

ADMINISTRATIVE MEMORANDUM NO. 19-081

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 *Per for MB*
SUBJECT: Request to abandon a 5 – foot wide Water Easement for FR 1200 NW Street, LLC
Abandonment P&Z #19-27000001/ April 24, 2019 P&Z Meeting
DATE: April 10, 2019

This is a request to abandon a 5-foot wide Water Easement, by Michael Vonder Meulen, of Keith, Inc., on behalf of FR 1200 NW Street, LLC. The Applicant is proposing to construct a 141,450-square foot industrial building on the site without being constrained by the easement.

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 Objection
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 Objection
AT&T:	No Comments have been received
TECO Gas:	No Comments have been received
Comcast Cable:	No Objection

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

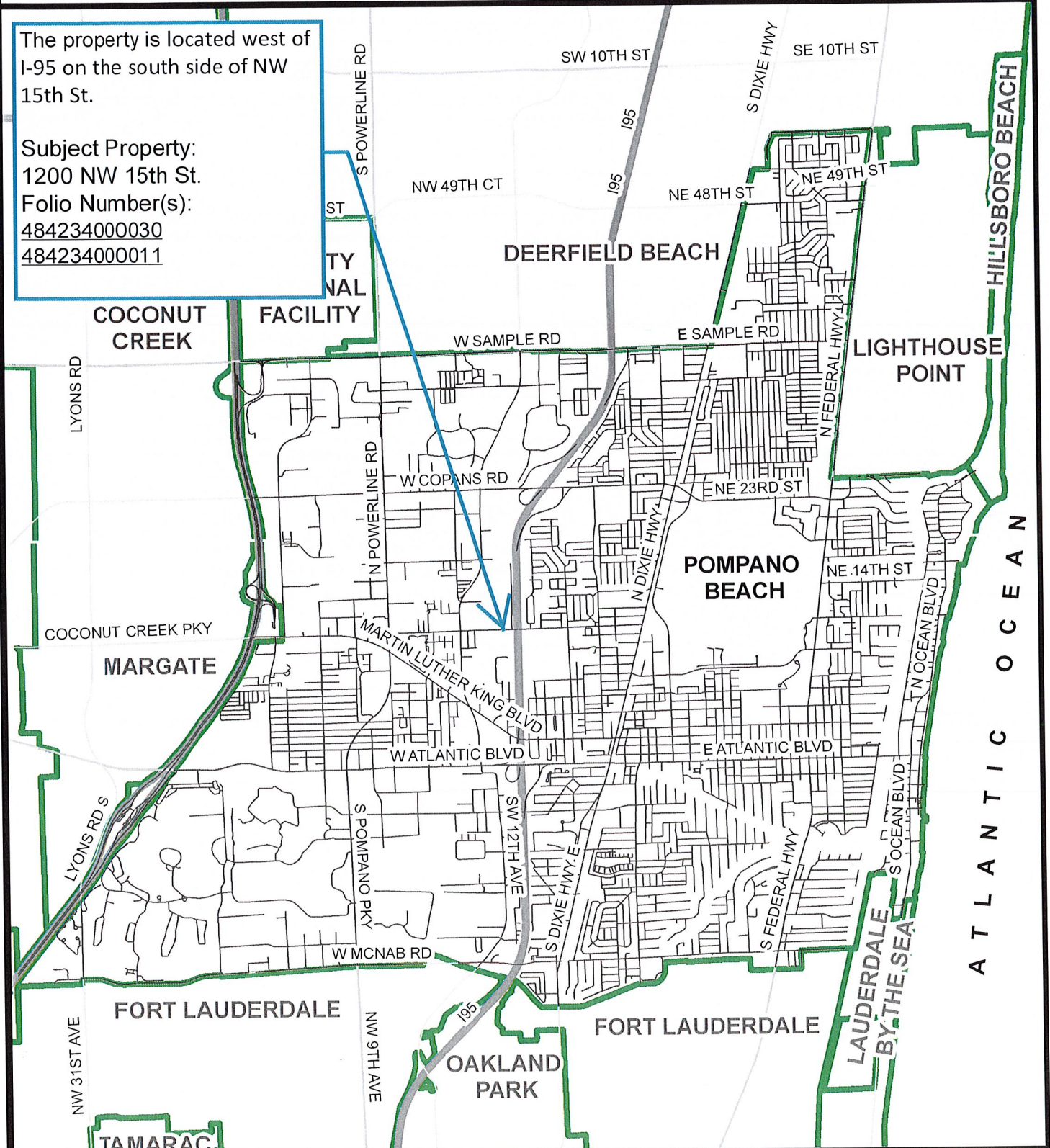
1. The property is located west of I-95 on the south side of NW 15th St.2.
2. The purpose for the Applicant's request is to enable the construction of a 141,450-square foot industrial building.

CITY OF POMPANO BEACH LOCATION MAP



The property is located west of I-95 on the south side of NW 15th St.

Subject Property:
1200 NW 15th St.
Folio Number(s):
484234000030
484234000011

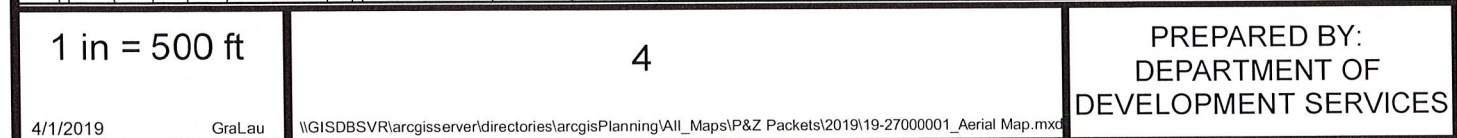


1 in = 1 miles

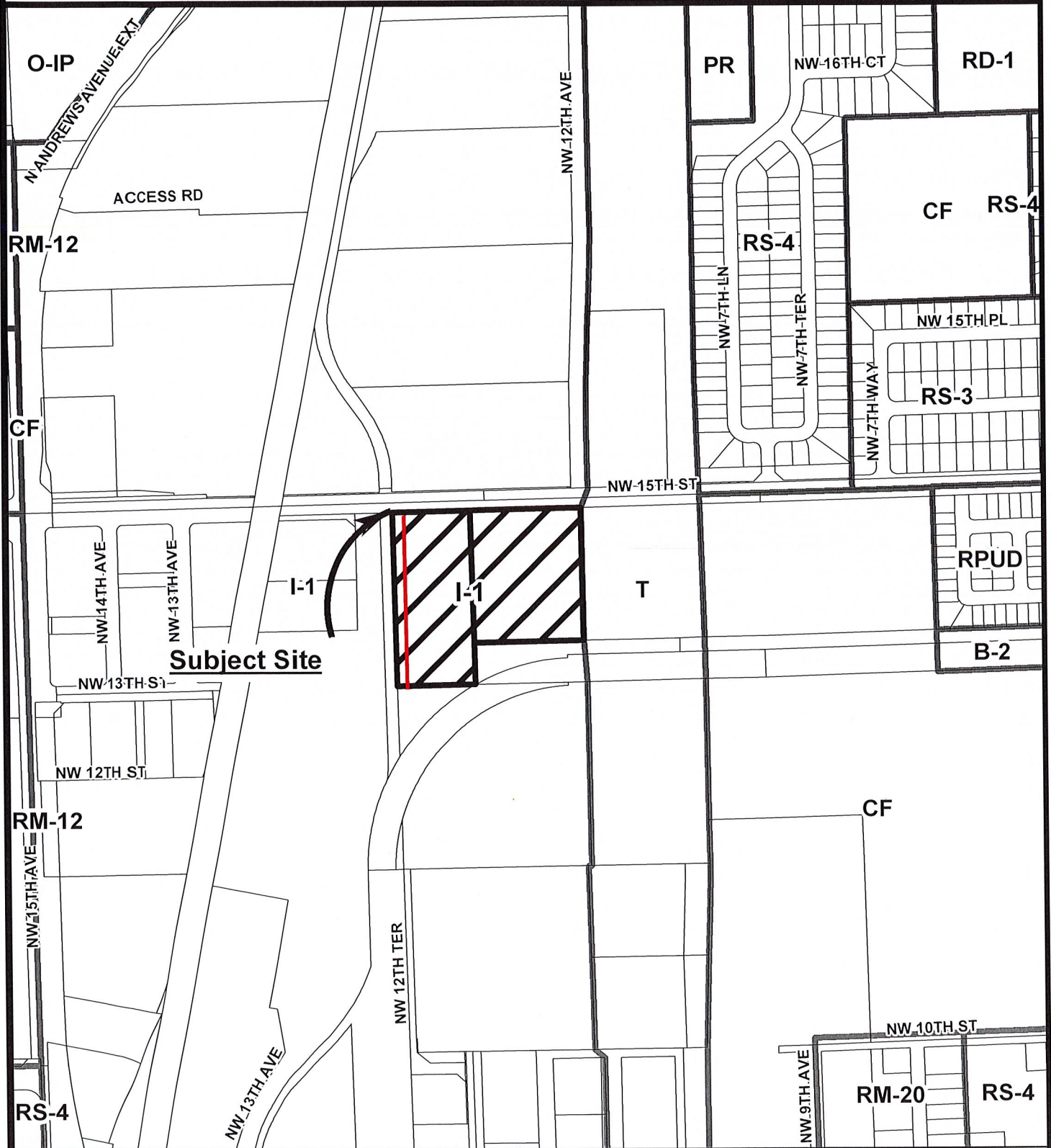
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



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DEVELOPMENT SERVICES



CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

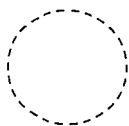
LEGEND

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
DPTOC	Downtown Pompano Transit Oriented Corridor
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach

13 Number



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

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
TO	Transit Oriented
PCI	Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

*	Existing
>	Proposed

C. Review Standards

Section 155.2431 D. 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

All of the service providers that have submitted comments have stated they have no objection to this request. Three out of the eleven service providers have not yet submitted comments, including: Teco Gas; FP&L; and AT&T.

The water easement had been put in place on the original plat in order to provide for future needs of the Utility Department. Since the Utility Department has now determined that it will not need such an easement, it meets the review standards mentioned above.

Except for the above-noted missing comments, the abandonment of this easement 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 condition is met:

1. This request will not be placed on a City Commission Agenda until the remaining service providers issue letters of no objection, 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.