

*This item was postponed to the May 25<sup>th</sup>, 2022 Planning & Zoning Board meeting.*

2. [LN-167](#)      **KZ COPANS REZONING**
- Request:** Rezoning from PU to I-1  
**P&Z#** 20-13000006  
**Owner:** Westview Community Cemetery of Pompano Beach FL, Inc.  
**Project Location:** 1900 NW 24th Street (Copans Road)  
**Folio Number:** Portion of 484227000160  
**Land Use Designation:** Community Facilities (CF)  
**Zoning District:** Public Utilities (PU)  
**Commission District:** District 4 (Beverly Perkins)  
**Agent:** TBD  
**Project Planner:** Jean Dolan (954-786-4045 / [Jean.Dolan@copbfl.com](mailto:Jean.Dolan@copbfl.com))

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3. [LN-259](#)      **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](mailto:maggie.barszewski@copbfl.com))

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated this is a request to abandon a 6-foot-wide utility easement, that runs north/south within a lot located at 3207 N. Federal Highway. The property is on the west side of Federal Highway just south of NE 33rd Street. 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). All service provider letters have been submitted. The proposed building encroaches upon this easement and therefore this abandonment request must be approved in order for the project to proceed. Staff finds that the application meets the applicable criteria and given the information provided to the Board, staff provides the following alternative motions for the Board’s review:

Alternative Motion 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.

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

Alternative Motion 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 I.

Ms. Coleman asked why Alternative Motion I in the staff report is different than what was read into the record. Ms. Barszewski responded the service provider letter was provided today.

Mr. Stacer asked if anyone from the public wished to speak. There were none. Mr. Stacer closed the public hearing.

(21:25)

**MOTION** by Carla Coleman and seconded by Maria McLamore that the Board find that competent, substantial evidence has been presented for the Easement Vacation that satisfies the review standards, and that approval is recommended to the City Commission, subject to the 1 condition of staff. All voted in favor.

4. [LN-248](#)                    **IDI LOGISTICS LUPA**
- |                              |   |
|------------------------------|---|
| <b>Request:</b>              | Local Only LUPA                                       |
| <b>P&amp;Z#</b>              | 22-92000001   |
| <b>Owner:</b>                | Festival Real Estate, LLC.                            |
| <b>Project Location:</b>     | 2900 W Sample Road                                    |
| <b>Folio Number:</b>         | 484221070010  |
| <b>Land Use Designation:</b> | Commercial  |
| <b>Zoning District:</b>      | B-3 (General Business)                                |
| <b>Commission District:</b>  | 4 (Beverly Perkins)                                   |
| <b>Agent:</b>                | Dennis D. Mele (954-527-2409)                         |
| <b>Project Planner:</b>      | Jean Dolan ( 954-786-4045<br>/ jean.dolan@copbfl.com) |

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5. [LN-250](#)                    **IDI LOGISTICS REZONING**
- |                              |  |
|------------------------------|--|
| <b>Request:</b>              | Rezoning   |
| <b>P&amp;Z#</b>              | 22-13000002  |
| <b>Owner:</b>                | Festival Real Estate, LLC.   |
| <b>Project Location:</b>     | 2900 W Sample Road   |
| <b>Folio Number:</b>         | 484221070010   |
| <b>Land Use Designation:</b> | Commercial   |
| <b>Zoning District:</b>      | B-3 (General Business)   |
| <b>Commission District:</b>  | 4 (Beverly Perkins)  |
| <b>Agent:</b>                | Dennis D. Mele (954-527-2409)  |
| <b>Project Planner:</b>      | Jean Dolan (954-786-4045<br>/ <a href="mailto:jean.dolan@copbfl.com">jean.dolan@copbfl.com</a> ) |

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(22:19)

6. [LN-264](#)                    **POST DECISION ACTION - EXTENSION OF SITE PLAN APPROVAL**
- |                          |                                 |
|--------------------------|---------------------------------|
| <b>Request:</b>          | Extension of Site Plan Approval |
| <b>P&amp;Z#</b>          | 20-12000003                     |
| <b>Owner:</b>            | PRESTIGIA REAL ESTATE FJM INC   |
| <b>Project Location:</b> | 30 NE 5th Street                |