

Obstruction Permit PZ #18-12400001 and Major Site Plan PZ#18-12000019 that satisfies the review standards and that the Board approve the extension of these applications for a period of two years. All those voted in favor.

H. EASEMENT ABANDONMENT

8. EMMANUEL EASEMENT ABANDONMENT Planning and Zoning No. 20-27000004 Commission District: 3

Consideration of the EASEMENT ABANDONMENT submitted by **JEAN EMMANUEL** in order to abandon a 3-foot Utility Easement. The Applicant is proposing to construct a 5,416-square foot, 4-unit multifamily project on the subject property located at 701 SW 10th Street.

ADDRESS: 701 SW 10 Street

ZONED: RM-20 (Multiple Family Residence 20) STAFF: Maggie Barszewski
(954) 786-7921

Ms. Maggie Barzsewski, Planner, presented herself to the Board and explained that this City-initiated request is in order to construct a 5,416-square foot, 4-unit multifamily project on the subject property located at 701 SW 10th Street.

All of the service providers that have submitted comments have stated they have no objection to this request. There are four service providers that have not yet submitted comments, which include: FP&L, Teco Gas, ATT, and Comcast. Therefore a condition will be recommended to ensure this is addressed prior to City Commission placement.

With the conditioning of submitting 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 one condition.

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. The submittal of the remaining service providers comments with no objection.
- II. 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. 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. Coleman stated that while she does not like considering such items when service provider letters are outstanding, she recognizes the uniqueness of getting feedback during these times of COVID-19. She stated that she hopes that it is true that there are no utilities in this easement.

Ms. Barzsewski commented that they have discontinued the previous practice of waiting three months and instead now wait until all provider letters have been received before moving these requests to the City Commission. She also noted there are only 4 out of 9 total letters pending right now.

Ms. Coleman stated that she appreciates staff removing that three month waiting period and that she doesn't object under the current circumstances.

Mr. Sean Emmanuel (1941 N Dixie Hwy, Suite 3, Pompano Beach, 33060) presented himself as the son of the property owner and thanked Ms. Barszewski for representing the application. He stated that this project was approved back in October 2018 and they would like to get it moving forward.

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

MOTION was made by Carla Coleman and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for Easement Abandonment PZ #20- 27000004 that satisfies the review standards and that the Board approve this application subject to the one condition described in the staff report. All those voted in favor.