
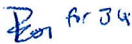



ADMINISTRATIVE MEMORANDUM NO. 18-304

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services   
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services   
**FROM:** Maggie Barszewski, AICP, Planner   
**SUBJECT:** Portions of NW 7th Way; NW 16th Lane (or referred to as NW 16th Place); NW 16 Ct.; NW 7th Ave.; & NW 5th Ave  
Abandonment P&Z #18-18000002/ August 22, 2018 P&Z Meeting  
**DATE:** July 31, 2018

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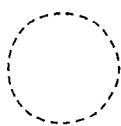
This is a request to abandon portions of NW 7th Way, NW 16th Lane (also referred to as NW 16th Place), NW 16 Court, NW 7th Avenue, and NW 5th Avenue by Michael Vonder Meulen of Keith & Associates, Inc., on behalf of the Housing Authority of Pompano Beach. The Applicant is requesting to vacate portions of these rights-of-way in order to redevelop the site.

## 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



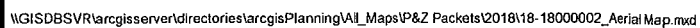
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

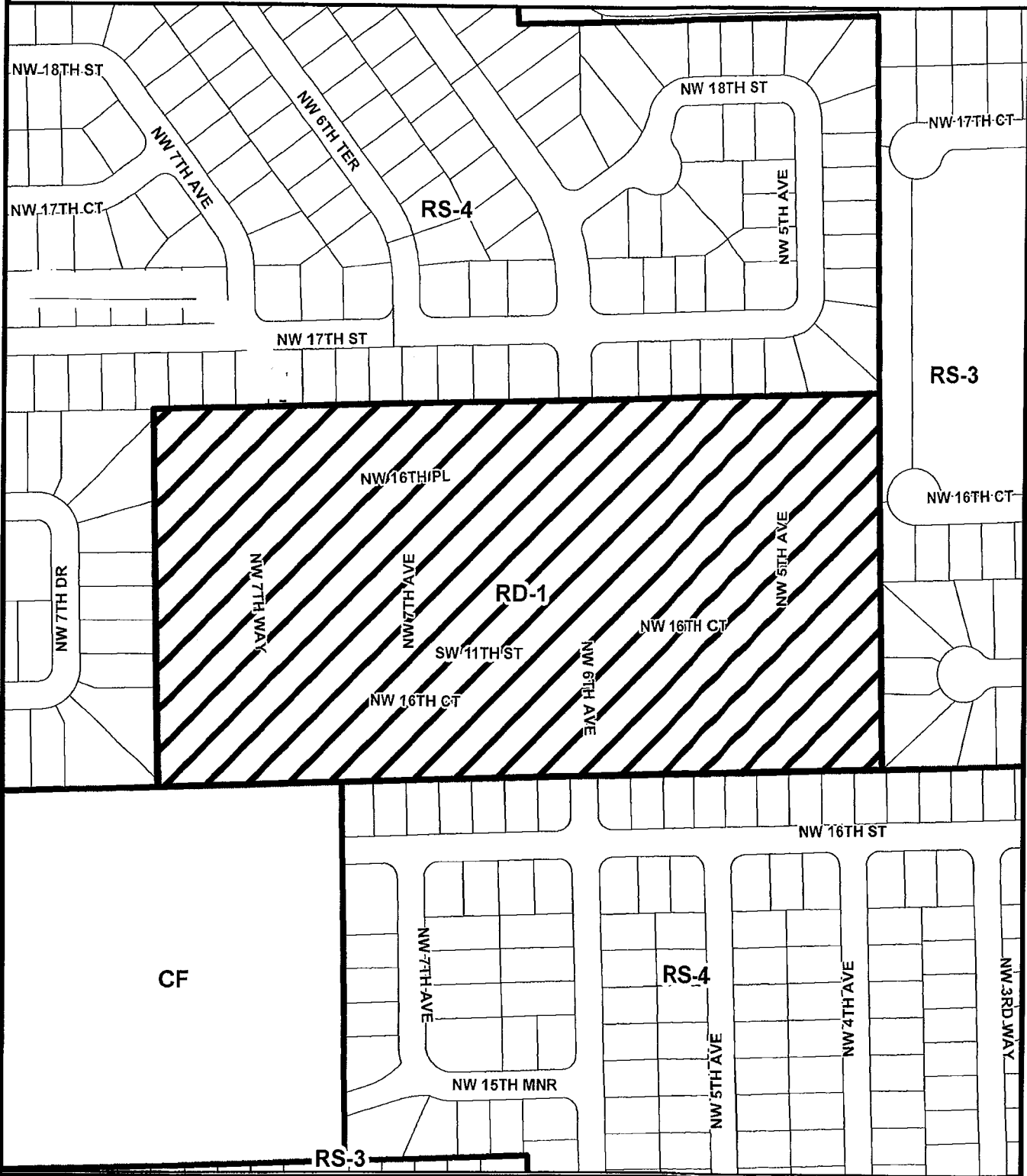
### FOR ZONING MAP

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
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



# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

4

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DEPARTMENT OF  
DEVELOPMENT SERVICES

8/8/2018

BenLui

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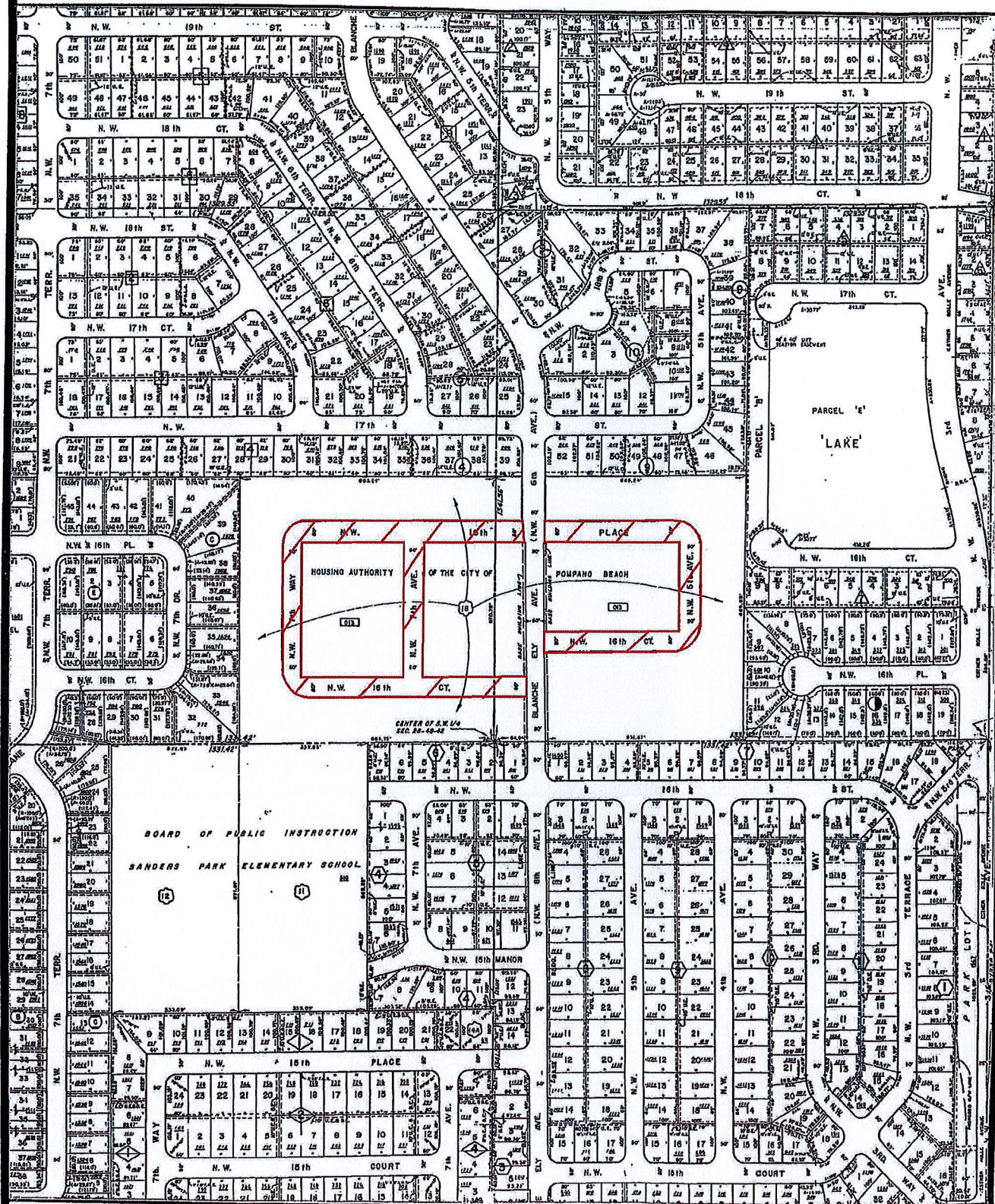


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DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

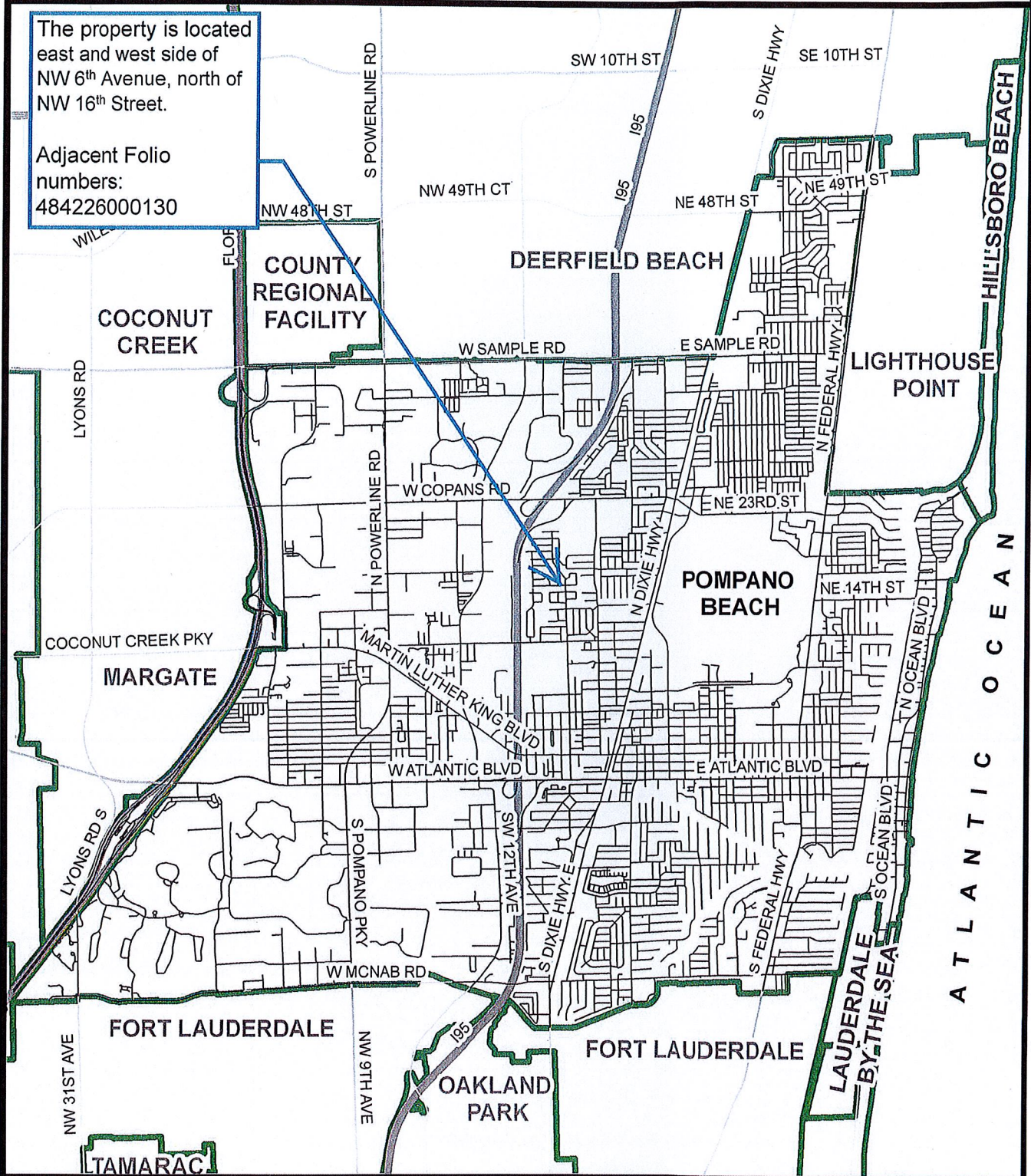


# CITY OF POMPANO BEACH LOCATION MAP



The property is located  
east and west side of  
NW 6<sup>th</sup> Avenue, north of  
NW 16<sup>th</sup> Street.

Adjacent Folio  
numbers:  
484226000130



1 in = 1 miles

7

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

7/30/2017

KeeDan

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### **REVIEW AND SUMMARY**

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

Community Redevelopment:	No Comments have been received
Code Compliance:	No Objection
Fire Department:	No Objection
Public Works Department:	No Objection
Development Services:	No Objection
Utilities Department:	No Objection
FP&L:	No Comments have been received
FDOT:	No Comments have been received
AT&T:	No Objection as long as applicant assumes cost of relocation if necessary
TECO Gas:	No Objection
Comcast Cable:	No Comments have been received

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

1. The property is located on the east and west side of NW 6<sup>th</sup> Avenue, north of NW 16<sup>th</sup> Street.
2. The purpose for the Applicant's request is to redevelop the site for affordable housing units.

**C. Review Standards**

Section 155.2431D. 1. & 2. states that 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 majority of City Departments that have submitted comments stated they have no objection to this request. City Staff has yet to receive comments from the Community Redevelopment Agency, and this property is located within the Northwest CRA area. Teco Gas and AT&T are the only private service providers that have submitted comments to the City, offering no objection subject to the applicant assuming cost to relocate any necessary infrastructure. The three other private service providers have yet to comment on the request, as noted above.

The roads were originally dedicated to the City of Pompano Beach with the intention to provide direct access to a future site of a single-family homes or duplexes. At the May 24, 2017 Planning & Zoning Board, a plat application (P&Z: 17-14000003) was approved that will allow for 102 duplex units. The Applicant, the Housing Authority of Pompano Beach, is requesting to vacate the roadways, and will provide private streets to the future development, as an alternative.

Except for the above-noted missing comments, the abandonment of this right-of-way meets the abandonment standards of Section 155.2431D. 1. & 2, and therefore staff recommends approval of this request with a condition.



## **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; 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.