

MEMORANDUM

Development Services

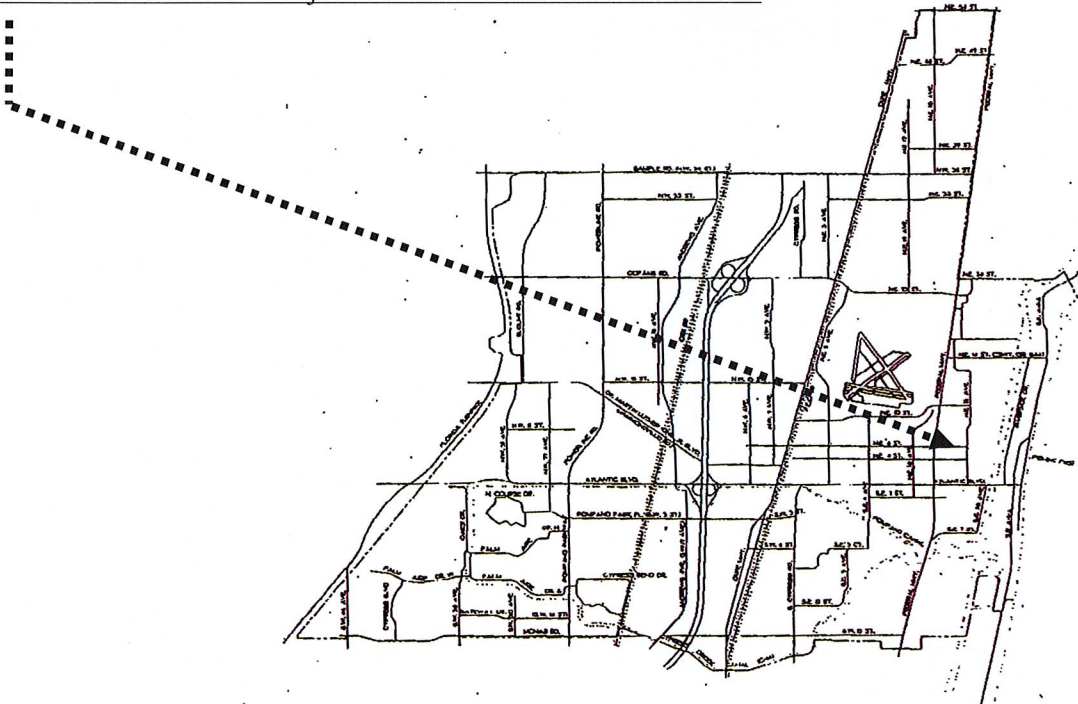
MEMORANDUM NO. 15-641

DATE: December 4, 2015
TO: Planning & Zoning Board
VIA: Robin M. Bird, Development Services Director *WB*
FROM: Maggie Barszewski, AICP, Planner *MB*
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.

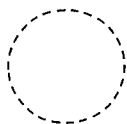


LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

	Gross Residential Density	*
	Residential	
E	Estate	
* L	Low	
LM	Low- Medium	
M	Medium	
MH	Medium-High	
H	High	
C	Commercial	
DPTOC	Downtown Pompano Transit Oriented Corridor	
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	
	Number	



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

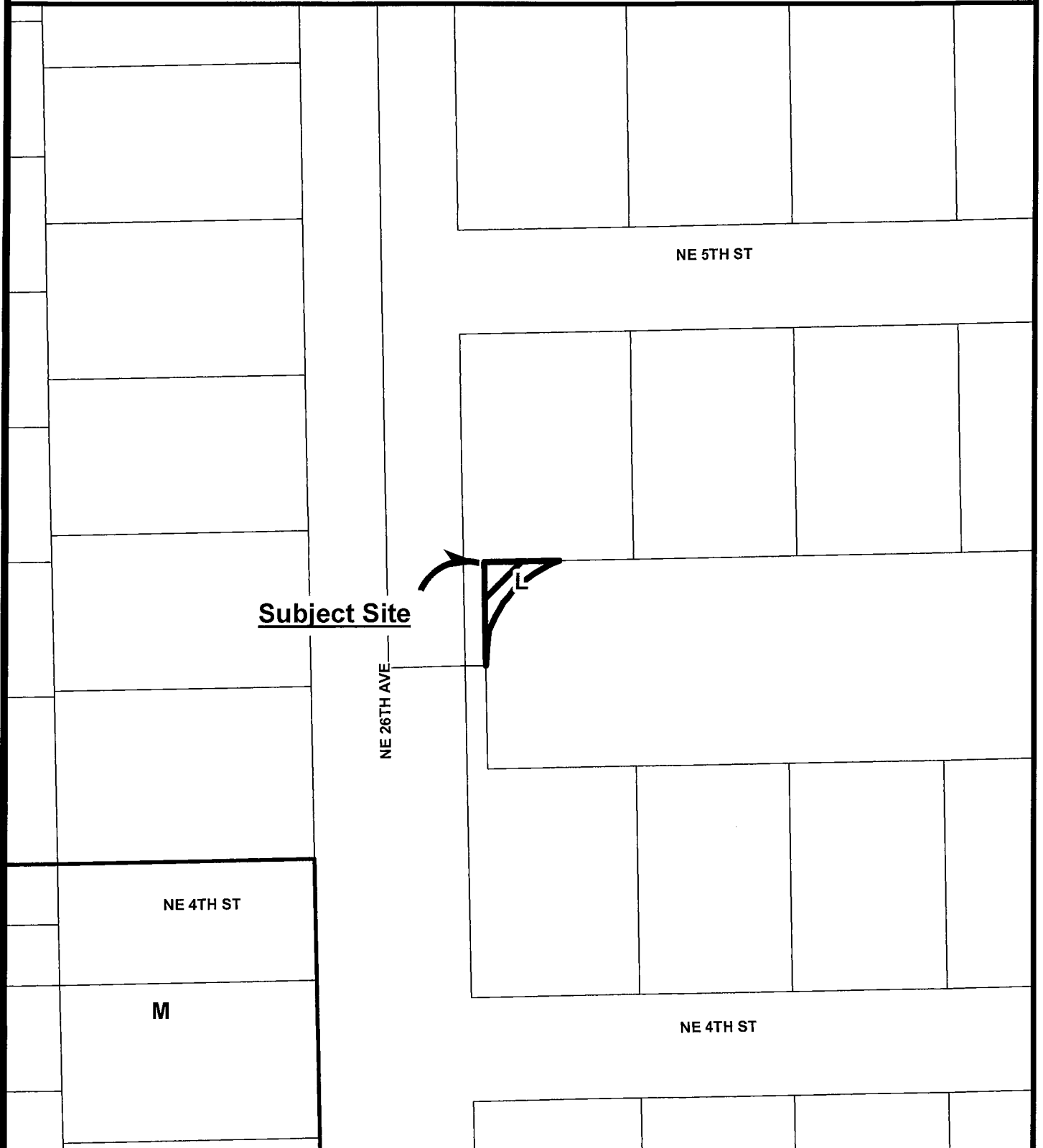
* Existing
> Proposed

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
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	Commercal Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

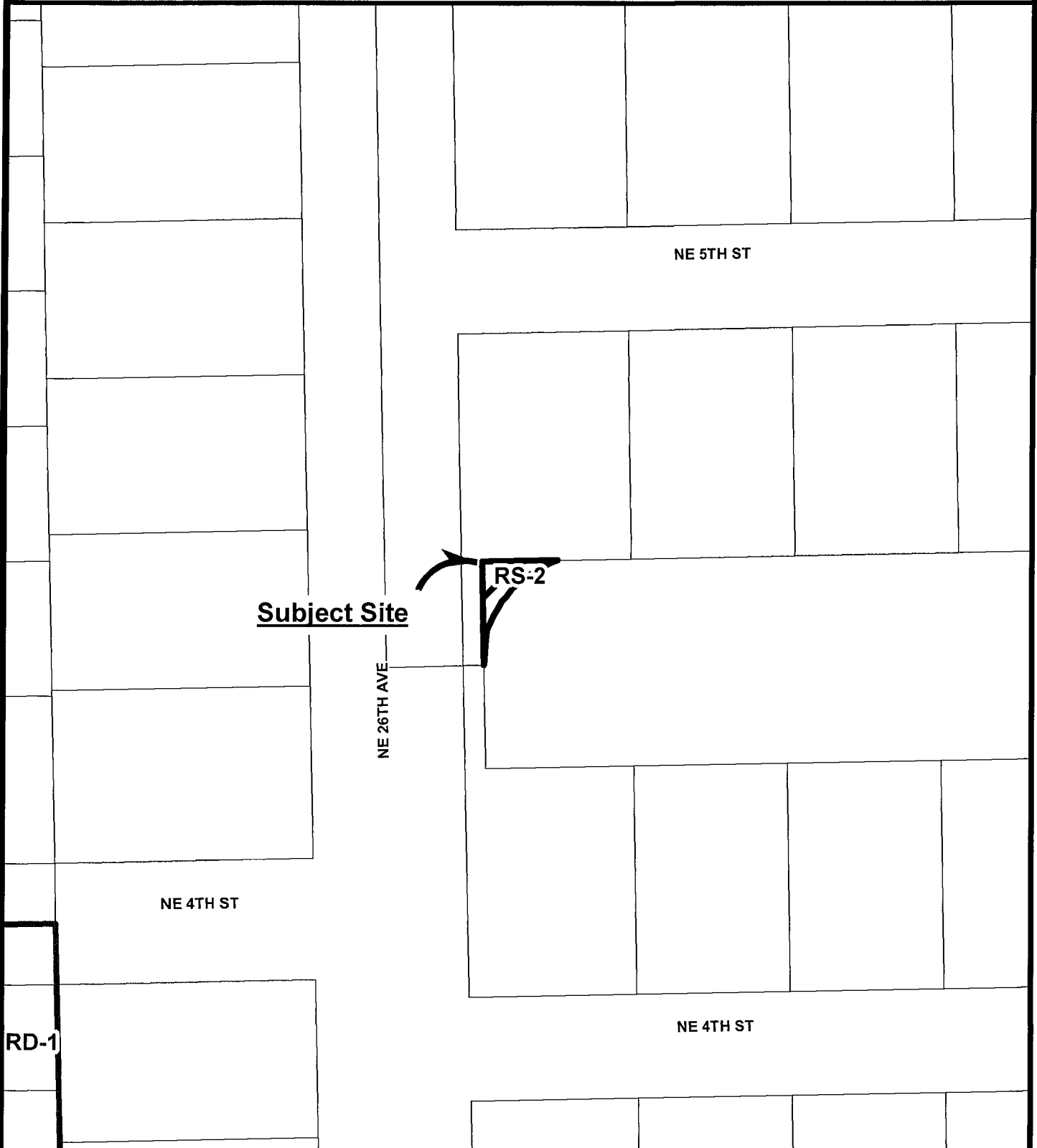


1 in = 67 ft

3

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 67 ft

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CITY OF POMPANO BEACH AERIAL MAP

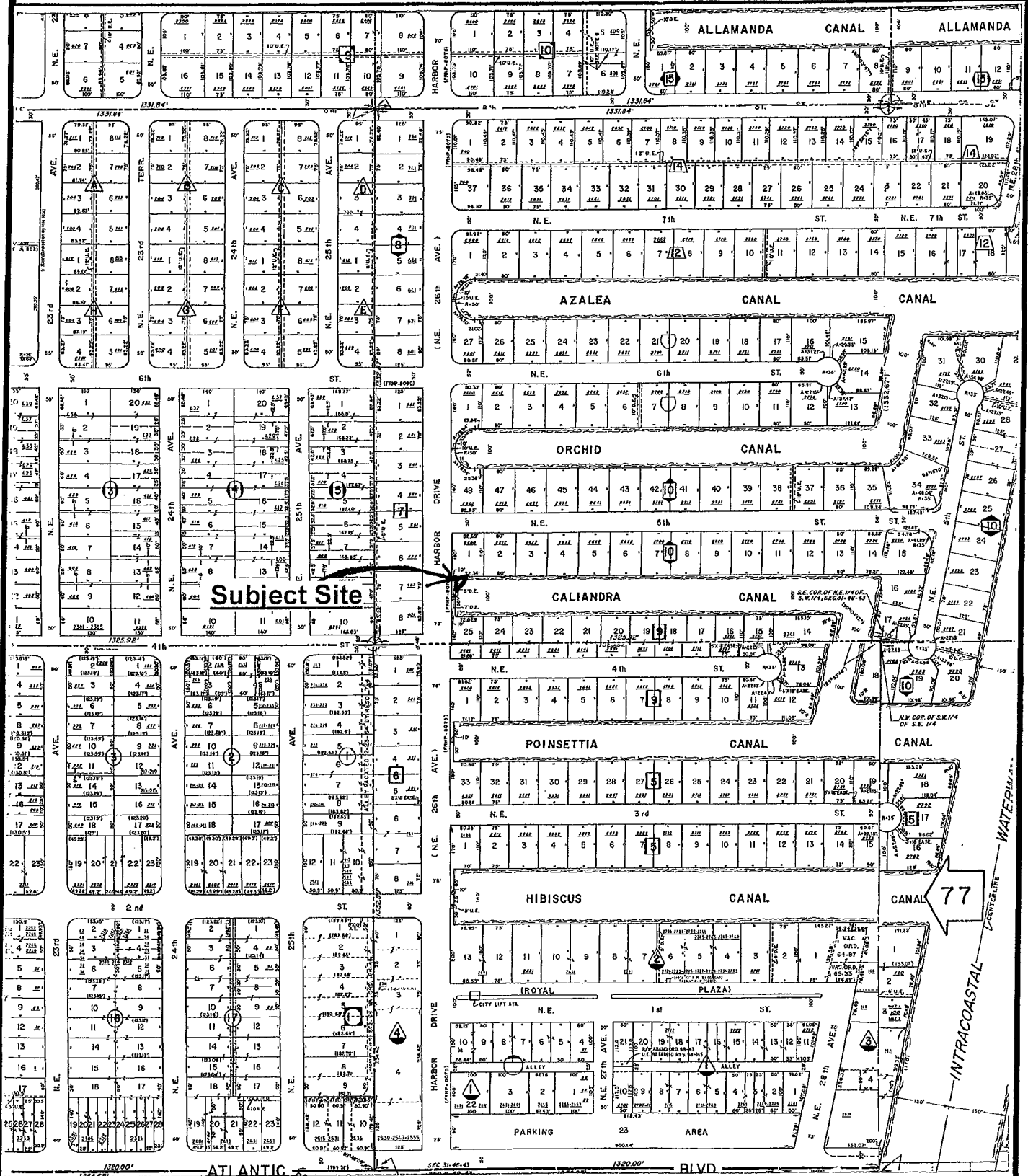


1 in = 67 ft

5

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DEVELOPMENT SERVICES

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.