

OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89°21'11" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 205.09 FEET; THENCE NORTH 02°17'19" WEST, ALONG A LINE PARALLEL WITH AND 288.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 19.01 FEET; THENCE SOUTH 89°21'11" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 187.08 FEET; THENCE NORTH 46°04'10" WEST, A DISTANCE OF 26.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE SOUTH 02°17'19" EAST, ALONG A LINE PARALLEL WITH AND 83.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 37.27 FEET TO THE POINT OF BEGINNING.

AKA: 1480-1490 S. Powerline Road

ZONED: Heavy Business (B-4)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

****This item was tabled at the beginning of the meeting.****

MOTION by Richard Klosiewicz and second by Dwight Evans to postpone this item to the June 28, 2017 per staff's request. All voted in favor.

**2. HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH /
BLANCHE ELY PLAT**

Planning and Zoning #17-14000003

Consideration of the proposed PLAT submitted by **MIKE VONDER MEULEN** on behalf of the **HOUSING AUTHORITY OF THE CITY OF POMPANO BEACH**. The proposed plat is restricted to 102 Duplex units. The site area is approximately 855,815 square feet or 19.647 acres. It is generally located on both the east and west side of NW 6th Avenue, north of NW 16th St. The owner of the property, the Pompano Beach Housing Authority, desires to plat the property in order to prepare it for the development of 102 duplex units. The subject property is located at 1610 NW 6 Avenue, more specifically described 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.

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. // ME

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: 1610 NW 6 Avenue

ZONED: Two-Family Residence (RD-1)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Maggie Barszewski, Planner, presented herself to the Board. She stated that the proposed plat is restricted to 102 Duplex units on a site that is approximately 855,815 square feet or 19.647 acres, generally located on both the east and west side of NW 6th Avenue, north of NW 16th St.

Staff recommends approval subject to the following conditions:

- 1) Provide a title certificate to the City that is no less than 6 months old.
- 2) Plat cover page must be signed and sealed by all appropriate entities.

Mr. Michael Vonder Meulen (301 E Atlantic Boulevard, Pompano Beach, FL) introduced himself to the Board as the agent for the property owner, the Pompano Beach Housing Authority. He stated that since the project will be a lengthy one, the plat is up for consideration at this early stage to keep things moving forward.

Mr. Walter Syrek asked if there would be a pedestrian/bicycle path through the property.

Mr. Vonder Meulen stated that because there is no developer or site plan yet, there is no plan as to where the path would be located. The exact location will be determined at Site Plan approval and would be provided through an easement.

Mr. Syrek asked where this path would lead from or towards.

Mr. Vonder Meulen responded that there is a street that dead ends on the east property line that it would connect with.

Mr. Stacer opened the hearing to the public. Hearing that there was no one who wished to speak, Mr. Stacer closed the public hearing.

MOTION was made by Joan Kovac and second by Richard Klosiewicz to recommend approval of the plat PZ #17-14000003 subject to the two conditions of staff. All voted in favor of the motion; therefore, the motion passed.

G. ZONING MAP AMENDMENTS

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. // ME