

## Legislation Text

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**File #:** 19-712, **Version:** 5

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A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE SUMMAN WESTERN INVESTMENT PLAT LOCATED WEST OF NW 31ST AVENUE, APPROXIMATELY 500 FEET NORTH OF WEST ATLANTIC BOULEVARD; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**POSTPONED FROM SEPTEMBER 24, 2019 , NOVEMBER 12, 2019 , JANUARY 14, 2020 & JANUARY 28, 2020**

**(Staff Contact:** Jean Dolan/David Recor)

**Summary Explanation/Background:**

The Applicant, Michael Vonder Meulen, of Keith, Inc., on behalf of Summan Western Investment, Inc. is requesting a plat approval for the subject property located just on the west side of NW 31st Avenue approximately 500 feet north of Atlantic Blvd. The site area includes 3.09 acres and is currently vacant with the exception of a cell tower and an associated 90-square foot utility building. This request includes a portion of platted property along with un-platted property. The proposed plat divides the property into 2 parcels: the larger of the two (3.06 acres) is labeled Parcel 'A' and the remainder (383 square feet) will be dedicated for an access easement. The plat that will restrict the property to a maximum building of 120,000 square feet of general commercial use which was changed from the original Self Storage use requested based on community feedback (October 23, 2019 Neighborhood meeting). There has been no site plan submitted as yet for the development of this property, and new development of this scale is considered a "Major Site Plan," requiring the review and approval of the Planning & Zoning Board. This property is currently zoned Heavy Business (B-4). This proposed plat was unanimously recommended for approval at the July 24, 2019 P&Z meeting, with four conditions required prior to City Commission placement (see attached Draft Minutes and P&Z Memo 19-030). All conditions have been met.

The applicant requests a postponement of the Resolution approving the Summan Western Investment Plat from the November 12th City Commission agenda to the January 14, 2020 agenda (see attached Memo 19-333). The Resolution was originally scheduled for September 24th; however, during the hearing the City Commission postponed consideration until November 12th in order to give the applicant time to hold a neighborhood meeting.

The Applicant requested another postponement of the Resolution approving the Summan Western Investment Plat from the January 28th City Commission agenda (see attached email request) to the March 24, 2020 Commission hearing date. That meeting was cancelled due to the Covid-19 virus and all quasi-judicial items were later postponed until restarted in the virtual hearing setting planned for May 26, 2020.

**Origin of request for this action:** Michael Vonder Meulen of Keith, Inc.

**Fiscal impact and source of funding:** N/A

