

MEMORANDUM

Development Services

MEMORANDUM NO. 17-099

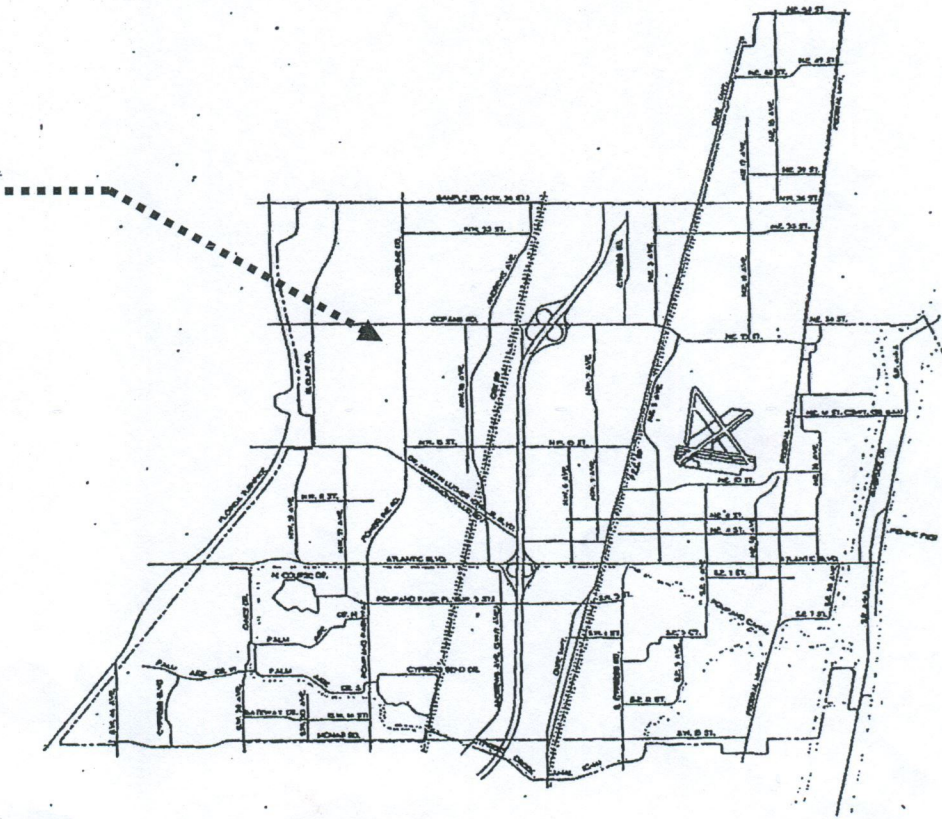
DATE: March 8, 2017
TO: Planning & Zoning Board
VIA: Robin M. Bird, Development Services Director *RB*
FROM: Maggie Barszewski, AICP, Planner *MB*
RE: Request for abandonment of a 10-foot Utility Easement Located at 1951 N. Powerline Rd.

P & Z # 17-27000001

Request

The Applicant, Catherine Donn of Craven Thompson & Associates is requesting the abandonment of a 10-foot utility easement located at 1951 N. Powerline Rd., in order to allow the construction of a "Class A" industrial warehouse/distribution and logistics center. The area to be abandoned is approximately 2,521 square feet.

1951 N. Powerline Rd.



LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>
	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
C	Commercial
CR	Commercial Recreation
* I	Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach
13	Number



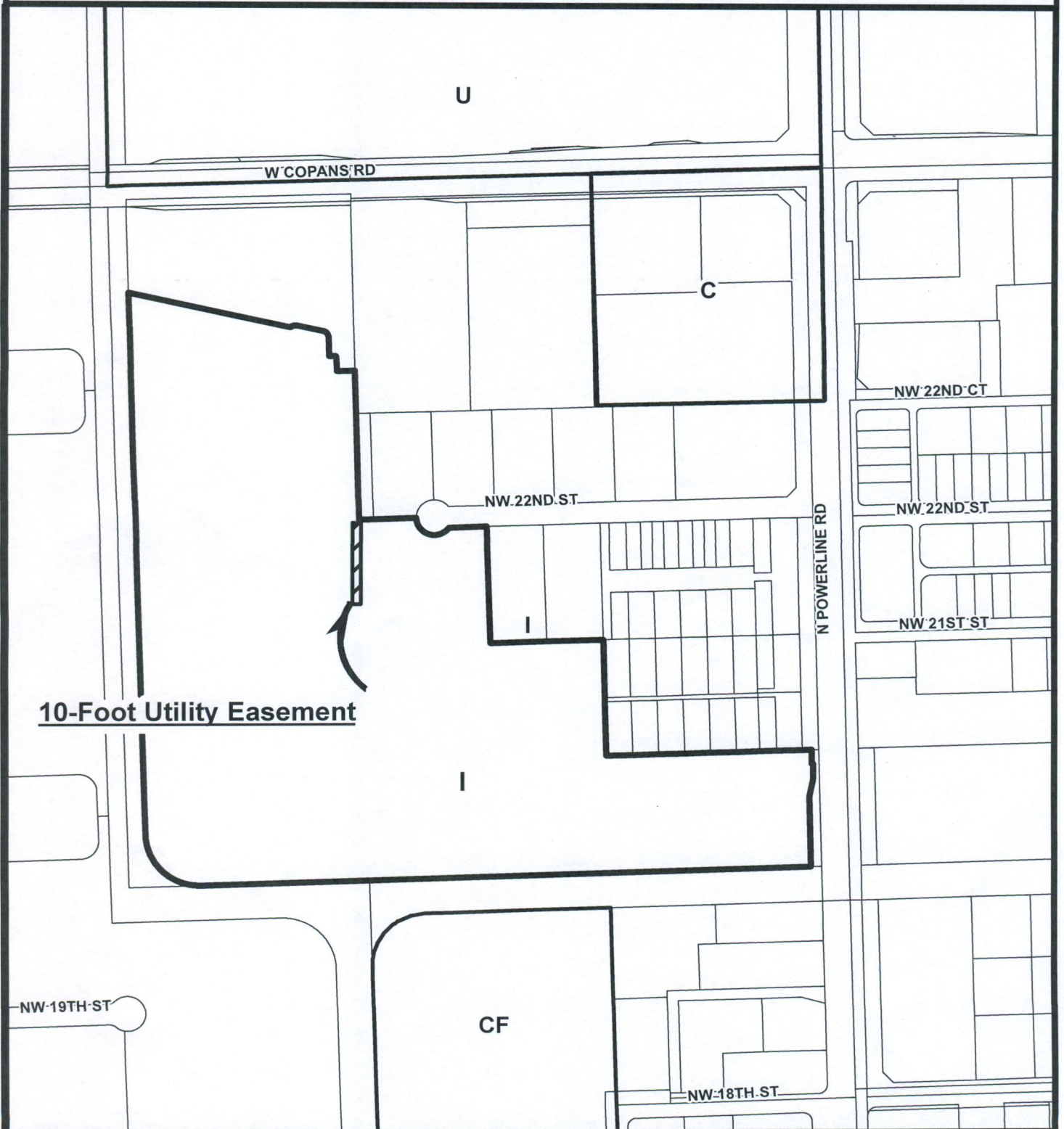
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

<p>* Existing</p> <p>> Proposed</p>
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 389 ft

3

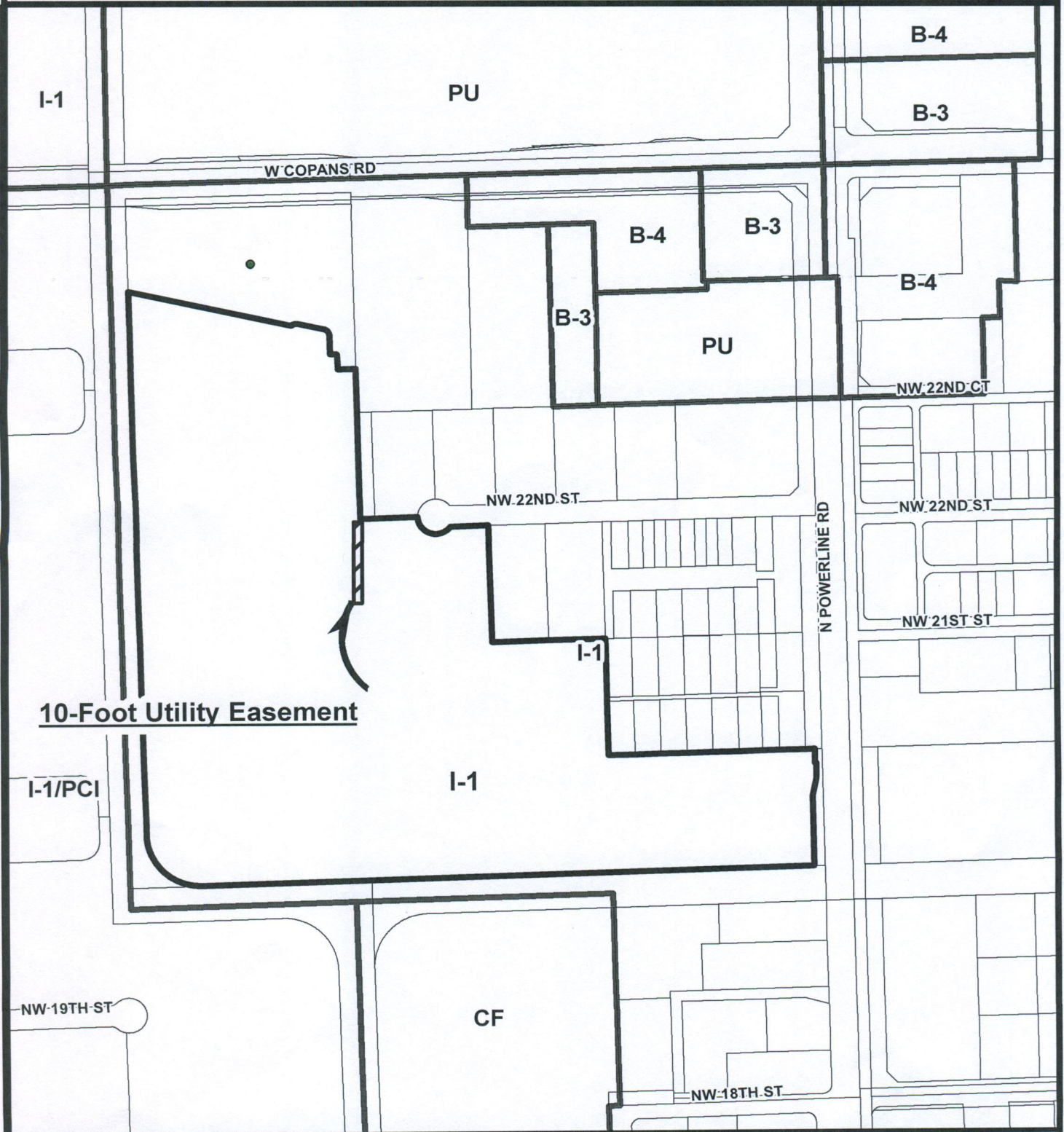
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

3/9/2017

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 389 ft

4

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CITY OF POMPANO BEACH AERIAL MAP



1 in = 389 ft

5

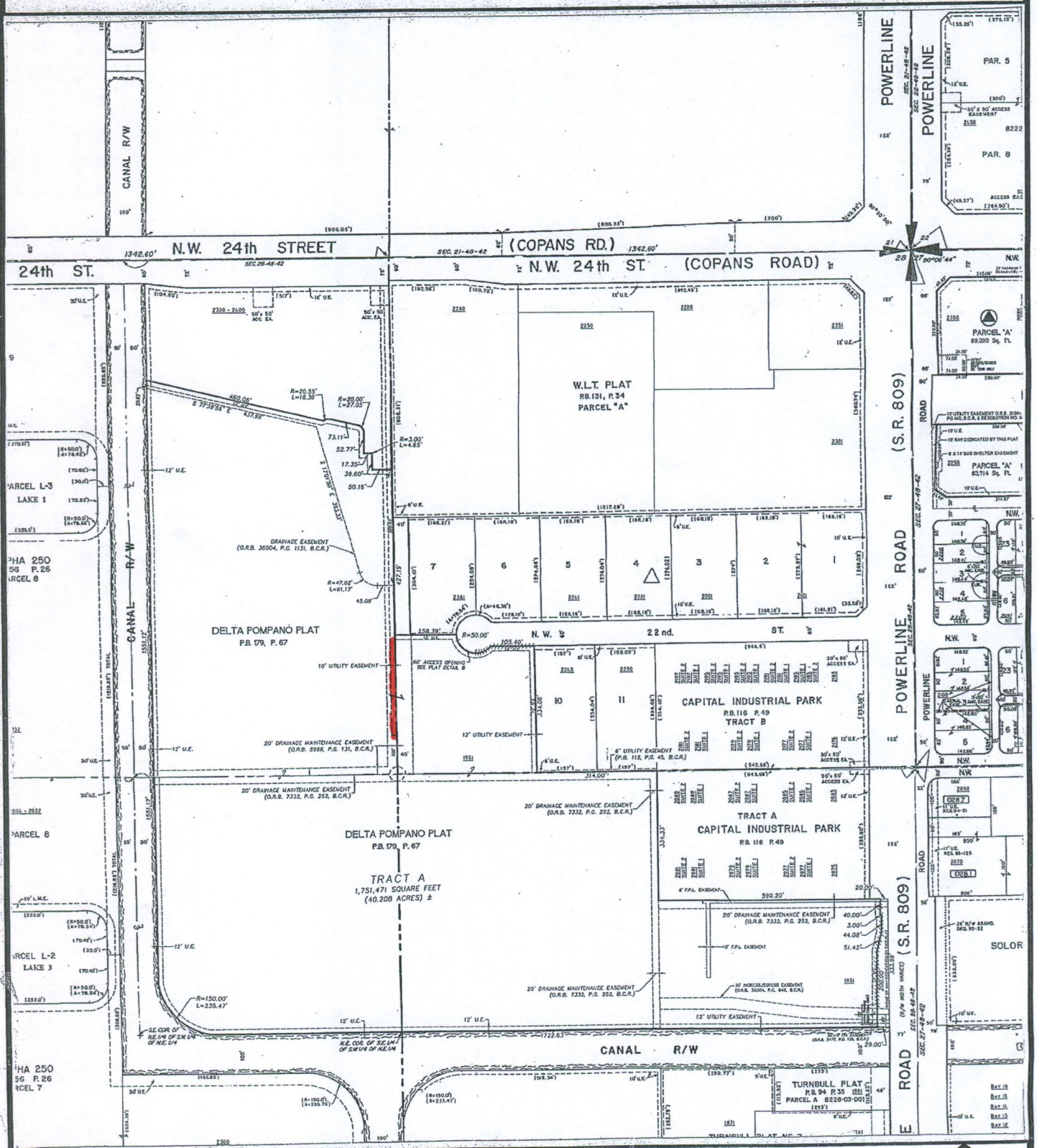
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EXCERPT FROM THE CITY OF POMPAÑO BEACH
PLAT MAP



SCALE: ☐ NTS

6

NORTH

REVIEW AND SUMMARY

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

A. The following Service Providers commented on this request (all such comments must be received prior to City Commission unless conditioned otherwise):

Community Redevelopment Agency	No Objection
Code Compliance	No Objection
Fire Department:	No Comment Received Yet
Public Works Department:	No Objection
Utilities Department:	No Objection
Zoning Department:	No Objection
FP&L:	No Comment Received Yet
AT&T:	No Comment Received Yet
TECO Gas:	No Objection
Comcast Cable:	No Objection

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

1. The property is located at 1950 N. Powerline Rd. (BCPA 4842-28-28-0010).
2. The purpose for the applicant's request is to allow the construction of a "Class A" industrial warehouse/distribution and logistics center.
3. The property is owned by Waste Management Inc.
4. Once the various applications have been approved, the Bridge Development Partners, LLC intends to purchase the property to develop the warehouse/distribution center and has submitted a concurrent Major Site Plan Application.
4. The construction project presently being reviewed at DRC consists of four principal buildings and includes associated parking, loading docks and landscaping. The site is presently on an undeveloped portion of the parcel that includes a Waste Management, Inc. facility. The building foot print will be 495,467 sq. ft. on a 1,532,453 square foot property.

C. Review Standards

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

The abandonment of this utility easement meets the above-noted standards and therefore staff recommends approval of this request.

ZONING 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 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.

II- 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.

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 number I.