



Staff Report

File #: LN-447

PLANNING AND ZONING BOARD

Meeting Date: MAY 24, 2023

POMPANO TOWNHOMES ROW VACATION

Request: ROW Vacation
P&Z# 23-18000002
Owner: Pompano Beach Community Redevelopment Agency
Project Location: 1531 - 1537 N Dixie Highway
Folio Number: 484226470010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Andrea Harper (954-788-3400)
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Summary:

This is a request by Andrea Harper of Keith, Inc. and the developer, Gary Fernandez on behalf of Pompano Beach Community Redevelopment Agency (CRA), who is the property owner. The intent is to abandon a 15-foot strip of right-of-way on the west side of Dixie Highway between NW 15th Place and NW 15th Court in order to more easily develop the parcel into 10 townhouse units. The project design includes two, two-story buildings along Dixie Highway with ground floor parking, improved grading, drainage and landscape design. The project’s Minor Site Plan and Flex Allocation requests are being reviewed concurrently.

REVIEW AND SUMMARY

A. The following Service Providers commented on this request:

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

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

abandonment request:

1. Dixie Highway is only required to be 80 feet wide in this location and the current width is 95 feet, therefore, the subject 15 feet of right-of-way is eligible for abandonment.
2. The subject property has never been developed.

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 right-of-way or easement is consistent with the comprehensive plan.

D. Staff Analysis

Since the Broward County Trafficways Plan requires only 80 feet of right-of-way for Dixie Hwy at this location, Staff believes abandoning the excess 15 feet will facilitate development of this property consistent with the plans of the Community Redevelopment Agency (CRA).

All of the service providers that have submitted comments have stated they have no objection to this request. Only Comcast, Teco, FP&L and ATT have not yet submitted a comment. Therefore a suggested condition will require these comment letters prior to the City Commission consideration.

With the exception of the outstanding letters of no objection, the abandonment of this easement meets the standards of Section 155.2431D.1. & 2, and therefore staff recommends approval of this request.

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 as the Board finds that the easement abandonment meets the standards of Section 155.2431D.1. & 2. With the following condition:

1. That the Applicant provides the remaining required no objection letters.

II- Table

Table this abandonment request to allow time for the Applicant to address any objections raised by the Board.

Staff recommends alternative motion number I.

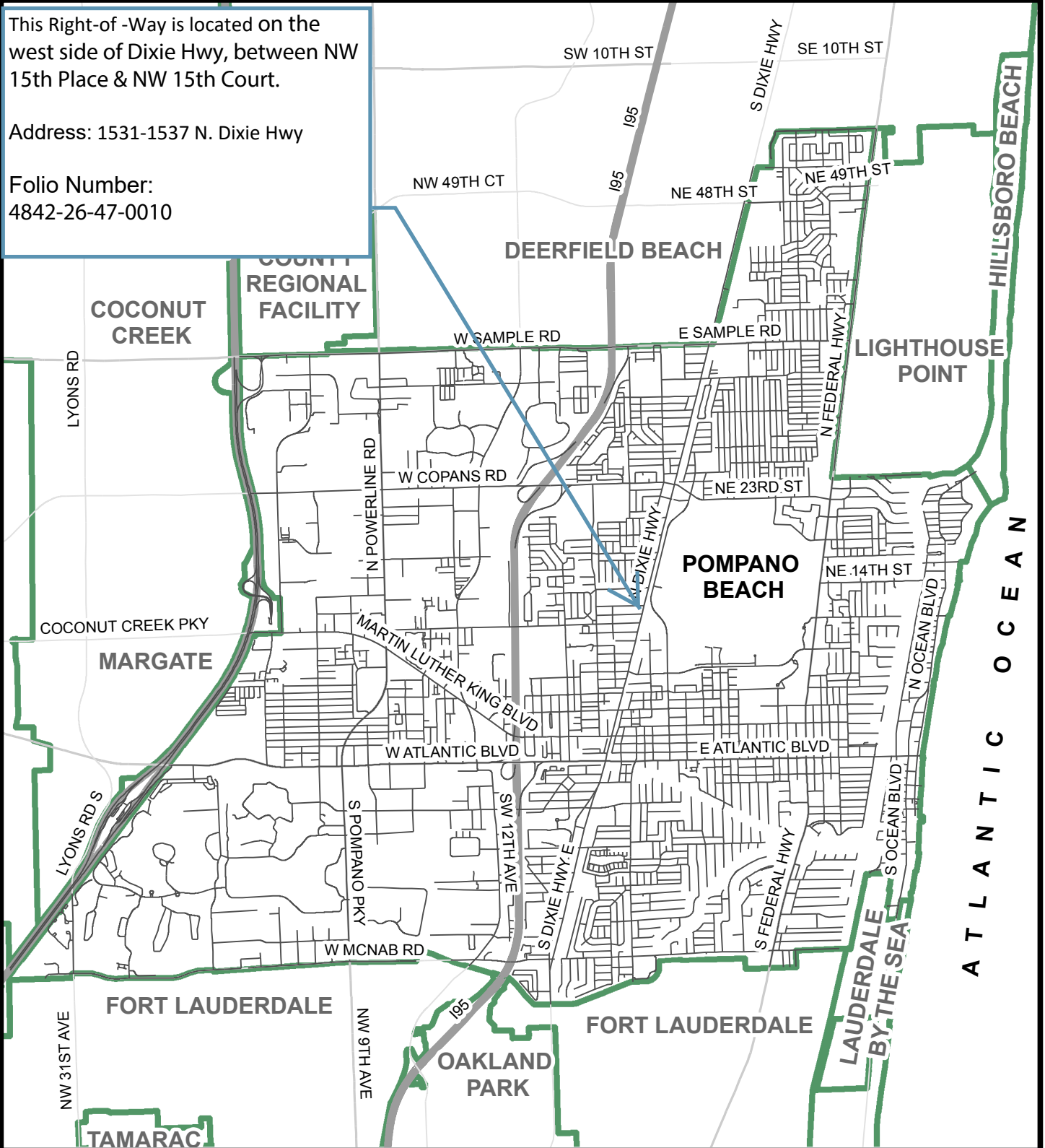
CITY OF POMPANO BEACH LOCATION MAP



This Right-of -Way is located on the west side of Dixie Hwy, between NW 15th Place & NW 15th Court.

Address: 1531-1537 N. Dixie Hwy

Folio Number:
4842-26-47-0010



1 in = 1 miles

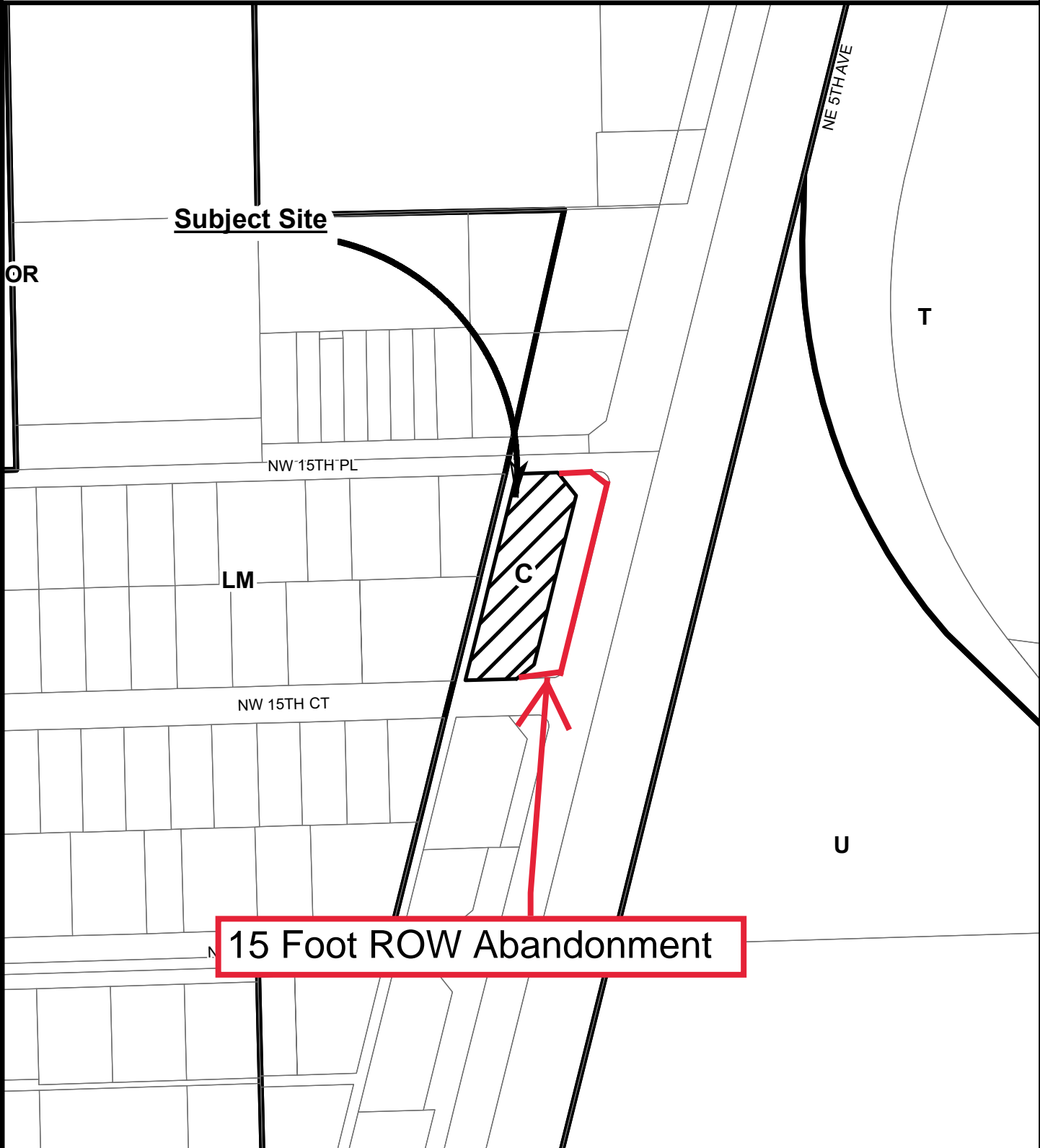
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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



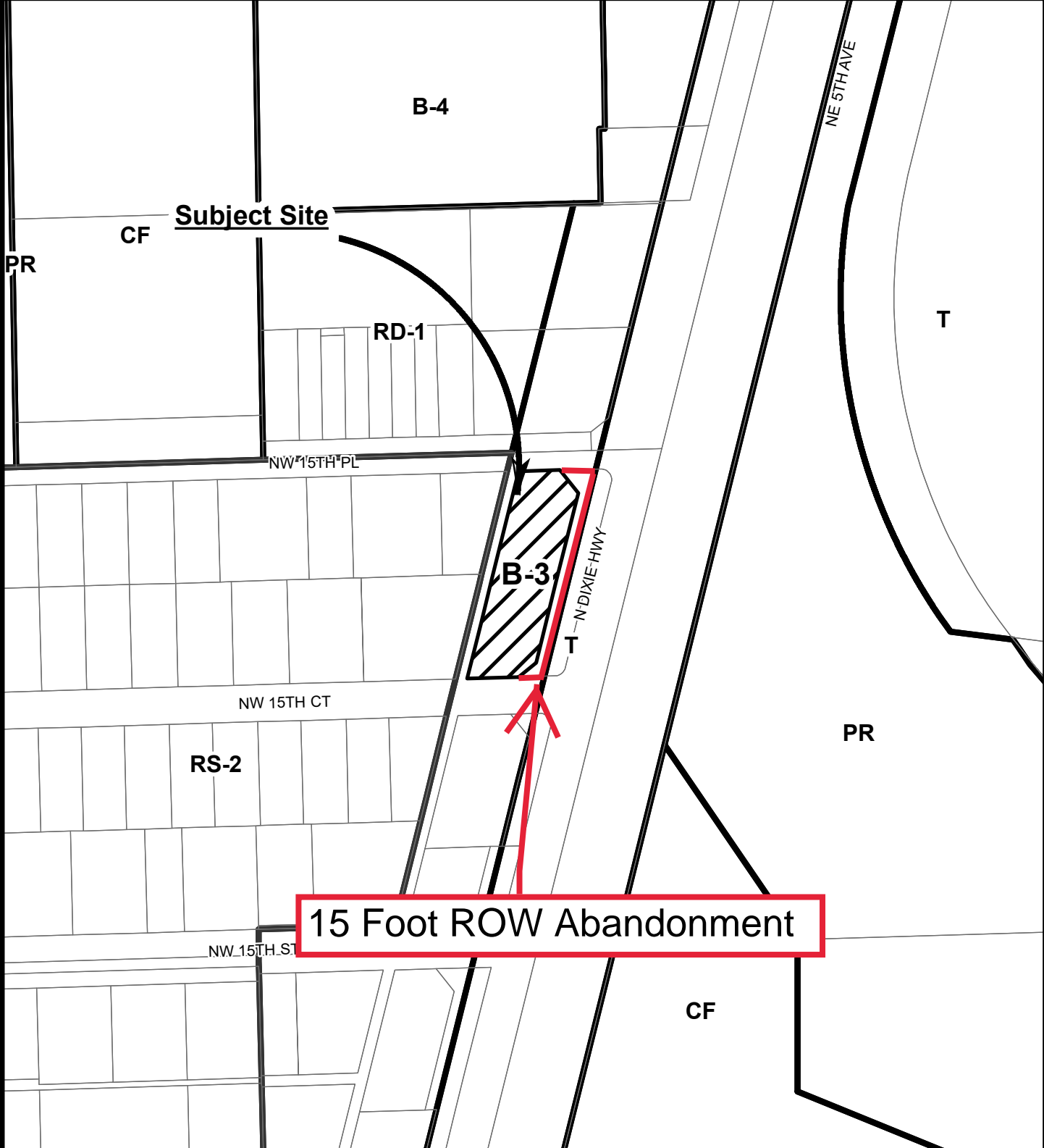
1 in = 188 ft

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 188 ft

CITY OF POMPANO BEACH OFFICIAL ZONING MAP

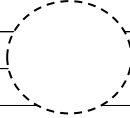


15 Foot ROW Abandonment

1 in = 188 ft

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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		
ETOC	East Transit Oriented Corridor	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
		EOD	East Overlay District
		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
		DPOD	Downtown Pompano Beach Overlay