

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on October 26th, 2016.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to approve the meeting minutes of October 26th, 2016. All voted in favor of the motion with the exception of Walter Syrek who abstained; therefore, the motion passed.

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 Luis Bencosme, Zoning Technician and Notary Public in the State of Florida.

F. PROPOSED PLATS

Note: At this point in the meeting, Staff requested that Agenda Item #3 be heard first due to a scheduling conflict with the Assistant City Attorney.

MOTION by Richard Klosiewicz and second by Toby Aycock to remove the Agenda Item #3 from the table. All voted in favor.

MOTION by Richard Klosiewicz and second by Toby Aycock to move Agenda Item #3 to the front of the agenda. All voted in favor.



1. LORD CORPORATION / 1570 SW 13 COURT PLAT
Planning and Zoning #16-14000008

Consideration of the proposed PLAT submitted by **WILSON E. WAY** on behalf of **LORD CORPORATION**. The proposed plat is restricted to 141,000 square feet of office/warehouse use. Banks and Commercial/Retail Uses are not permitted without the approval of the Board of County Commissioners. The site area is approximately 217,631 square feet or 5.0 gross acres. It is generally located 1,000 feet west of South Andrews Avenue and 300 ft. north of West McNab Road at 1570 SW 13th Court, legally described as follows:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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. // lb

BEGINNING ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SAID SE 1/4 OF THE SE 1/4, AT A POINT 50.04 FEET EAST OF THE SOUTHWEST CORNER OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, THENCE RUN NORTH 00°07'20" WEST (ON ASSUMED BEARING) ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, FOR A DISTANCE OF 587.32 FEET TO A POINT OF INTERSECTION WITH A LINE 924.05 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 3; THENCE RUN SOUTH 87°58'24" EAST 370.26 FEET; THENCE RUN SOUTH 00°07'20" EAST 589.04 FEET, TO THE SOUTH LINE OF SAID N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4; THENCE RUN NORTH 87°42'27" WEST 370.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 5.00 ACRES, 217,631 SQUARE FEET, MORE OR LESS.

AKA: 1570 SW 13th Court

ZONED: General Industrial (I-1)

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

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated that this request is for a proposed boundary plat and that the plat restriction note is as follows: "This plat is restricted to 141,000 square feet of office/warehouse use. Banks and Commercial/Retail Uses are not permitted without the approval of the Board of County Commissioners". The site area is approximately 217,631 square feet or 5.0 gross acres. It is generally located 1,000 feet west of South Andrews Avenue and 300' north of West McNab Road at 1570 SW 13th Court. The property is currently vacant. The Zoning District is General Industrial (I-1) and the Land Use Designation is Industrial (I).

Ms. Barszewski stated that this plat was reviewed at a DRC meeting held on July 20, 2016 and found to be in compliance with Land Development regulations. The comments from the DRC meeting that have not yet been addressed have been included in the conditions if approved.

Mr. Barszewski indicated that staff was initially recommending approval with three conditions. However, she confirmed that the applicant met condition number two listed in the staff report; service provider letters be submitted to the Development Services Department. As such, this condition is no longer needed. Therefore, staff recommends approval with the following two conditions:

1. Provide a Title Certificate made out to the City, less than 6 months old
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mr. Wilson Way (2200 Park Central Boulevard, Suite 101, Pompano Beach) introduced himself to the Board as the project engineer. He stated that the applicant is in agreement with the conditions of approval.

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Mr. Syrek commented that the plat note indicates that up to 50% of the 141,000 SF can be for ancillary office use. He asked if that is the typical restriction. Ms. Barszewski responded that this is a normal restriction.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the Plat PZ #16-14000008 subject to the two staff conditions. All voted in favor of the motion; therefore, the motion passed.

2. CITY OF POMPANO BEACH / FIRE STATION 52 PLAT
Planning and Zoning #16-14000010

Consideration of the proposed PLAT submitted by **MIKE VONDER MEULEN** on behalf of the **CITY OF POMPANO BEACH**. The proposed plat is restricted to 20,000 square feet Fire Station. The site area is approximately 47,610 square feet or 1.093 gross acres. It is generally located 285 feet south of West Atlantic Blvd, on the east side of SW 27th Avenue at 10 SW 27th Avenue, legally described as follows:

 A PORTION OF THE WEST ONE-HALF (W 1/2) OF GOVERNMENT LOT 1 (ONE), SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

 BEGINNING AT THE NORTHEAST CORNER OF PARCEL "C", LOEIMANN'S PLAZA AT PALM AIRE ADD'N II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02° 15' 30" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID GOVERNMENT LOT 1, ALSO BEING THE EASTERLY LINE OF TRACT "E", PALM-AIRE MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 238.05 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "A", REGION ATLANTIC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST AND EASTERLY LINE SOUTH 88° 56' 51" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 200.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6021, PAGE 485 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02° 15' 30" EAST, ALONG A SAID EAST LINE BEING 200.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES. AND PARALLEL TO AFORESAID EAST LINE OF THE WEST ONE-HALF (W. 1/2) OF GOVERNMENT LOT 1 (ONE), A DISTANCE OF 238.05 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "C" AND IT'S WESTERLY EXTENSION; THENCE DEPARTING SAID EAST LINE, NORTH 88° 56' 51" EAST, ALONG SAID NORTH LINE AND IT'S WESTERLY EXTENSION, 200.04 FEET TO THE POINT OF BEGINNING.

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. // lb