

meeting. All voted in favor.

**MOTION** by Tobi Aycock and seconded by Richard Klosiewicz to approve the minutes June 22, 2022, special meeting. All voted in favor.

(13:26)

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

Individuals testifying in front of the Board were placed under oath by Saul Umana, Planner and Notary Public in the State of Florida.

## **F. NEW BUSINESS**

(13:45)

### **1. [LN-196](#) COLOR FACTORY PLAT**

<b>Request:</b>	Plat
<b>P&amp;Z#</b>	21-14000022
<b>Owner:</b>	Color Factory, Inc.
<b>Project Location:</b>	1621 N Dixie Highway
<b>Folio Number:</b>	Multiple Folios
<b>Land Use Designation:</b>	Industrial / Commercial
<b>Zoning District:</b>	I-1 (General Industrial) / B-3 (General Business)
<b>Agent:</b>	Paola West
<b>Project Planner:</b>	Maggie Barszewski

Ms. Jean Dolan, Planner, introduced herself to the Board and stated that this is a proposed Plat for a property, approximately 1.68 acres in size, located 1621 N Dixie Highway, which is the northwest corner at the terminus of NW 16<sup>th</sup> Street and Dixie Highway. The agent is Paola West of PlanWest, LLC, representing the owner of the property, Color Factory, Inc. The Plat includes two parcels labeled 'A' & 'B', plus a Right-of-Way parcel for the purpose of dedicating 5' of ROW for NW 16<sup>th</sup> Street. The Plat note restricts the property to a maximum of 8,000 square feet of office use on Parcel A which has a land use designation of Commercial and is Zoned B-3 and 35,000 of industrial use on Parcel B which has a land use designation of Industrial and is Zoned I-1. Parcel A shares a portion of its western boundary with an RS-2 single Family Zoning District, therefore, the conceptual Site Plan provided with the submittal will need to be revised to show a Type C buffer along that property line and buildings that conform to the plat note restriction. This Plat was reviewed at a Development Review Committee meeting held on December 15, 2021 and found to be in compliance with the City's Land Development Regulations. All comments from the DRC meeting have been addressed. All service provider letters have been received and the Plat reflects all County Development Review Report recommendations. The Review Standards for a Plat found in Article 5, Part 7 of the Code have been met; therefore staff recommends approval of this plat with typical conditions that must be completed prior to City Commission which include:

1. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
2. Must submit a Title Certification addressed to the City but can include the County and must be less than 6 months old.
3. The conceptual plan should reflect a Type C incompatibility buffer adjacent to all residential uses.

This concluded Staff's presentation and the Applicant was invited to speak.

Ms. Paola West (10152 Indian Town Road, Unit 159, Jupiter) introduced herself to the Board on behalf of the

applicant. She noted the ownership was updated in the narrative. She confirmed the clients agreed to the three conditions.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

(17:00)

**MOTION** by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, subject to the 3 conditions provided by staff. All voted in favor. The motion was approved.

(17:57)

**2. [LN-313](#) VERIZON POMPANO BEACH**

<b>Request:</b>	Major Site Plan
<b>P&amp;Z#</b>	21-12000054
<b>Owner:</b>	Verizon Business Network Services, LLC.
<b>Project Location:</b>	599 SW 16th Terrace
<b>Folio Number:</b>	494203160400
<b>Land Use Designation:</b>	Industrial
<b>Zoning District:</b>	I-1 (General Industrial)
<b>Agent:</b>	Nathan Spence
<b>Project Planner:</b>	Diego Guevara

Mr. Diego Guevara, Planner, introduced himself to the Board and stated the property is located on the east of CSX Rail Road / Seaboard Airline Railroad, west side of SW 16<sup>th</sup> Terrace, within the Pompano Business Park. The applicant is requesting Major Site Plan approval to construct a one-story building with a total of 22,049 sq. ft. as an extension of the existing telecommunications facility and a detached accessory building. The footprint of the proposed building addition and accessory structure combined with the existing 52,496 sq. ft. construction will create a 76,980 sq. ft. complex on a 310,835 sq. ft. (7.14 acre) site. The Development Review Committee reviewed the Site Plan on March 16, 2022. It is scheduled to review by the Architectural Appearance Committee meeting on the August 2, 2022, meeting. Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the applicant has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
  - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
  - b. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.
  - c. Substantial compliance with the plans, as submitted with this application. Provide a Unity of Title, as required by Section 155.2401 Unity of Title, prior to building permit approval.
2. The Code requires that the height of a structure shall be determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the top of the roof for a flat roof. Provide revised elevations illustrating conformance.