

A moment of silence was observed.

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on March 27, 2019.

MOTION by Joan Kovac and second by Darlene Smith to approve the minutes of the March 27, 2019 meeting.

Discussion:

Ms. Smith noted that the last paragraph of page 5 should be changed from “Mr.” to “Ms.”

Vote:

All those voted in favor to amend and approve the minutes.

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. EASEMENT ABANDONMENT

→ 1. **FR 1200 NW STREET LLC**
EASEMENT ABANDONMENT
Planning and Zoning No. 19-27000001
Commission District: 4

Consideration of the EASEMENT ABANDONMENT submitted by **MICHAEL VONDER MEULEN** on behalf of **FR 1200 NW STREET, LLC** in order to abandon a 5-foot Water Easement. The Applicant is proposing to construct a 141,450-square foot industrial building on the site without being constrained by the easement. All parcels are legally defined as follows:

PARCEL 1: ALL THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING TO THE WEST OF THE WEST RIGHT OF WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 95, LESS AND EXCEPT THE SOUTH 150 FEET THEREOF, ALSO LESS AND EXCEPT THE WEST 280.96 FEET THEREOF, AND ALSO LESS AND EXCEPT THE NORTH 35 FEET THEREOF.

PARCEL 2: THE WEST 280.96 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 35 FEET FOR A STREET (HEREINAFTER COLLECTIVELY REFERRED TO AS THE PROPERTY), BROWARD COUNTY, FLORIDA. SAID PARCEL BEING ALSO DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED WITHIN BROWARD

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY MARGIN OF 15TH STREET AND THE WESTERN RIGHT OF WAY MARGIN OF INTERSTATE 95 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 00°50'09" EAST FOR A DISTANCE OF 478.01 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°28'49" WEST FOR A DISTANCE OF 395.11 FEET TO AN IRON PIN; THENCE RUN SOUTH 01 °08'27" EAST FOR A DISTANCE OF 148.68 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°43'25" WEST FOR A DISTANCE OF 279.73 FEET TO AN IRON PIN; THENCE RUN NORTH 01 °37'29" WEST FOR A DISTANCE OF 626.19 FEET TO AN IRON PIN; THENCE RUN NORTH 88°32'29" EAST FOR A DISTANCE OF 682.68 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

AKA: 1200 NW 15 Street

ZONED: I-1 (General Industrial)

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

Ms. Maggie Barszewski, Planner, presented herself to the Board. She explained that the request is to abandon a 5' water easement. The applicant is proposing to construct a 141,450 square foot industrial building on the site, the Major Site plan of which was recently approved by the Board. There are currently three service provider comments outstanding, and those that have been submitted offered no objection. She stated that staff's review found that the easement was created to provide for future utility needs, but that there is no further need for this easement.

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

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.

Ms. Dominique Turnbull (301 E. Atlantic Boulevard, Pompano Beach) presented herself to the Board. She stated that this request is in order to develop the site for an industrial building, and that the proposed building will not be placed over the easement. She stated that the easement is not in use and will not be needed in the future. She stated that they have no objections to staff's recommended conditions.

Ms. Kovac asked what business the proposed building will be for.

Ms. Turnbull responded that it is an industrial site.

Mr. Mike Vonder Meulen (301 E. Atlantic Boulevard, Pompano Beach) presented himself to the Board. He stated that the Major Site Plan for this site was approved by the Board at their March meeting and explained that the space is designed for warehouse and distribution purposes, either for one or multiple tenants.

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

MOTION was made by Darlene Smith and seconded by Richard Klosiewicz to recommend approval of the Easement Abandonment PZ #19-27000001 per staff alternative condition #1 as described in the staff report. All voted in favor of the motion.

G. PLAT

2. MARQUIS APARTMENTS/ NATJACK, LLC PLAT
Planning and Zoning No. 18-14000013
Commission District: 4

Consideration of the PLAT submitted by **MICHAEL VONDER MEULEN** on behalf of the **NATJACK, LLC** that restricts the property to a maximum of 100 Garden Apartment units. The 4.158-acre property is currently vacant with the exception of 1,820-square foot police substation building. All parcels are legally defined as follows:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", RENTRIA INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A