

## Festival Flea Market Rezoning Request

This application is a request to rezone the Subject Property from B-3 to I-1. The Festival Flea Market currently occupies the Subject Property. The Subject Property is currently designated Commercial on the City of Pompano Beach Land Use Plan and Commerce on the Broward County Land Use Plan. The Applicant has submitted a companion application to change the land use plan designation on the Subject Property from Commercial to Industrial.

The trends in the retail sector have changed dramatically due to the impacts of the COVID-19 Pandemic. Prior to COVID-19 consumers were shifting to on-line shopping and that trend was magnified due to COVID-19. The impacts of COVID-19 will likely impact the way people shop well into the future which will continue to reduce the need for brick and mortar stores as people continue to do much of their shopping on-line. This trend towards on-line shopping has increased the demand for industrial warehouse space. The Subject Property provides an ideal location for redevelopment of an existing commercial space to industrial warehouse space or other I-1 uses. The Subject Property is located on a major east/west thoroughfare that provides access to Florida's Turnpike, I-95 and the Sawgrass Expressway. This access will increase the efficiency and speed of delivery of goods to customers and also provides efficiency in delivery of goods to businesses located in the proposed industrial warehouse space.

Across Sample Road is the Waste Management landfill and to the west is Florida's Turnpike. To the south is a parking lot that was previously used by the Festival Flea Market. To the east are commercial and industrial uses. The surrounding area is generally developed with heavy commercial and industrial uses. The proposed I-1 zoning is compatible and consistent with the surrounding uses and zoning districts. The proposed rezoning will not prevent any of the existing commercial and industrial uses from continuing to operate in the area.