

Staff recommends alternative motion number I.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Mr. Stacer asked the applicant if they had any objections to staff's conditions.

Mr. Vonder Meulen responded that they do not.

**MOTION** was made by Tony Hill and seconded by Richard Klosiewicz to recommend approval of the right-of-way vacation PZ #18-18000003 per Alternative Motion I as described in the staff report. All voted in favor of the motion.

**5. HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH /  
RIGHT-OF-WAY VACATION  
Planning and Zoning #18-18000002  
Commission District: 4**

Consideration of the RIGHT-OF-WAY VACATION submitted by **MICHAEL VONDER MEULEN** on behalf of **HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH** portions of NW 7th Way, NW 16th Lane (also referred to as NW 16th Place), NW 16 Court, NW 7th Avenue, and NW 5th Avenue by Michael Vonder Meulen of Keith & Associates, Inc., on behalf of the Housing Authority of Pompano Beach. The Applicant is requesting to vacate portions of these rights-of-way in order to redevelop the site. The right-of-way is legally defined as follows:

ALL OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF THE NORTHWEST ONE-QUARTER (N.W. 1/4), OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167 AND OFFICIAL RECORDS BOOK 3069, ON PAGE 137, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 855,815 SQUARE FEET (19.647 ACRES) MORE OR LESS.

AKA: NW 7<sup>th</sup> Way; NW 16<sup>th</sup> Lane (or referred to as NW 16th Place); NW 16 Court; NW 7th Avenue; & NW 5th Avenue  
ZONED: RD-1 (TWO-FAMILY RESIDENCE)

STAFF CONTACT: Maggie Barszewski (954) 786-7921

Ms. Maggie Barszewski, Planner, presented herself to the Board. She explained that that this proposed ROW abandonment in order to redevelop the site. At the time of the writing of the staff report, there were 4 outstanding service provider letters. Currently, however, there are just 3 service provider letters not yet received. The submitted letters all claimed no objection.

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; however it will not be placed on a City Commission agenda until the following conditions are met:

1. This request will not be placed on a City Commission Agenda until all other positive 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.

Dr. Mills asked how NW 6th Avenue can be closed since there are streets to the north and south of it.

Ms. Barszewski responded that this is not a part of the requested abandonment and pointed out that the graphic she showed the Board was simply misleading.

Mr. Michael Vonder Meulen (301 W. Atlantic Boulevard, Pompano Beach) presented himself to the Board. He stated that the Housing Authority owns the surrounding property and that the roads in question were given to the City in 1959 through a quick claim deed. The former housing project on the property was demolished in 2009 and in May of 2017, this Board approved a plat for this property. It was decided by the Housing Authority that it would be best to redevelop the property without being bound by the existing streets, but rather to create new streets.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Ms. Jackson asked for clarification of what is proposed to be closed.

Mr. Vonder Meulen pointed out that 6th Avenue would remain open and the streets that are currently fenced off would be closed.

Ms. Jackson asked if this will impact the existing community.

Mr. Vonder Meulen responded that the site is currently vacant, and that he has strongly recommended to the development team to reach out to the community before development of the site happens.

Mr. Stacer asked if the applicant had any objections to staff's condition.

Mr. Vonder Meulen responded that they do not.

**MOTION** was made by Joan Kovac and seconded by Tony Hill to recommend approval of the right-of-way vacation PZ #18-18000002 per Alternative Motion I as described in the staff report. All voted in favor of the motion.

**J. AIRPARK OBSTRUCTION PERMIT AND SITE PLAN**

**6. 1380 S OCEAN BOULEVARD FL LLC / 1380 SOUTH OCEAN  
AIRPARK OBSTRUCTION PERMIT  
Planning and Zoning #18-124000001  
Commission District: 1**

Consideration of the AIR PARK OBSTRUCTION PERMIT submitted by **STEPHANIE TOOTHAKER** on behalf of **1380 S OCEAN BOULEVARD FL LLC** in order to construct a building on the parcel east of South Ocean Boulevard to a height of 353'-8" NAVD and another building on the parcel west of South Ocean Boulevard to a height of 171'-1" NAVD. The property recently obtained PD-I rezoning approval requesting 239 residential dwelling units and 3,000 square feet of ancillary spa/personal services establishment. The parcels are legally defined as follows:

PARCEL "A" AND PARCEL "B" OF BF POMPAÑO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALONG WITH

A PORTION OF THE EAST ONE-HALF OF SPANISH RIVER (100 FOOT RIGHT-OF-WAY) IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE WEST BY THE CENTERLINE OF SAID SPANISH RIVER; ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTHLINE OF PARCEL "B", BF POMPAÑO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF SAID PARCEL "B" AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "B".