pompano beach
Florida's Warmest Welcome

MEMORANDUM

Development Services

MEMORANDUM NO. 15-641

DATE: December 4, 2015

TO: Planning & Zoning Board

VIA: Robin M. Bird, Development Services Director

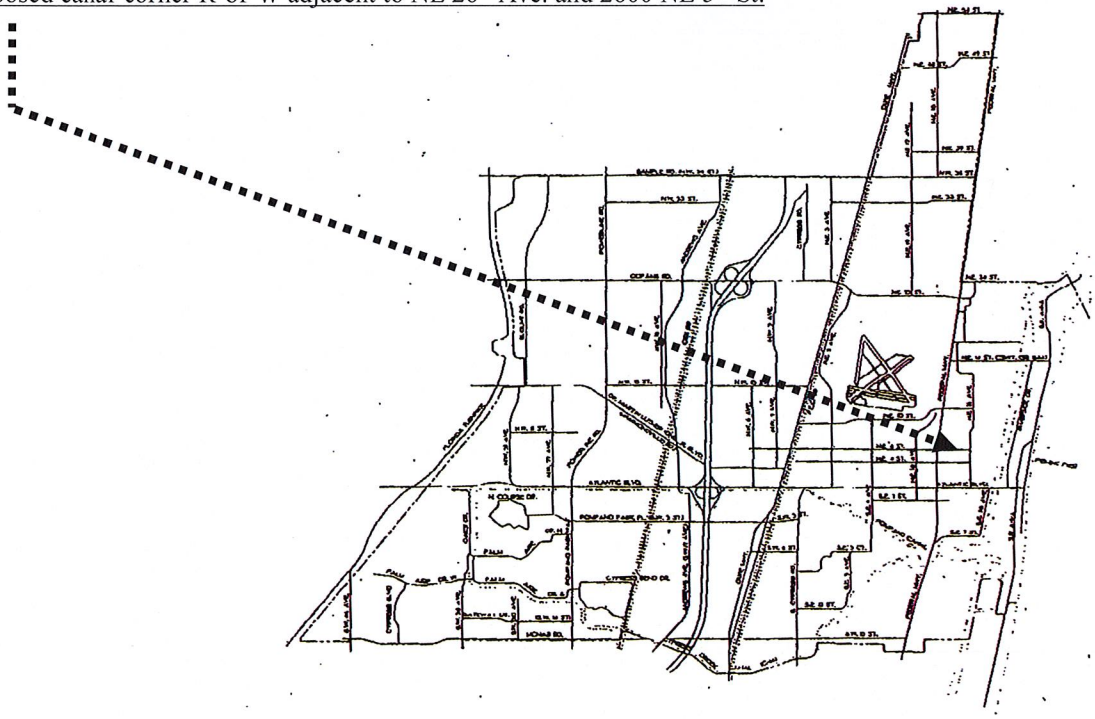
FROM: Maggie Barszewski, AICP, Planner

RE: Request to vacate a triangular canal-corner right-of-way adjacent to NE 26th Avenue and 2600 NE 5th Street

P & Z # 15-18000003

The City of Pompano Beach has conducted an analysis assessing the usage of various public rights-of way. The triangular canal-corner right-of-way adjacent to NE 26th Avenue and 2600 NE 5th Street was assessed as being eligible for abandonment, since it is not considered necessary for public usage. Therefore, the City is requesting abandonment of this right-of-way. Since this right-of-way had been dedicated by plat, if this request is ultimately approved by the City Commission, the property will revert to the lot owner to the north. The owner of that property has agreed to sign a "Right-of-Way Visibility Agreement" to ensure that the requirements of Section 155.5203B.2.a.ii. are met, so that the visibility of the canal is preserved.

Proposed canal-corner R-of-W adjacent to NE 26th Ave. and 2600 NE 5th St.

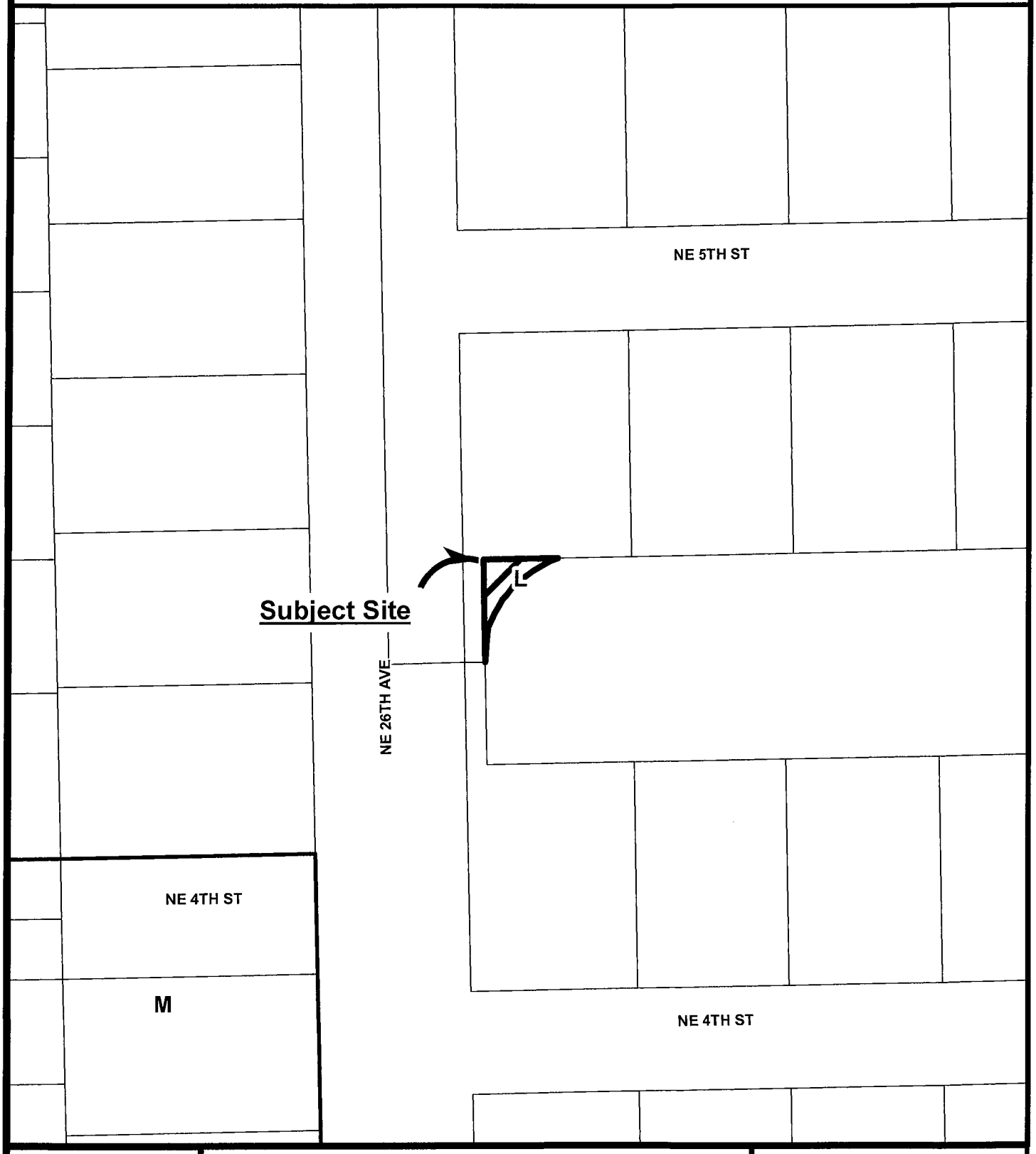


LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
			RS-1	One-Family Residence
	Gross Residential Density	*	RS-2	One-Family Residence
			RS-3	One-Family Residence
	Residential		RS-4	One-Family Residence
E	Estate			
* L	Low		RD-1	Two- Family Residence
LM	Low- Medium			
M	Medium		RM-12	Multi-Family Residence
MH	Medium-High		RM-20	Multi-Family Residence
H	High		RM-30	Multi-Family Residence
			RM-45	Multi-Family Residence
C	Commercial		RM-45/HR	Overlay
DPTOC	Downtown Pompano Transit Oriented Corridor			
CR	Commercial Recreation		RPUD	Residential Planned Unit Dev.
			AOD	Atlantic Boulevard Overlay District
I	Industrial		MH-12	Mobile Home Park
T	Transportation		B-1	Limited Business
			B-2	Neighborhood Business
U	Utilities		B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			RO	Residence Office
OR	Recreation & Open Space			
			M-1	Marina Business
W	Water		M-2	Marina Industrial
RAC	Regional Activity Center		I-1	General Industrial
			I-1X	Special Industrial
	Boundaries		O-IP	Office Industrial Park
	City of Pompano Beach			
			BP	Business Parking
	Number		BSC	Planned Shopping Center
	Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998		PCI	Planned Commercial / Industrial Overlay
			PR	Parks & Recreation
			CR	Commerical Recreation
			CF	Community Facilities
			T	Transportation
			PU	Public Utility

*	**Existing**
>	**Proposed**

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 67 ft 12/2/2015 MacKer	3 \\GISDBSVR\arcgisserver\directories\arcgisPlanning\All_Maps\P&Z Packets\2015\15-18000003_Maps.mxd	PREPARED BY: DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
OFFICIAL ZONING MAP

1 in = 67 ft	4	PREPARED BY: DEPARTMENT OF DEVELOPMENT SERVICES
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CITY OF POMPANO BEACH
AERIAL MAP

1 in = 67 ft	5	PREPARED BY: DEPARTMENT OF DEVELOPMENT SERVICES
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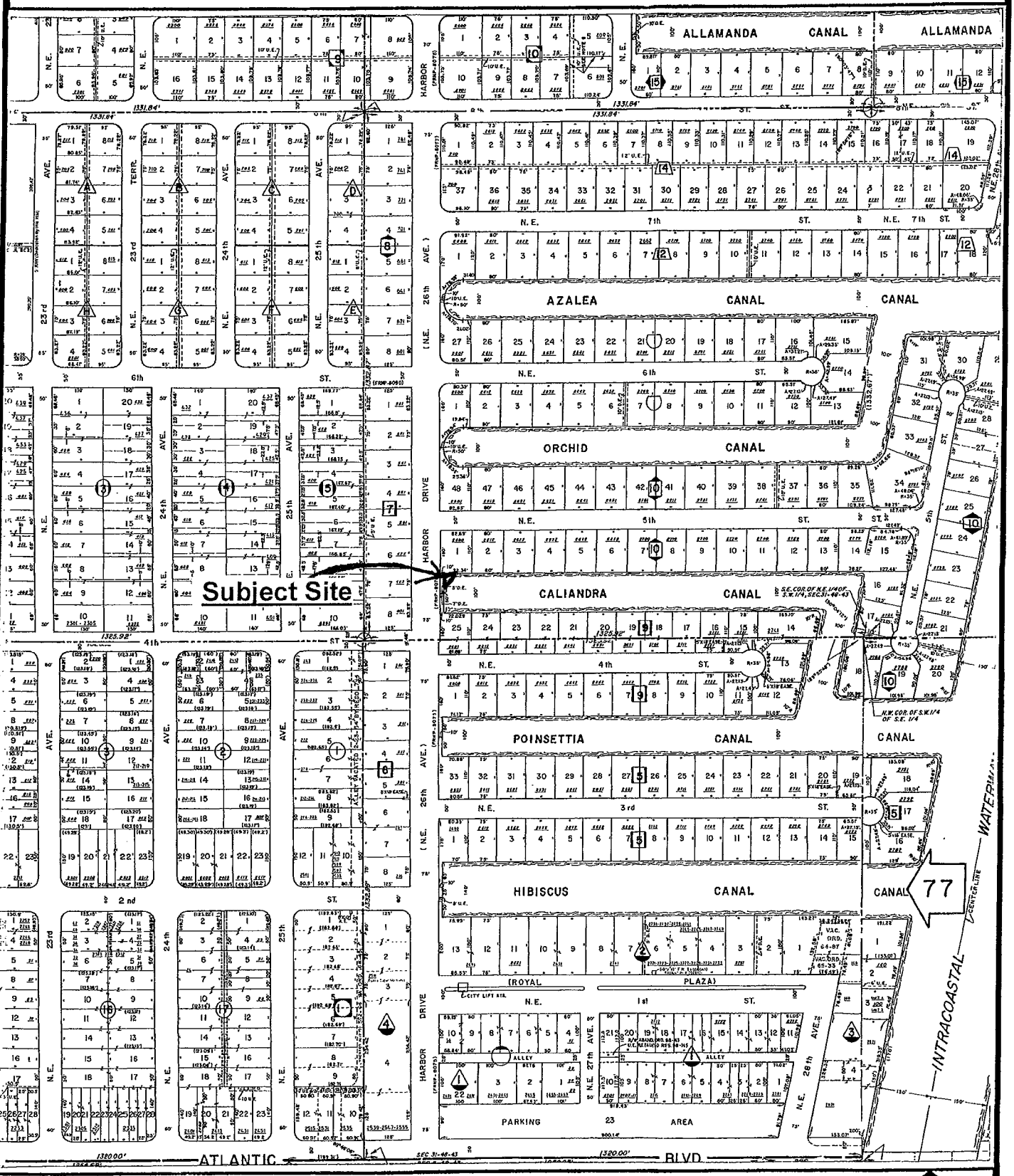
EXCERPT FROM THE CITY OF POMPANO BEACH
PLAT MAP



SCALE: NTS

NORTH

REVIEW AND SUMMARY

DRC Dates: Note that Vacation/ Abandonment Requests do not go to DRC.

Zoning Department:	**No Objection**
Community Redevelopment Agency	**No Response to Date**
Code Compliance	**No Objection**
Fire Department:	**No Response to Date**
Engineering Department:	**No Objection**
Public Works Department:	**No Objection**
Utilities Department:	**No Objection**
AT&T:	**No Response to Date**
TECO Gas:	**No Response to Date**
Department of Transportation:	**No Objection**
FP&L:	**No Objection**
Comcast Cable:	**No Response to Date**

ZONING DEPARTMENT RECOMMENDATION

I- Approve with conditions

Recommend approval to the City Commission as the Board finds that the right-of-way does not serve a public purpose, with the following condition:

1. This request will not be placed on a City Commission Agenda until all comments are received from each service provider, or until 60 days from the date of this recommendation, whichever occurs first.

2. This request will not be placed on a City Commission Agenda until the Applicant signs a "Right-of-Way Visibility Agreement that ensures that No Plant material shall be installed or maintained above 3 feet in height and no wall or fences shall be constructed or maintained within the sight visibility area (the subject property of this abandonment) per Section 155.5203B.2.a.ii.

II- Table

Table this abandonment request to allow time for the Applicant to provide more information.

III- Denial

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