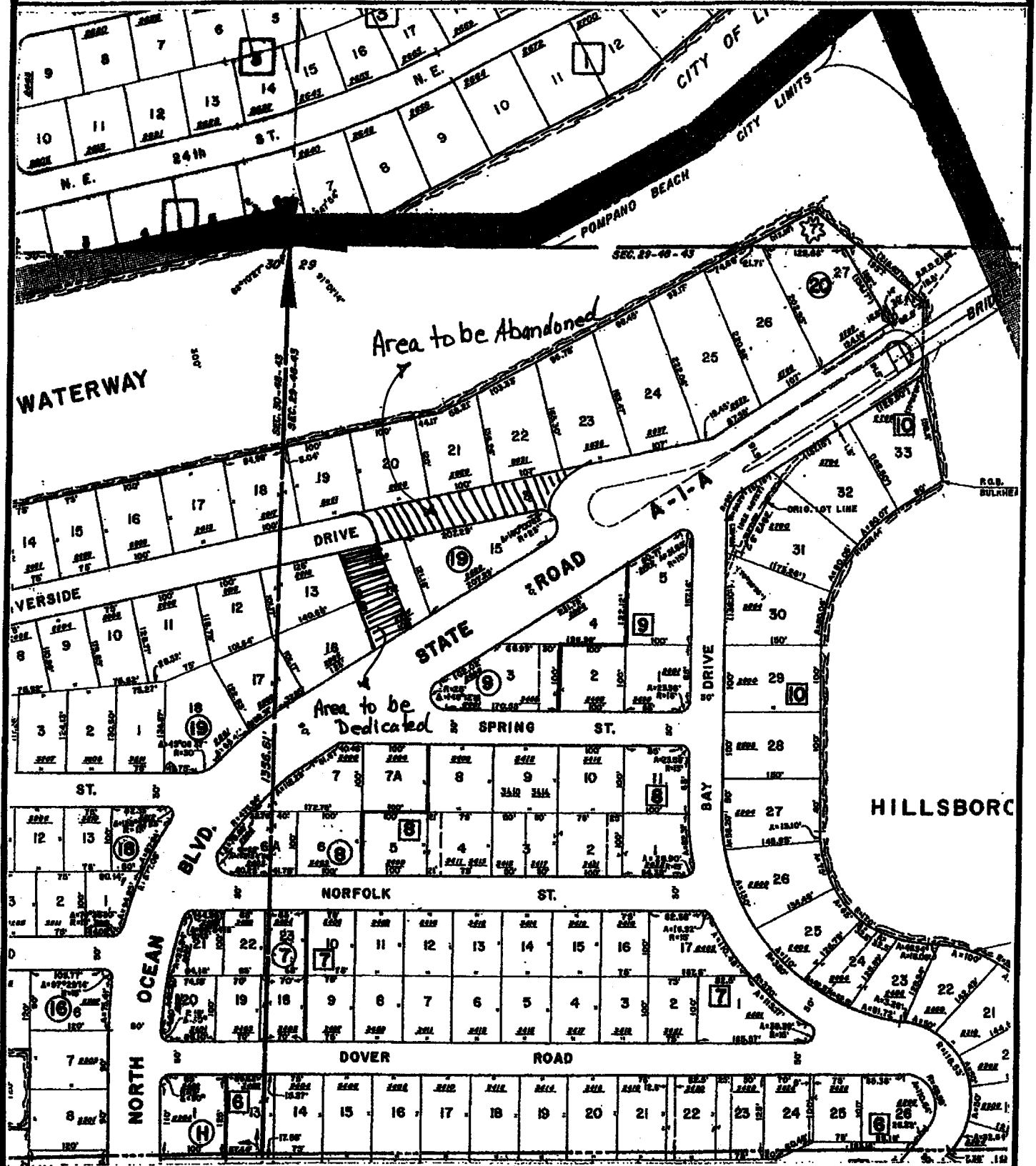


NTS

5

↑
NORTH

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: 1" = 200'

REVIEW & SUMMARY

DRC Dates: Please note that Vacations and Abandonment Requests do not go before DRC

Zoning Department:	No Objection with Retention of Utility Easement and/or relocation of all existing utilities and dedication of replacement right-of-way and construction of replacement ingress/egress.
Code Compliance	No Objection
Fire Department:	No Objection
Engineering Department:	No Objection with retention of utility easement
Public Works Department:	No Objection
Utilities Department:	No Objection - with relocation of the water, wastewater and stormwater infrastructure in the ROW.
AT&T:	No Objection with retention of utility easement
TECO Gas:	No Objection
Department of Transportation:	No Objection with Conditions
FP&L:	Objection - FPL has overhead and underground infrastructure in the right-of-way that need to remain. These facilities are expensive to relocate and any costs would be the requestor's responsibility.
Comcast Cable:	No Objection with retention of utility easement

ZONING DEPARTMENT RECOMMENDATION

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

Alternative Motions

I- Approve with conditions

Recommend approval to the City Commission with the following conditions:

1. Applicant must receive "no objection" from all utility companies prior to submittal for City Commission approval and retain a utility easement for all utilities to remain in place.
2. Applicant must implement the proposed transition plan as described in the letter dated April 18, 2012 (attached). The design plans for the replacement roadway must include a sidewalk to provide pedestrian connectivity along the perimeter of the property.
3. This recommendation expires one-year from the date of this approval if the City Commission has not taken action within that time frame.

II - Table

Table this abandonment request to allow time for the Applicant to address objections raised by the utility companies and affected parties and implement the proposed transition plan.

III- Denial

Recommend denial to the City Commission as the Board finds that the existing right-of-way serves a public purpose and should not be abandoned.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

April 18, 2012

City of Pompano Beach
100 W Atlantic Blvd.
Pompano Beach, FL 33060

Attn: Mr. Robin Bird
Director of Development Services

**Re: Hillsboro Shore's Hotel Property
Road Vacation Submittal-Proposed Transition Plan
LPEG PROJECT NO. 10100**

Dear Mr. Bird,

On behalf of the APPLICANT Hillsborough Development, LLC, Land Plan Engineering Group has submitted a Roadway Vacation application for review by the City of Pompano Beach.

The Property is known as lots 14 & 15, Block 19 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG.37 and lots 19,20,21,22 &23, Block 20 of the Hillsboro Shores Plat as recorded in the plat records of Broward County, PB. 22, PG..37 The Property is located in Section 29, Township 48S, and Range 43E, and contains approximately 2.34 acres.

The Property contains approximately 2.34 ac., and is identified in the property appraiser's records of Broward County, Florida as the following:

Folio nos: 484329051630 484329051380	<u>Property owner</u> Hillsborough Development LLC c/o Sean Krondak 610 Newport Center Drive, Suite 600 Newport Beach, CA 92660
---	---

At the present time the existing Land Use is Commercial and the Zoning is B-3 which permits construction of the hotel as a permitted use. The Applicant will be preparing a Site Plan Development application for a proposed hotel, along with the associated roadways and utility infrastructure to support the project. The projects will we constructed in accordance with the requirements of the City of Pompano Beach Land Development Code.



LANDPLAN ENGINEERING GROUP, INC.
1475 NW 126th Drive
Coral Springs, FL 33071

Prior to approval for the Roadway Vacation by the City of Pompano Beach, the Applicant will provide a replacement Roadway Dedication as shown on the attached Exhibit.

Prior to approval of the Riverside Drive Vacation, the Applicant will grant a temporary easement over the area to be vacated to maintain access while the new roadway is being constructed and to ensure there is no interruption in traffic flow through the area.

The Applicant will either build the new roadway to City of Pompano Beach standards and have it accepted by the City of Pompano Beach, or if the new roadway is not constructed prior to second reading of the abandonment ordinance, the Applicant will post a bond in the amount of 120% of the construction cost estimate of the new roadway to ensure that the roadway can be built either by the applicant or by the City of Pompano Beach.

A Utility Easement will be retained for all of the existing utilities, which are within the abandonment area of the roadway.

I trust that the information submitted is in accordance with the requirements of the City of Pompano Beach, but should you require any additional information, please do not hesitate to call.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter R. Gallo', is written over a horizontal line.

Peter R. Gallo P.E., President
LAND PLAN ENGINEERING GROUP, INC.
cc. David Ebernal, Client

11-18000005



City of Pompano Beach

Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4634 Fax: 954.786.4666



Request for Vacation

**TO THE CITY COMMISSION AND TO THE PLANNING AND ZONING BOARD OF THE
CITY OF POMPANO BEACH**

Please take notice that the undersigned requests an Easement Vacation on the following described property:

Subdivision: _____ Block: _____ Lot(s): _____

(If Acreage, attach legal description.)

Street Address: _____

Type of Easement: _____

Reason for Request: _____

(A separate sheet may be attached for additional information.)

Please take notice that the undersigned requests a Right-of-Way Vacation adjacent to the following described property:

Subdivision: HILLSBORO SHORES Block: 20 Lot(s): 19,21,22 AND 23

(If acreage, attach legal description.)

Street Address: 2635 N. RIVERSIDE DRIVE & 2507 N. OCEAN BOULEVARD

Reason for Request : TO COMBINE THE TWO PARCELS SEPERATED BY RIVERSIDE DRIVE

(A separate sheet may be attached for additional information.)

Name of Petitioner: HILLSBOROUGH DEVELOPMENT, LLC

Petitioner's Interest in Property: PROPERTY OWNER

Does Petitioner have any financial interest in properties near or abutting this property? If so, explain:

NO

Improvements Located on Property:

EXISTING RESURANT, MARINA AND PARKING LOT

Dated this 10 day of OCTOBER, 2011.

SEAN KRONDAK, for HILLSBOROUGH DEVELOPMENT, LLC

Print: Property Owner's Name

SEAN KRONDAK AS MANAGER

Property Owner's Signature

610 NEWPORT CENTER DRIVE, SUITE 600

NEWPORT BEACH, CALIFORNIA, 92660

Mailing Address

☐ \$175.00 - Easement Vacation
☒ \$500.00 - Right-of-Way Vacation

Tel.: 949-720-0803

Receipt No:

Note: Three (3) copies of this application with original signatures, three (3) sealed surveys or recorded plats must accompany this request. With requests to vacate right-of-way, an Attorney's Title Opinion or Certificate of Title dated within the last six (6) months is required.