

MOTION was made by Joan Kovac and seconded by Tony Hill 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. UNIBUILDERS DEVELOPMENT COMPANY PLAT
Planning and Zoning No. 18-14000008
Commission District: 5

Consideration of the PLAT submitted by **MIKE VONDER MEULEN** on behalf of **UNIBUILDERS DEVELOPMENT COMPANY LLC** requesting a plat approval for a subject property that includes 2 parcels, labeled Parcels 'A' and 'B' that restricts the property to a maximum building of 75,000 square feet of general industrial use. The subject property (2.347 acres) currently has two buildings that are used for warehouse and showroom totaling 7,293 square feet. All parcels are legally defined as follows:

THE SOUTH 301.00 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) LESS THE NORTH 25 FEET THEREOF, GOVERNMENT LOT 5 IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF A LINE WHICH IS 50 FEET WEST OF THE FOLLOWING DESCRIBED CENTERLINE OF ANDREWS AVENUE TO WIT:

BEGINNING ON THE NORTH BOUNDARY OF GOVERNMENT LOT 5 OF SAID SECTION 2 AT A POINT 353.65 FEET WEST OF THE NORTHEAST CORNER OF THE WEST ONE-HALF (W 1/2) OF SAID LOT 5, THENCE RUN SOUTH 116.78 FEET ON SAID CENTERLINE, FORMING AN ANGLE IN THE SOUTHEAST QUADRANT OF 87°26'15", TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1910.08 FEET; THENCE RUN SOUTHERLY 233.36 FEET ON THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN SOUTHEASTERLY 88.09 FEET ALONG THE TANGENT PRODUCED TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET; THENCE RUN SOUTHERLY 278.53 FEET ON THE ARC OF SAID CURVE TO THE RIGHT, TO A POINT OF TANGENCY WITH A LINE 298.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE WEST ONE-HALF (W 1/2) OF SAID GOVERNMENT LOT 5; THENCE RUN SOUTH ALONG SAID LINE 298.00 WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE WEST ONE-HALF (W 1/2) OF GOVERNMENT LOT 5, TO THE SOUTH BOUNDARY OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF GOVERNMENT LOT 5.

ALSO DESCRIBED AS:

A PORTION OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING 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. // ML

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A", HASS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°37'22" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 328.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1160, PAGE 383, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 79°44'30" WEST); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 07°48'24", AN ARC DISTANCE OF 253.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°27'06" EAST, 48.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LINE ALSO BEING THE NORTH LINE OF LOT 2 AND ITS EASTERLY EXTENSION THEREOF, OF POMPAÑO BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°37'22" WEST, ALONG SAID NORTH LINE, 343.60 FEET TO THE SOUTHEAST CORNER OF THE RACE TRACK ROAD SUBDIVISION ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°48'01" WEST, ALONG THE EAST LINE OF SAID PLAT, 301.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 102,222 SQUARE FEET (2.347 ACRES) MORE OR LESS.

AKA: 451 SW 12 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 parcel B of the proposed plat would be for a right-of-way dedication and that the property is zoned I-1. The proposed plat was reviewed by the DRC on October 3, 2018 and found to be in compliance with the City's land development regulations.

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

1. Plat cover page must be amended to reflect the Mayor or Acting Mayor of Pompano Beach.
2. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mr. Stacer disclosed that in 2014 he spoke to owner of this property regarding development in Pompano Beach in general, but that he has no particular interest in this application.

Mr. Hill also disclosed that he purchased a piece of granite from the business at this property, but that he also has no conflict of interest.

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

Mr. Mike Vonder Meulen (301 E. Atlantic Boulevard, Pompano Beach) presented himself to the Board. He noted that the business at the property is called Aquatic Stone, and that they import tile and sell at retail and wholesale. He stated that they are planning on expanding their warehouse, which requires them to replat the property. They are currently working on a Site Plan which will be forthcoming to the Board.

Mr. Stacer asked if the owner has any problems with the two conditions of staff?

Mr. Vonder Meulen replied that they do not.

Mr. Stacer asked if they would potentially build two stories, given the amount of development proposed.

Mr. Vonder Meulen responded that their policy is to recommend rounding up the allowable square footage, in order to allow for the possibility of future development.

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

MOTION was made by Joan Kovac and seconded by Tony Hill to recommend approval of the Plat #18-14000008 subject to the two conditions of staff. All voted in favor of the motion; therefore, the motion passed.

G. MAJOR SITE PLAN

2. PARTNERS PREFERRED-YIELD II INC. DEPT PT-FL-23201/
POMPAHO-DIXIE PUBLIC STORAGE
Planning and Zoning No. 18-12000025
Commission District: 3

Consideration of the MAJOR SITE PLAN submitted by **JAMES KAHN** on behalf of the **PUBLIC STORAGE** in order to construct a new 3-story 107,532 square foot air conditioned Self-Storage Facility along with associated parking areas, loading bays, and landscaping. The property is currently used for self-storage and outdoor storage and will retain a large portion of the existing self-storage facility. The total footprint of the proposed building with the existing buildings on the property is 81,029 sq. ft. on a 182,162 sq. ft. (4.18 acre) site (a lot coverage of 44.48%). All parcels are legally defined as follows:

PARCEL I:

LOTS 3, 4, AND 5, BLOCK 2, RACEWAY CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

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