

MEMORANDUM

Development Services

MEMORANDUM NO. 17-271

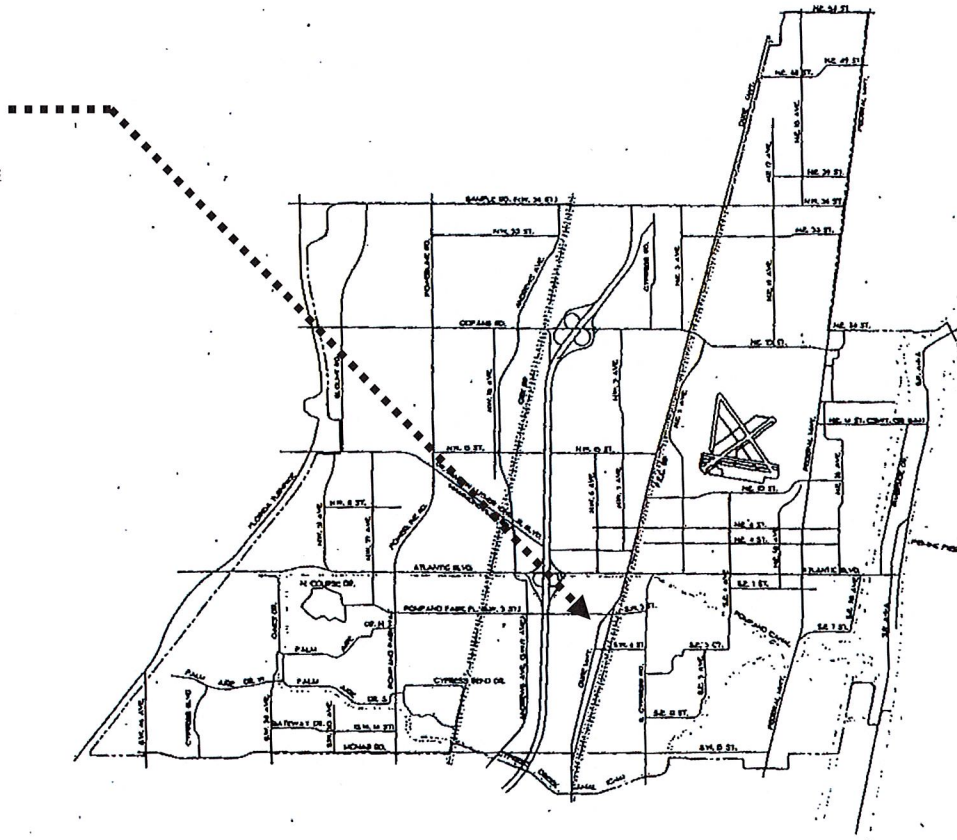
DATE: July 12, 2017
TO: Planning & Zoning Board
VIA: David Recor, Development Services Director *[Signature]*
Jennifer Gomez, Assistant Development Services Director *[Signature]*
FROM: Maggie Barszewski, AICP, Planner *MB*
RE: Request for abandonment of a portion of a 12-foot Utility Easement Located within Parcel "D" of John Knox Village Amended P.B. 179, page 190

P & Z # 17-27000002

Request

The Applicant, Thomas L. Price, on behalf of John Knox Village, Inc. is requesting the abandonment of a portion of a 12-foot utility easement located within Parcel "D" of John Knox Village. The area to be abandoned is approximately 3348 square feet.

Parcel "D" of
John Knox Village



LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

	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
* LAC	Local Activity Center
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach
	Number
	Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

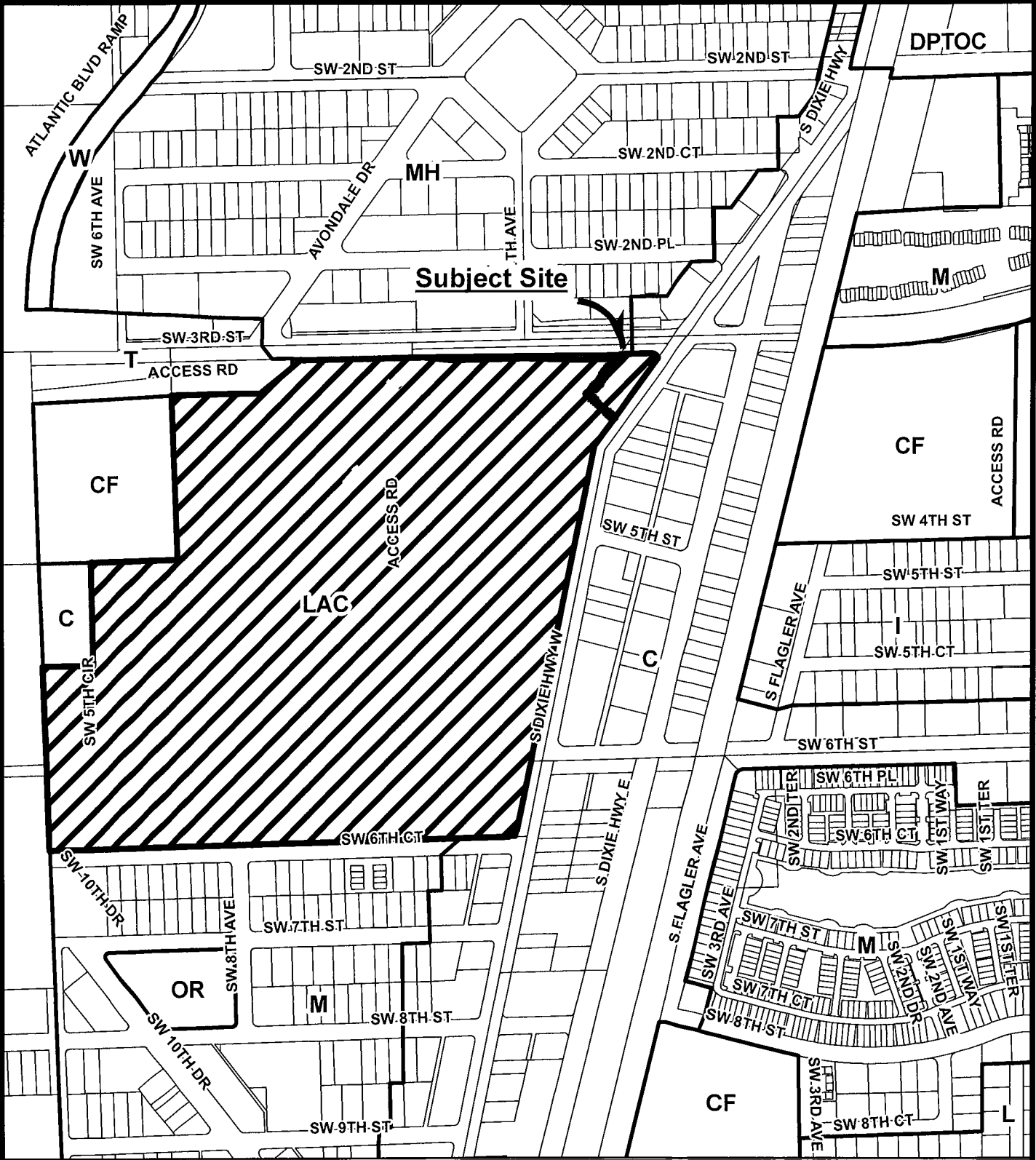
FOR ZONING MAP

Symbol District

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
M-1	Marina Business
M-2	Marina Industrial
* LAC	Local Activity Center
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

* Existing
> Proposed

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 500 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



CITY OF POMPANO BEACH AERIAL MAP



1 in = 500 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

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 Objection
Public Works Department:	No Objection
Utilities Department:	No Objection
Zoning Department:	No Objection
FP&L:	No Objection
FDOT	No Objection
AT&T:	No Comment Received Yet
TECO Gas:	No Comment Received Yet
Comcast Cable:	No Comment Received Yet

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

1. The property is located within Parcel "D" of John Knox Village.
2. The purpose for the applicant's request is to remove an unnecessary utility easement that bisects the location of a possible proposed development.
3. The property is owned by John Knox Village, Inc.

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.