



Staff Report

File #: LN-259

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY
Meeting Date: APRIL 27, 2022

CRESTHAVEN #8 / 1307 SOUTH WABASH LLC - EASEMENT VACATION

Request: Easement Vacation
P&Z# 22-27000003
Owner: 1307 South Wabash LLC
Project Location: 3207 North Federal Highway
Folio Number: 484224180010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 3 (Rhonda Eaton)
Agent: Rachel Ross (954-572-1777)
Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

REQUEST

This is a request to abandon a 6-foot wide utility easement, by Jane Storms of Pulice Land Surveyors, Inc. on behalf of 1307 S. Wabash, LLC. The easement runs north/south within a lot located at 3207 N. Federal Highway, which is on the west side of Federal Highway just south of NE 33rd Street. The easement was included in Cresthaven No. 8 Plat, O. R. Book 44, Page 8. There are no longer any utilities located within the easement. The Applicant intends to redevelop the property into the Falcone/Wabash Project, a mixed-use development that will include 285 dwelling units and 4,164 square feet of commercial use. A site plan was approved for this redevelopment on December 15, 2021 (D.O. # 21-12000015, attached). The proposed building encroaches upon this easement and therefore this abandonment request must be approved in order for the project to proceed.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

Code Compliance: No Objection
 Fire Department: No Objection
 Public Works Dept.: No Objection
 Development Services: No Objection
 Utilities Department: No Objection
 FP&L: No Objection
 AT&T: No Comments have been received
 TECO Gas: No Objection
 Comcast Cable: No Objection

B. Development Services Department staff submits the following factual information which is relevant to this abandonment request:

1. The easement runs north/south within a lot located at 3207 N. Federal Highway, which is on the west side of Federal Highway just south of NE 33rd Street.
2. The Applicant's request is necessary in order to allow for redevelopment of the property.

C. Review Standards

Section 155.2431 D. 1. & 2. states that an application for vacation or abandonment of a public right-of-way or easement shall be approved only on a finding that all of the following standards are met:

1. The right-of-way or easement is not now, or in the foreseeable future, of any benefit to the city or its inhabitants; and
2. Vacation or abandonment of the easement is consistent with the comprehensive plan.

D. Staff Analysis

All of the service providers that have submitted comments have stated they have no objection to this request, however, AT&T has not yet submitted comments.

With the exception of the missing AT&T comment letter, the abandonment of this easement meets the abandonment standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request with a condition to be met prior to placement on the City Commission agenda.

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; however, it will not be placed on a City Commission agenda until the following condition is met:

1. The submittal of the remaining service provider letter with no objection.

II- Table

Table this abandonment request to allow time for the Applicant to address any objections raised by the affected parties or to get additional information.

III- Denial

Recommend denial to the City Commission as the Board finds that the easement serves a public purpose and should not be abandoned.

Staff recommends alternative motion number I.

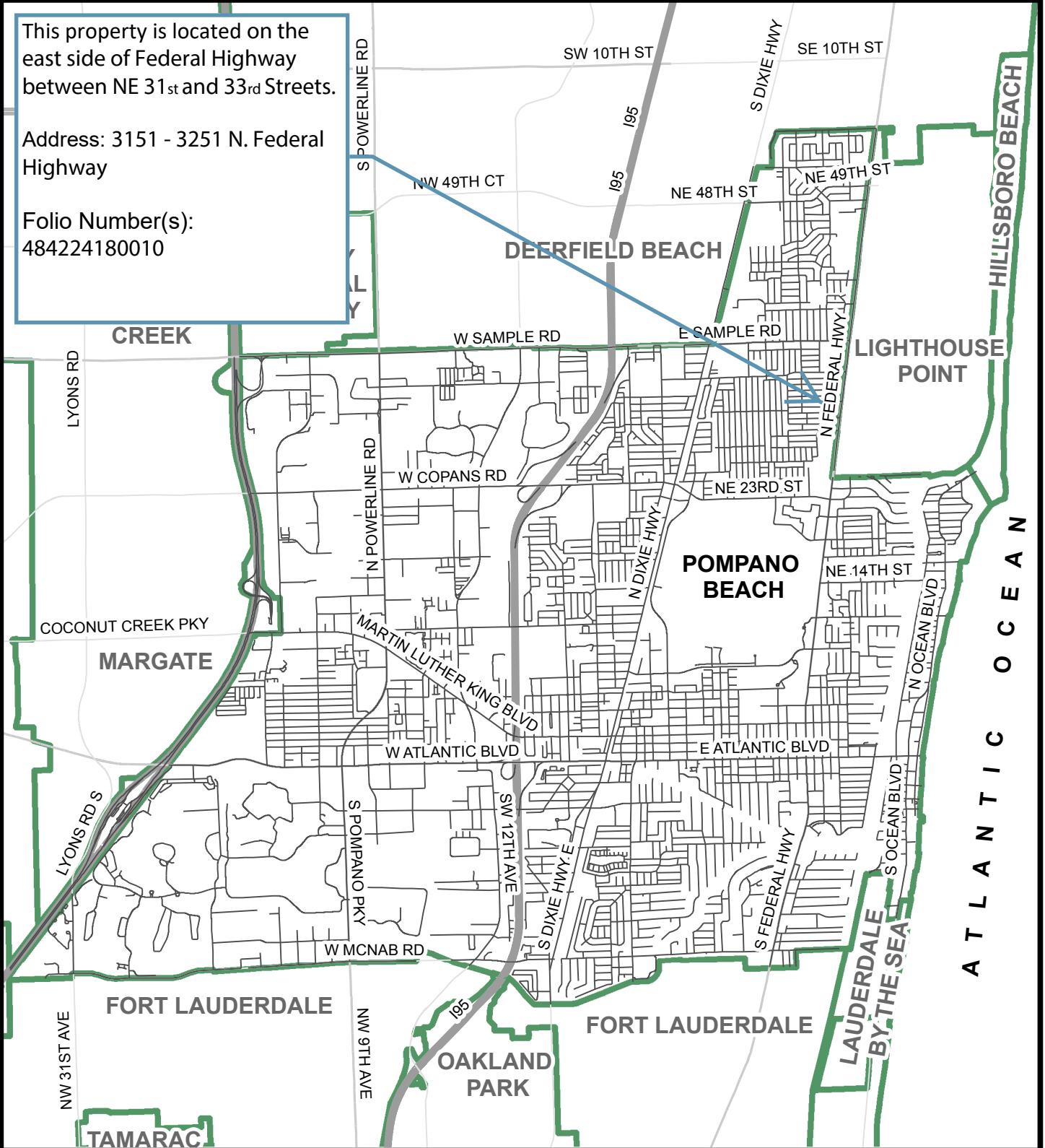
CITY OF POMPANO BEACH LOCATION MAP



This property is located on the east side of Federal Highway between NE 31st and 33rd Streets.

Address: 3151 - 3251 N. Federal Highway

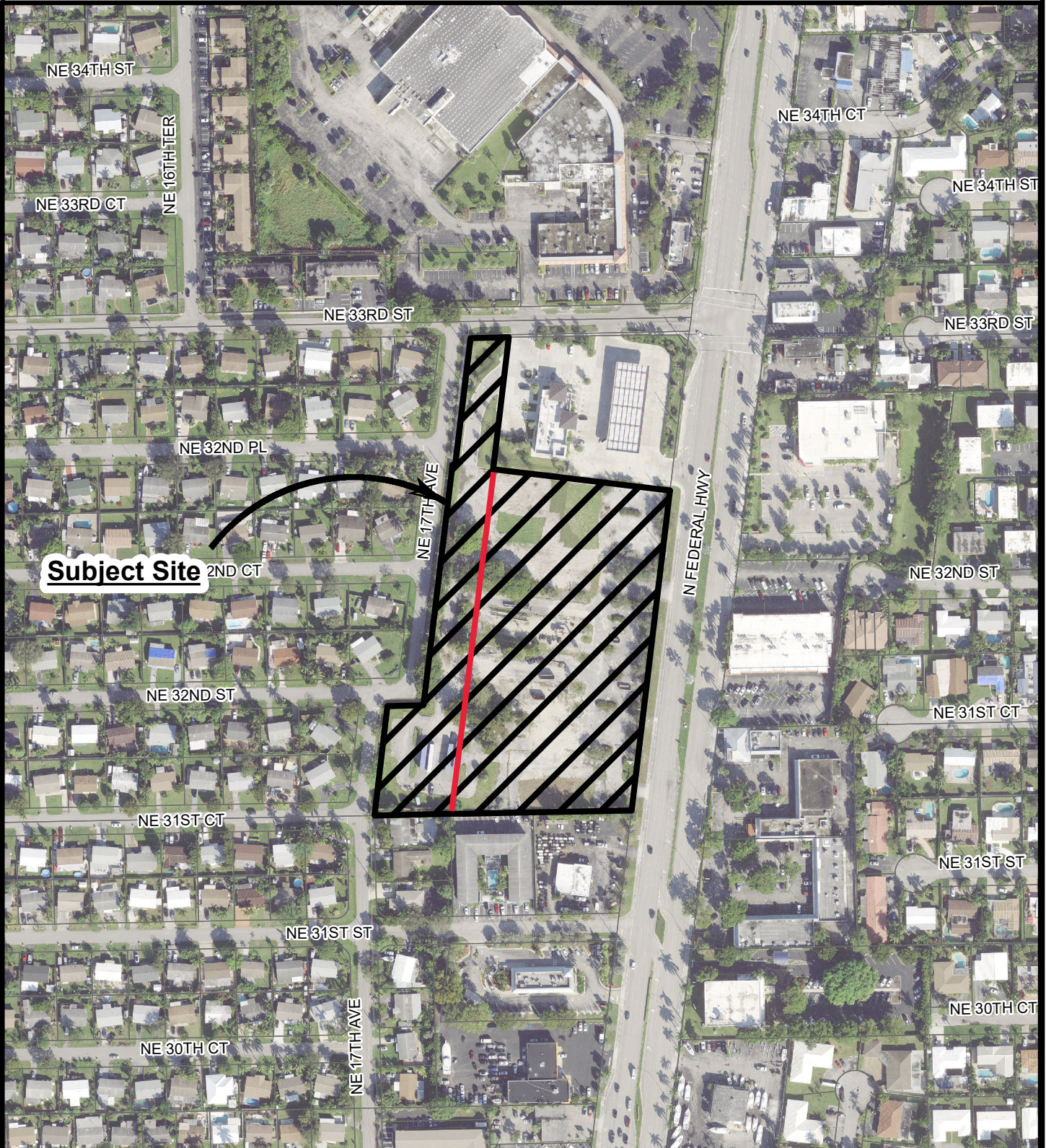
Folio Number(s):
484224180010



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

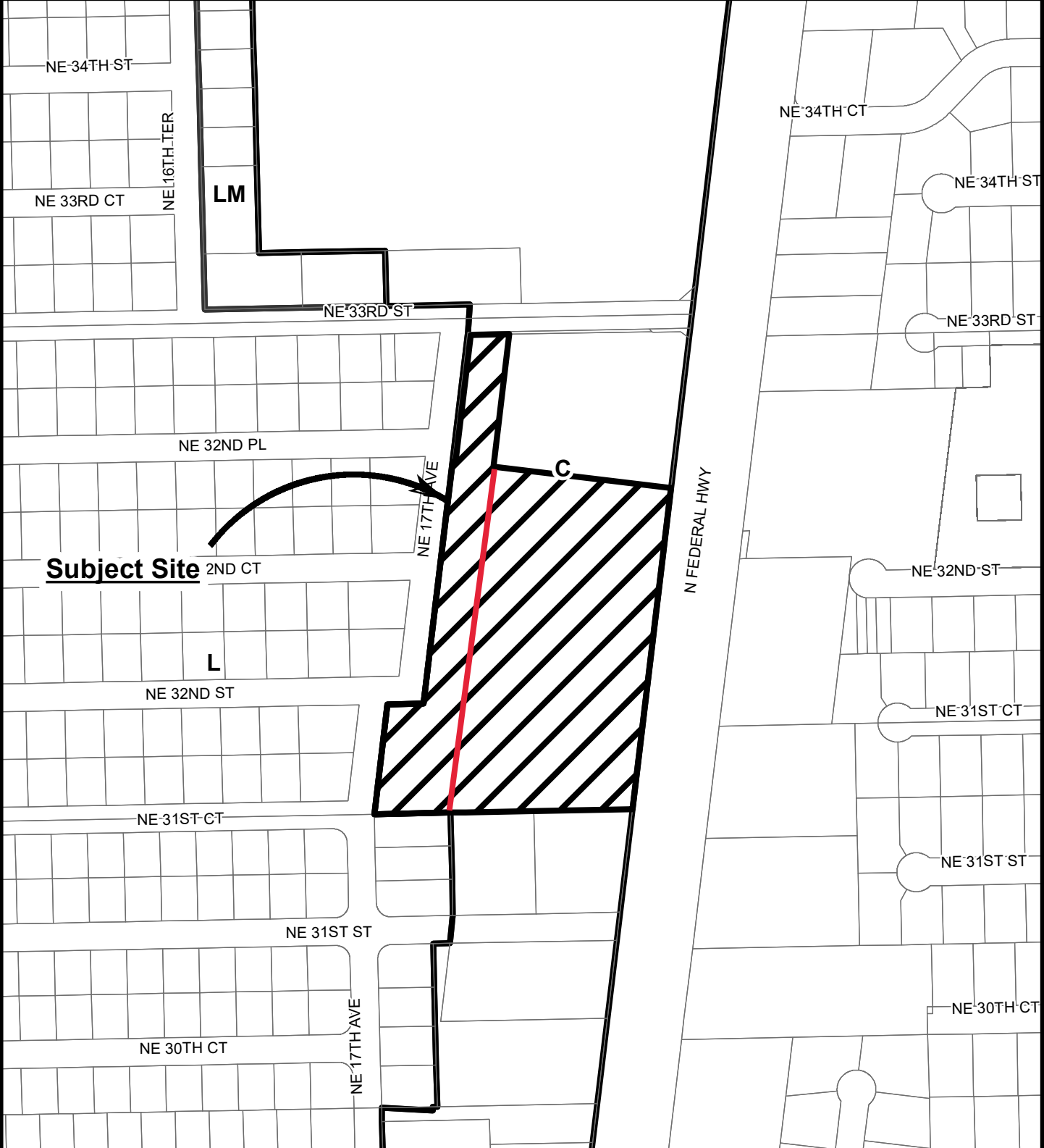


Subject Site

1 in = 250 ft

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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

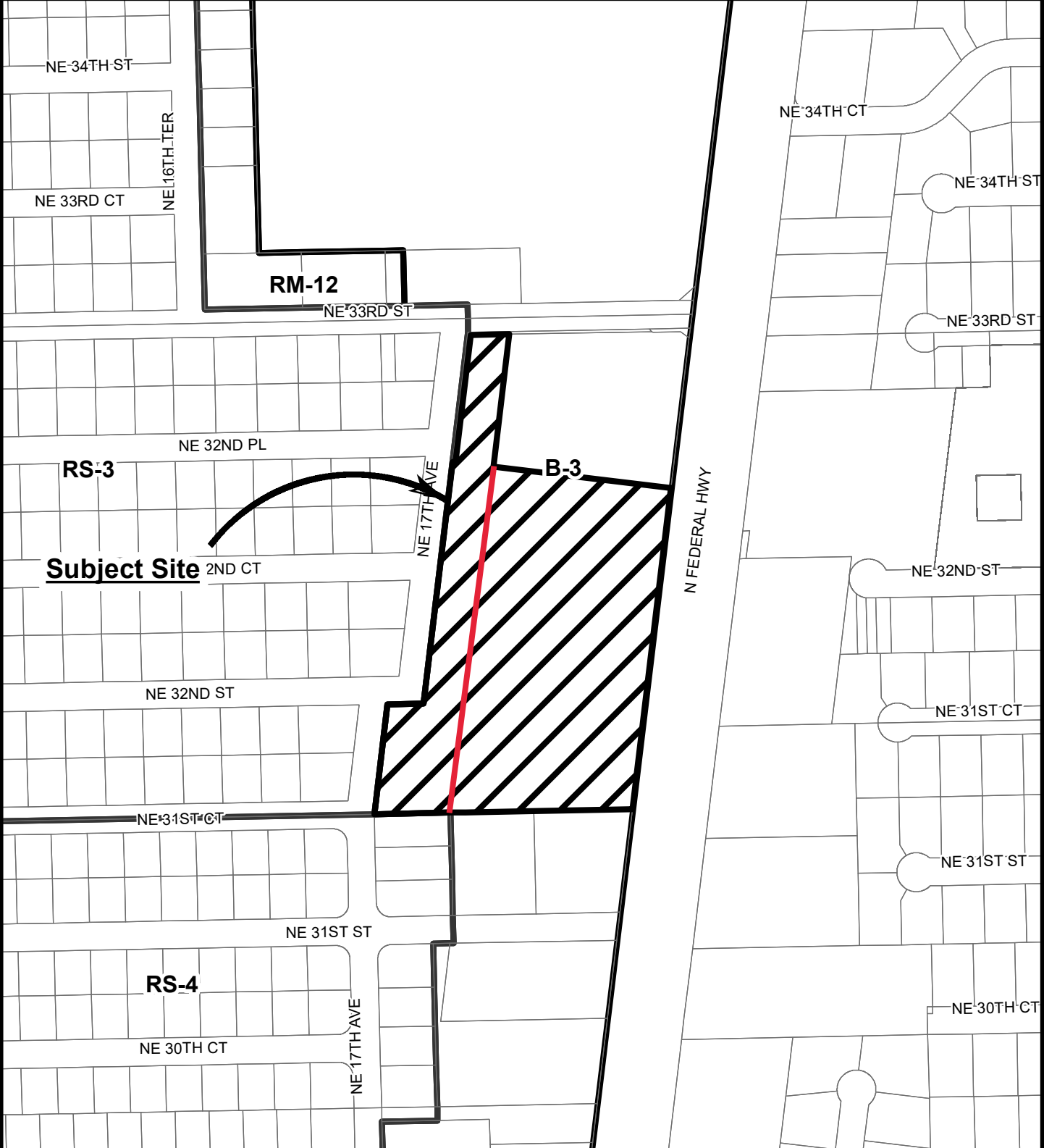


Subject Site

1 in = 250 ft

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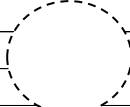
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

LEGEND

FOR LAND USE PLAN		FOR ZONING MAP	
Symbol	Classification Units/ Acre	Symbol	District
		RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)	RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)	RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)	RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)	RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)		
12	Irregular Density	RD-1	Two- Family Residence
36	Irregular Density		
		RM-7	Multiple-Family Residence 7
*	C Commercial	RM-12	Multiple-Family Residence 12
	CR Commercial Recreation	RM-20	Multiple-Family Residence 20
		RM-30	Multiple-Family Residence 30
I	Industrial	RM-45	Multiple-Family Residence 45
		MH-12	Mobile Home Park
T	Transportation		
		B-1	Limited Business
U	Utilities	B-2	Neighborhood Business
		*	B-3 General Business
CF	Community Facilities	B-4	Heavy Business
		M-1	Marina Business
OR	Recreation & Open Space	CR	Commerical Recreation
W	Water	I-1	General Industrial
		I-1X	Special Industrial
RAC	Regional Activity Center	O-IP	Office Industrial Park
		M-2	Marina Industrial
LAC	Local Activity Center		
		TO	Transit Oriented
DPTOC	Downtown Pompano	PR	Parks & Recreation
	Transit Oriented Corridor	CF	Community Facilities
	Number	PU	Public Utility
		T	Transportation
		BP	Business Parking
		LAC	Local Activity Center
		RPUD	Residential Planned Unit Dev.
		PCD	Planned Commercial Development
		PD-TO	Planned Development - Transit Oriented
		PD-I	Planned Development - Infill
		RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
		AOD	Atlantic Boulevard Overlay District
		CRAO	Community Redevelopment Area Overlay
		NCO	Neighborhood Conservation Overlay
		APO	Air Park Overlay
		DP	Downtown Pompano Beach Overlay