



SM

CITY OF

POMPANO BEACH

FLORIDA

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PLANNING AND ZONING BOARD/LOCAL
PLANNING AGENCY

April 23, 2008
Wednesday

City Commission Chambers

7:00 P.M.

A G E N D A

A. Call to order by the Chairman of the Board, Mr. George Fivek.

B. ROLL CALL:

George Fivek
Jim Krinsky
Michael Horan
Jim Beeson
Ben Miller
Jerry Mills

Alternate Member: Jeff Torrey for Dean Bowman

C. APPROVAL OF THE MINUTES:

Meeting of March 26, 2008

D. INDIVIDUALS TESTIFYING PLACED UNDER OATH

E. SITE PLAN REVIEWS

1. UNAFLEX, INC. - Planning and Zoning No. 07-12000041

Consideration of the plans submitted by **BRADLEY T. STEVENSON** on behalf of **UNAFLEX, INC.** for construction of a 200,400 square foot warehouse and demolition of an existing 96,722 square foot industrial building on the following described property consisting of approximately 13.20 acres:

Parcel "C" and Parcel "A", THE LUNDY PLAT, according to the plat thereof as recorded in Plat Book 125, Page 35, of the public records of Broward County, Florida, less and except a portion of Parcel "A", described as follows:

Commencing at the Northeast corner of said Parcel "C", thence South 88° 38' 30" West (on an assumed bearing), a distance of 800.10 feet, along the North boundary of said Parcel "A" to the POINT OF BEGINNING; thence continue South 88° 38' 30" West, a distance of 202.73 feet; thence south 00° 39' 54" East, a distance of 223.30 feet; thence North 88° 38' 30" East, a distance of 202.73 feet; thence North 00° 39' 54" West, a distance of 223.30 feet to the POINT OF BEGINNING.

AKA: 3901 N.E. 12th Avenue

ZONED: I-1

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2. YALE PROPERTIES COMMERCIAL - Planning and Zoning
No. 08-12000001

Consideration of the plans submitted by **VICKI BYK** on behalf of **YALE PROPERTIES COMMERCIAL** for construction of a 21,731 square foot warehouse, 7,400 square foot showroom/office and site improvements on the following described property consisting of approximately 2.5 acres:

A parcel of land being a portion of Parcel "A", **W.L.T. PLAT** according to the plat thereof as recorded in Plat Book 131, Page 34, of the public records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A". North 89° 59' 15" East, 192.56 feet; thence continue along said line, South 83° 10' 11" East, 100.72 feet; thence continue along said line North 89° 59' 15" East, 28.19 feet to the POINT OF BEGINNING; thence continue along said line North 89° 59' 15" East, 649.44 feet; thence South 00° 16' 48" West, 250.24 feet; thence North 89° 58' 23" East, 10.00 feet; thence South 00° 16' 48" West, 25.00 feet; thence South 89° 58' 23" West, 309.29 feet; thence North 00° 16' 48" East, 200.32 feet; thence South 89° 59' 15" West, 350.14 feet; thence North 00° 16' 48" East, 75.00 feet to the POINT OF BEGINNING. containing 2.5001 acres, more or less.

AKA: 2200 N.W. 24th Street ZONED: B-3

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F. PUBLIC HEARINGS

3. PUBLIC HEARING #08-13

Consideration of the request by **POMPANO BEACH LIVING, LLC.** to rezone the following described property:

Lots 4 through 10 of Block 2, and Lots 1 through 7 of Block 3, MONTICELLO PARK ADDITION, according to the plat thereof as recorded in Plat Book 11, Page 12 of the public records of Broward County, Florida; together with:

The Southeast one-quarter of the Southeast one-quarter of the Northwest one-quarter of Section 35, Township 48 South, Range 42 East, less the West 30 feet thereof and less the South 30 feet thereof.

AKA: 912 N.W. 3rd Avenue

FROM: RS-4 (Single Family Residential)

TO: RPUD (Residential Planned Unit Development)

NOTE: The Chairman has approved the applicant's request to table this matter to the next meeting. A MOTION to table to the meeting of May 28, 2008, at 7:00 P.M. is required. Back-up material will be provided with the May agenda.

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4. PUBLIC HEARING #08-14

Consideration of the request by **PUBLIC STORAGE**, to rezone the following described property:

Tract "A" of **F.F. MINIONE**, according to the plat thereof as recorded in Plat Book 103, Page 11, of the public records of Broward County, Florida, together with:

Parcel 1 as described within the City of Pompano Beach Ordinance No. 89-18, as recorded in Official Records Book 1603, Page 487, Broward County Florida Public Records, said parcel being a portion of the right of way of N.W. 34th Court.

AKA: 1600 West Sample Road

FROM: I-1 (General Industrial)

TO: PCD (Planned Commercial/Industrial Overlay District)

NOTE: The Chairman has approved the applicant's request to table this matter to the next meeting. A MOTION to table to the meeting of May 28, 2008, at 7:00 P.M. is required. Back-up material will be provided with the May agenda.

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G. PROPOSED PLATS

5. HYNES PLAT

Consideration of the proposed **HYNES PLAT**, submitted by **DAVID KRAUSE**. This plat is limited to 18,000 square feet of industrial use on a site area of .86 acres, described as follows:

The West 127.26 feet of the East 254.52 feet of the North one-half of the Northwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of Section 27, Township 48 South, Range 42 East, less the North 30 feet thereof. Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, containing 0.890 acres, more or less.

AKA: Parcel of land lying south of Copans Road, north of N.W. 15th Street, east of Powerline Road and west of N.W. 15th Avenue.

ZONED: I-1

NOTE: This matter was tabled by the Board at the last meeting. Back-up material previously provided.

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H. PROPOSED CODE AMENDMENTS

6. SECTION 155.138 - Exterior Lighting Standards

Consideration of Zoning Department Communication #08-135, providing minimum lighting standards for parking lots in conjunction with new installations.

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7. CHAPTER 155

Consideration of Zoning Department Communication #08-148, setting forth the following amendments to Chapter 155 of the Code of Ordinances:

- a) Clarifying the duration of any Temporary Permit may not exceed a period of one year from the date of the hearing granting the application.

- b) Providing any variance, special exception or other decision of the Board shall expire 24 months after the action, unless within said period any and all permits and/or approvals have been acquired. Providing for four extensions of time in any one case, each of which shall be no greater than 24 months or in the aggregate in excess of 120 months.
- c) Amendment to recognize chickee huts as approved residential structures with a maximum height of 15 feet.
- d) Amendment to the sight visibility areas along Harbour Drive to clarify what is permitted within the defined view corridors.

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8. CHAPTER 155

Consideration of Zoning Department Memorandum #08-145, setting forth proposed amendments relating to Halfway Houses, Recovery Homes, Shelters and Reasonable Accommodation Procedures.

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9. SECTION 155.236 "LOCAL ACTIVITY CENTER ZONING DISTRICT"

Consideration of Zoning Department Memorandum #08-146, proposing a new section (Section 155.236) and setting forth requirements for the Local Activity Center Zoning District.

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I. AUDIENCE TO BE HEARD

J. BOARD MEMBERS DISCUSSION

K. REPORTS BY STAFF

L. ADJOURNMENT

Linda R. Hora
Advisory Board Secretary
4.22.07

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.