



# City of Pompano Beach Planning & Zoning Board

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

## 1st DRAFT MINUTES

Wednesday, May 24, 2023  
6:00 PM

(00:03)

### **A. CALL TO ORDER**

The meeting was called to order by Vice Chair Carla Coleman at 6:00 PM.

(00:32)

### **B. ROLL CALL**

Joan Kovac  
Darlene Smith  
Richard Klosiewicz  
Derek Lewis  
Paul Fisher  
Keriann Worley  
Carla Coleman

*Also in Attendance:*  
James Saunders, Assistant City Attorney  
Bobby Adkins  
Jean Dolan  
Diego Guevara  
Michael Amodio

(00:55)

### **C. MOMENT OF SILENCE**

The Board observed a brief moment of silence.

(02:26)

### **D. APPROVAL OF THE MINUTES**

**MOTION** by Joan Kovac and seconded by Derek Lewis to approve the minutes, as amended, of the April 26, 2023, meeting. All voted in favor.

(01:33)

### **E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

Individuals testifying in front of the Board were placed under oath by Bobby Adkins, Planning Aide and Notary Public in the State of Florida.

### **F. NEW BUSINESS**

(03:10)

#### 1. [LN-447](#) 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)  
**Agent:** Andrea Harper  
**Project Planner:** Maggie Barszewski

Ms. Jean Dolan, Principal Planner, introduced herself to the Board and stated the applicant is requesting 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. Development Services staff recommends approval of this ROW abandonment with the retention of a utility easement. Staff notes the one condition of approval provided in the staff report has already been met so there are no conditions of approval.

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

Alternative Motion I

Recommend approval to the City Commission as the Board finds that the right-of-way abandonment meets the standards of Section 155.2431D.1. & 2.

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.

Staff recommends alternative motion number I.

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

Mr. Michael Amodio (301 E. Atlantic Boulevard) introduced himself to the Board on behalf of the applicant and stated they have no objections to staff conditions. Vice Chair Coleman clarified staff noted the one condition was met so there are no conditions on this approval.

Vice Chair Coleman opened the public hearing. No one came forth to speak. Vice Chair Coleman closed the public hearing.

(06:07)

**MOTION** by Derek Lewis and seconded by Joan Kovac that the Board finds that competent, substantial evidence has been presented for the ROW Vacation that satisfies the review criteria and move approval of the item. All voted in favor. The motion was approved.

(07:15)