

**D. APPROVAL OF THE MINUTES:**

Approval of the minutes of the meeting on November 28, 2018.

**MOTION** was made by Jerry Mills and seconded by Joan Kovac to approve the meeting minutes of October 24, 2018. All voted in favor of the motion.

**E. INDIVIDUALS TESTIFYING PLACED UNDER OATH**

City staff and members of the public testifying before the Board at the meeting were placed under oath by Martha Lawson, Department Head Secretary and Notary Public in the State of Florida.

**F. PLAT**

**1. CUNHA PROPERTIES LLC/ SURGEON COLLISION PLAT**

**Planning and Zoning No. 18-14000006**

**Commission District: 5**

Consideration of the PLAT submitted by **ELIZABETH TSOUROUKDISSIAN** on behalf of **CUNHA PROPERTIES LLC** requesting a plat approval for a subject property that includes 1 parcel. The plat proposes to restrict the property to a maximum of 11,000 square feet of industrial use. The subject property includes .7907 of an acre and is currently vacant. The property is currently unplatted. All parcels are legally defined as follows:

A PORTION OF THE LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF ANDREWS AVENUE EXTENSION, ITEM/SEGMENT NO. 2307241, SECTION 86000-2590 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, (BEARINGS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 86000-2590. THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY DATED JANUARY 11, 2000, PREPARED UNDER THE RESPONSIBLE CHARGE OF ERIC WILHELM, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER'S NUMBER 5872. CERTIFIED COPIES OF THIS SURVEY ARE FILED AND ON RECORD IN THE DISTRICT 4 OFFICE IN FORT LAUDERDALE. THE WEST LINE OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEARS S 02°50'19" E AND ALL OTHER BEARING ARE RELATIVE THERETO), A DISTANCE OF 3,537.04 FEET (3,536.52 FEET PER DEED RECORDED IN INSTRUMENT NUMBER 114486315 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°09'41" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CSX TRANSPORTATION

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // LG

INC. PER OFFICIAL RECORDS BOOK 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°17'50" EAST, A DISTANCE OF 203.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID ANDREWS AVENUE EXTENSION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,028.00 FEET AND A CENTRAL ANGLE OF 03°49'32" AND A CHORD BEARING OF SOUTH 12°42'57" EAST, A DISTANCE OF 135.41 FEET TO A NON-TANGENT LINE; THENCE ALONG NON-TANGENT LINE SOUTH 04°48'02" WEST, A DISTANCE OF 24.82 FEET; THENCE LEAVING SAID WESTERLY EXISTING RIGHT OF WAY LINE OF SAID ANDREWS AVENUE EXTENSION, SOUTH 88°42'30" WEST, A DISTANCE OF 223.72 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF CSX TRANSPORTATION INC.; THENCE ALONG EAST RIGHT OF WAY LINE NORTH 02°45'16" WEST, A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 34,445 SQUARE FEET (0.7907 ACRES), MORE OR LESS.

AKA: 261 S. Andrews Avenue  
 ZONED: I-1 (General Industrial)  
 STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Mr. Daniel Keester-O'Mills, Principal Planner, presented himself to the Board. He stated that the plat proposes to restrict the property to a maximum of 11,000 square feet of industrial use and that the property is zoned I-1. He explained that the DRC has recently reviewed a site plan for the property to construct a 10,000 square foot auto repair building, but that this plat must first be approved before that development may occur.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The Plat cover page must be amended to reflect the new Mayor of Pompano Beach.
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners.
3. All service provider letters must be submitted stating "No Objection."
4. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.

Ms. Jane Storms (5381 Nob Hill Road, Sunrise, FL) presented herself to the Board as the applicant's representative. She stated that they have no objections to staff's recommended conditions.

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

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Mr. Stacer noted for the record that he previously worked as a consultant with the Department of Transportation regarding this property, but that the property was owned by a different entity at the time.

Mr. James Saunders, Assistant City Attorney, confirmed that there is no conflict.

**MOTION** was made by Jerry Mills and seconded by Joan Kovac to recommend approval of the Plat 18-14000006 subject to the 4 conditions of staff. All voted in favor of the motion; therefore, the motion passed.

**G. MAJOR SITE PLANS/MAJOR ADMINISTRATIVE ADJUSTMENTS**

**2. FLORIDA SCREW MANUFACTURING CO./ MEEL CORP FROZEN  
PRODUCE MAJOR ADMINISTRATIVE ADJUSTMENT  
Planning and Zoning No. 18-16500002  
Commission District: 4**

Consideration of the MAJOR ADMINISTRATIVE ADJUSTMENT submitted by **MICHAEL IASLOVITS** on behalf of the **FLORIDA SCREW MANUFACTURING CO** in order to approve a 30% reduction of the required parking spaces. The request is from the provision of § 155.5102.D.1: Minimum Number of Off-Street Parking Spaces, in order to provide a total of 31 off-street parking spaces rather than 44 parking spaces as required by code, a 30% reduction. The maximum allowance for a reduction to the required parking spaces via a Major Administrative Adjustment is 40%. All parcels are legally defined as follows:

Tract 1

The west 200 feet of Parcel A, Benson Plat, according to the Plat thereof as recorded in Plat Book 101, Page 30, of the Public Records of Broward County, Florida.

Tract 2

The east 200 feet of the west 400 feet of parcel A, Benson Plat, according to the Plat thereof as recorded in Plat Book 101, Page 30, of the Public Records of Broward County, Florida.

AKA: Tax ID: 484227140011 and 484227140012  
ZONED: I-1 (General Industrial)  
STAFF: Jae Eun Kim (954) 545-7778

Ms. Paola West, Principal Planner, introduced herself to the Board. She explained that the

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