



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-250

PLANNING AND ZONING BOARD

Meeting Date: APRIL 27, 2022

IDI LOGISTICS REZONING

Request:	Rezoning
P&Z#	22-13000002
Owner:	Festival Real Estate, LLC.
Project Location:	2900 W Sample Road
Folio Number:	484221070010
Land Use Designation:	Commercial
Zoning District:	B-3 (General Business)
Commission District:	4 (Beverly Perkins)
Agent:	Dennis D. Mele (954-527-2409)
Project Planner:	Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

APPLICANT'S REQUEST

The Applicant is requesting to rezone the property at 2900 West Sample Road from B-3 to I-1 following approval of the concurrent request for a City land use plan amendment from Commercial to Industrial. The Festival Flea Market currently occupies the Subject Property and will be demolished if this request is approved.

As stated in the Land Use Plan amendment application, 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 lake and 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.

SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING) REVIEW STANDARDS

In determining whether to adopt or deny a proposed Zoning Map Amendment, the City shall weigh the relevance of information submitted by the applicant and consider the extent to which the proposed amendment is consistent with the future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan. Accordingly,

the review criteria for a Site Specific Rezoning Application is as follows:

Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

A. The following policies of the Comprehensive Plan have been identified as pertinent to this rezoning:

Policy 01.03.03

Encourage property owners to rezone the subject properties when initiating development and/or redevelopment proposals to be consistent with the designations on the Future Land Use Map.

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and
- G. Proximity to mass transit.

Policy 01.03.13

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.06.12

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

Policy 06.01.04

The City shall require that all new residential, commercial and industrial development be serviced by centralized wastewater systems.

Policy 06.03.03

Broward County Water and Wastewater Services should require that all new residential, commercial and industrial development be serviced by centralized wastewater systems where financially feasible.

Policy 07A.08.07

Review all land use plan map and text amendments, rezonings and site plan applications to ensure that there is sufficient potable water resources available to serve the proposed development and the land uses are consistent with the wellfield protection zone regulations.

Objective 01.23.00 - Economic Development

Expand the economic base by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

Policy 01.23.05

Discourage rezonings that permit additional self-storage and warehouse uses along the City's gateway corridors which include Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue.

B. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. The Land Use Designation is currently Commercial but is concurrently being amended to Industrial.
2. The rezoning was reviewed by the DRC on March 16, 2022.
3. The property is located south of and adjacent to W. Sample Road, east of the Florida Turnpike and west of NW 27th Avenue.
4. The subject property to be rezoned is 23.9 acres.
5. The property is platted.
6. The existing land use and zoning designations of adjacent properties are as follows:

LAND USE, ZONING AND CURRENT USES OF ADJACENT AREAS

	Site	North	South	East	West
Future Land Use and Zoning	Commercial B-3	Commerce A-6	Industrial I-1	Commercial B-3	Turnpike ROW
Existing Uses	Festival Flea Market	Monarch Landfill in Unincorporated Broward County	Private Lake serving Pompano Industrial Park DRI	Closed Gas station	Turnpike Interchange with Sample Road

C. Analysis

As a criteria for rezoning, the Applicant must provide competent, substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

There are 11 policies in the Comprehensive Plan, provided in Section 'A' of this report, that are relevant to this rezoning request. These policies generally require: rezoning consistent with the land use designation; compatibility with adjacent properties; adequate public facilities and service capacity to accommodate the demands of the project, and support for the industrial tax base of the City.

It must be noted that the Comprehensive Plan also contains **Policy 01.02.01** which states:

“Require a traffic impact analysis for development projects when necessary to determine post-development conditions of adjacent roadways and the local multimodal transportation system.”

As stated in the LUPA staff report, a traffic study to analyze traffic patterns and specific impacts on the immediate vicinity based on actual traffic counts for an existing “last mile” distribution facility (IDI owns such a site immediately south of the subject property currently used by Amazon) will be required as part of the rezoning review of the parcel. Due to the fact that Sample Road in this vicinity is operating at LOS F with or without this project, all attempts will be made to encourage the future user of this site to mainly use the Turnpike for access to the site. Though the Applicant has that study in progress, it is not yet finished and therefore staff will wait until that study is completed to place this item on a City Commission agenda.

It is Staff’s conclusion that the I-1 rezoning is in conformance with the Industrial land use designation being requested concurrently with the rezoning and if the land use change is approved, the I-1 zoning designation would be the most logical zoning district for the site. The Industrial land use and I-1 zoning district are both compatible with the properties immediately adjacent to the subject property. Due to the lack of residential uses in the area, the need to maintain commercial uses in this area is not a significant consideration.

There is mass transit service to the site.

Staff finds there is substantial evidence to support this request and the improvement recommendations that may result from the traffic study being completed prior to City Commission will ensure transportation facilities are adequate to serve the proposed use.

Department Recommendation

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board’s discretion.

Alternative Motion I

Recommend approval of the rezoning request as the Board finds the rezoning application is consistent with the proposed land use designation and aforementioned pertinent Future Land Use goals and policies and the project will be ready for review by City Commission after the traffic study has been completed and the conclusions accepted by Staff.

Alternative Motion II

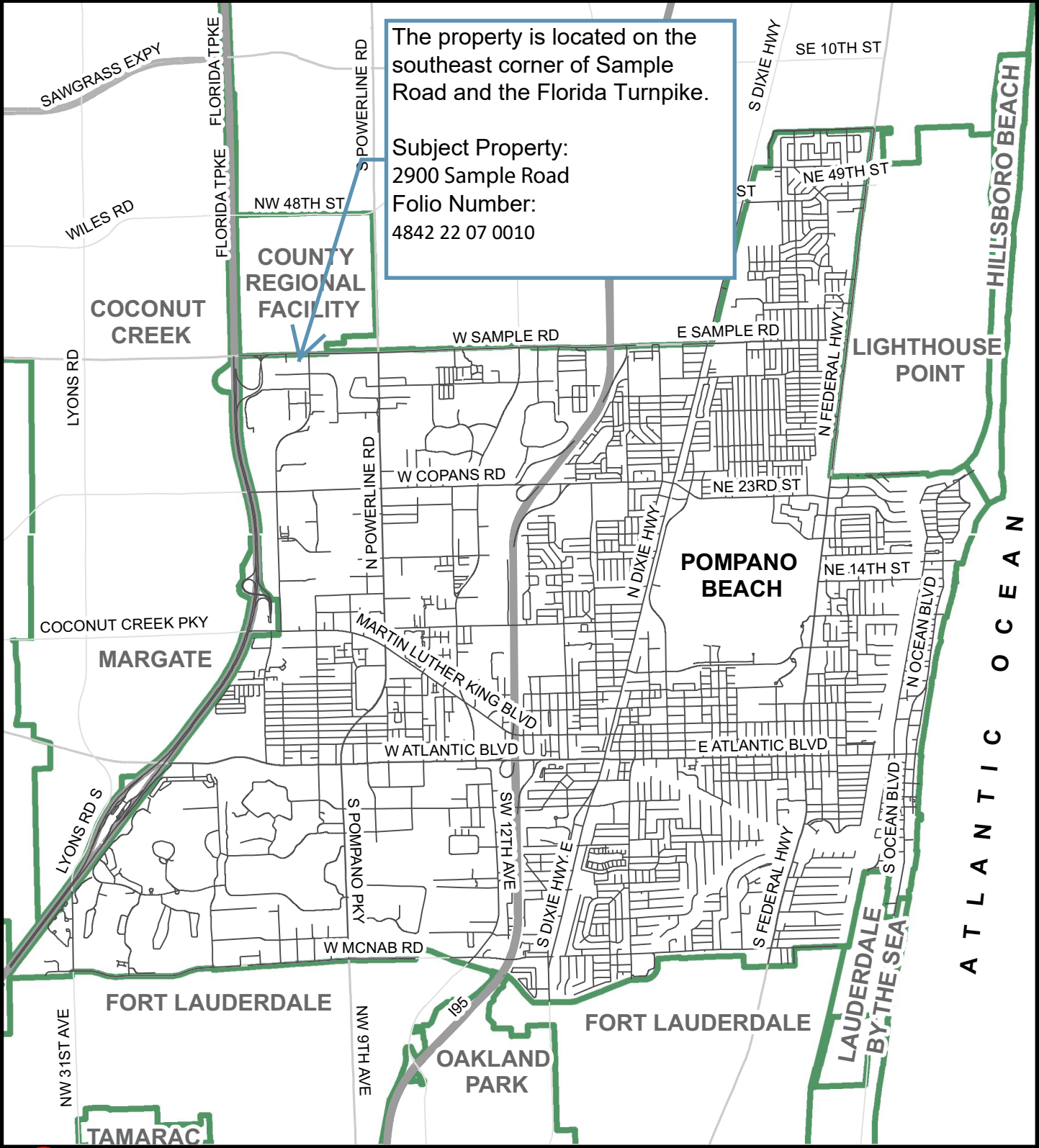
Table this application for additional information, such as the results of the traffic study, as requested by the Board.

Alternative Motion III

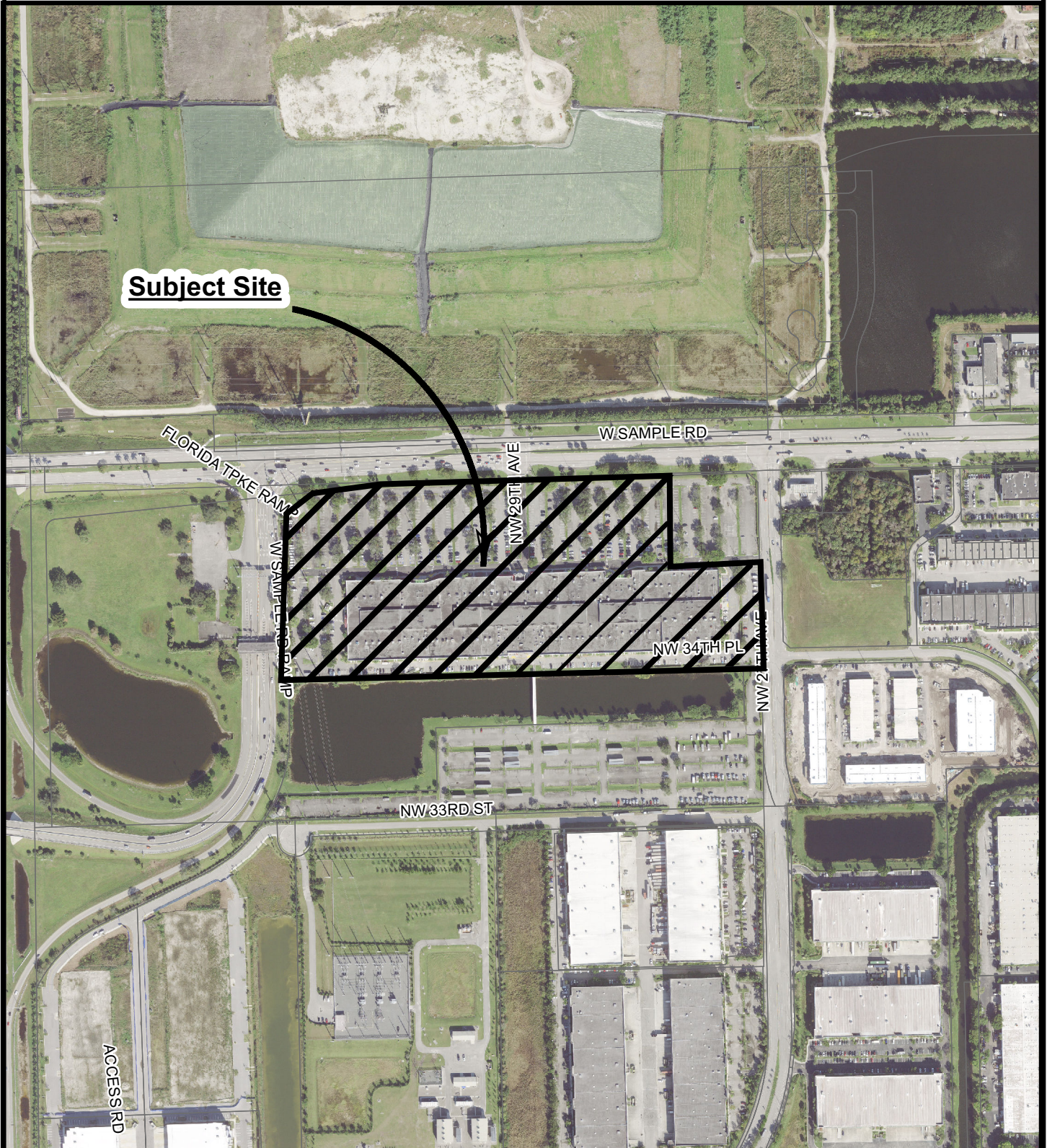
Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals and Policies listed in Section ‘A’ of this report.

Staff recommends alternative motion number I.

CITY OF POMPANO BEACH LOCATION MAP



CITY OF POMPANO BEACH AERIAL MAP



Subject Site

FLORIDA TPKE RMP
W SAMPLE RD

W SAMPLE RD

NW 29TH AVE

NW 34TH PL

NW 2ND AVE

NW 33RD ST

ACCESS RD

P&Z
1 in = 500 ft
4/6/2022 TheRaf

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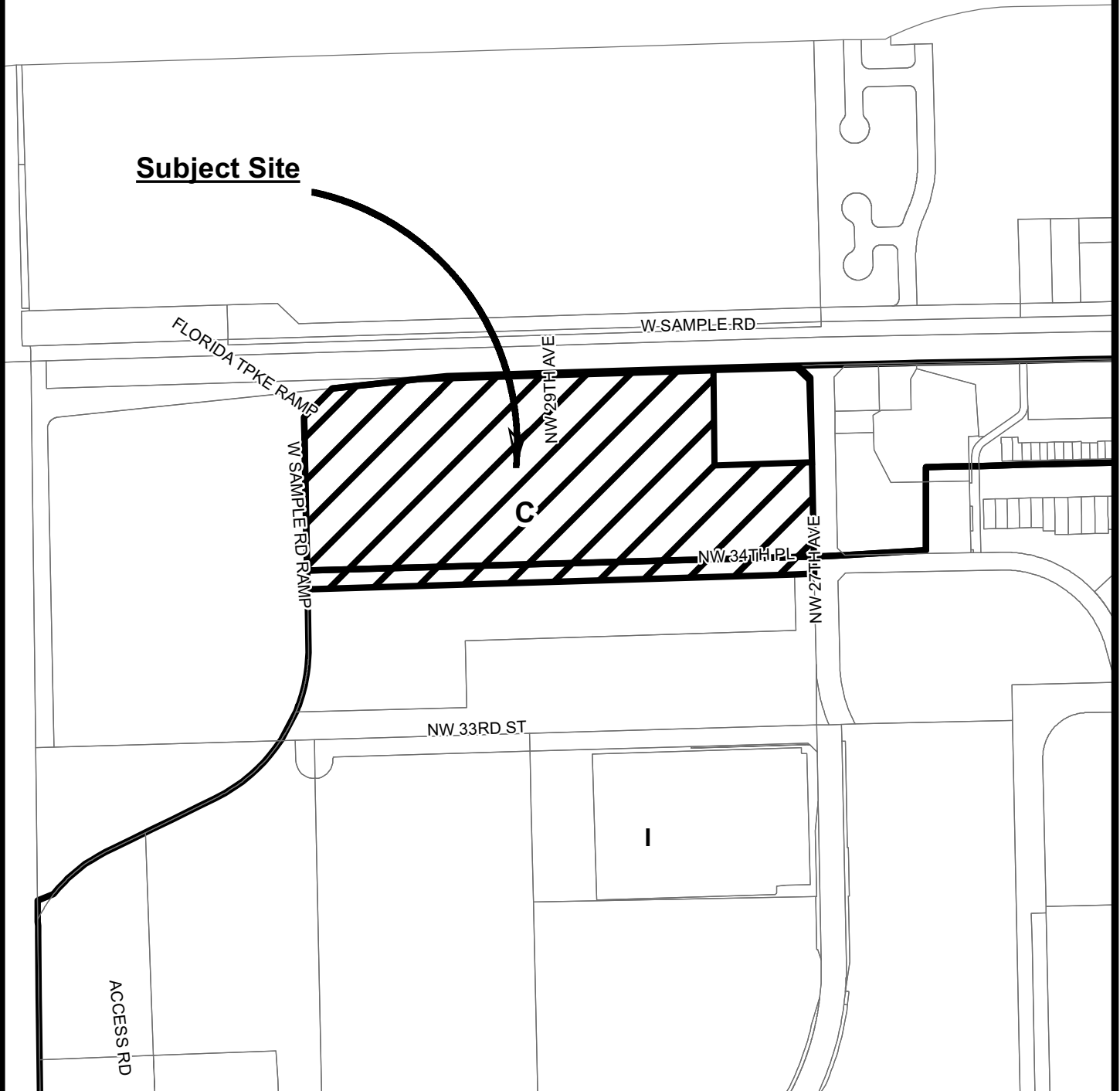
PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-13000002
4/27/2022

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site



P&Z
Scale = 500 ft

4/6/2022

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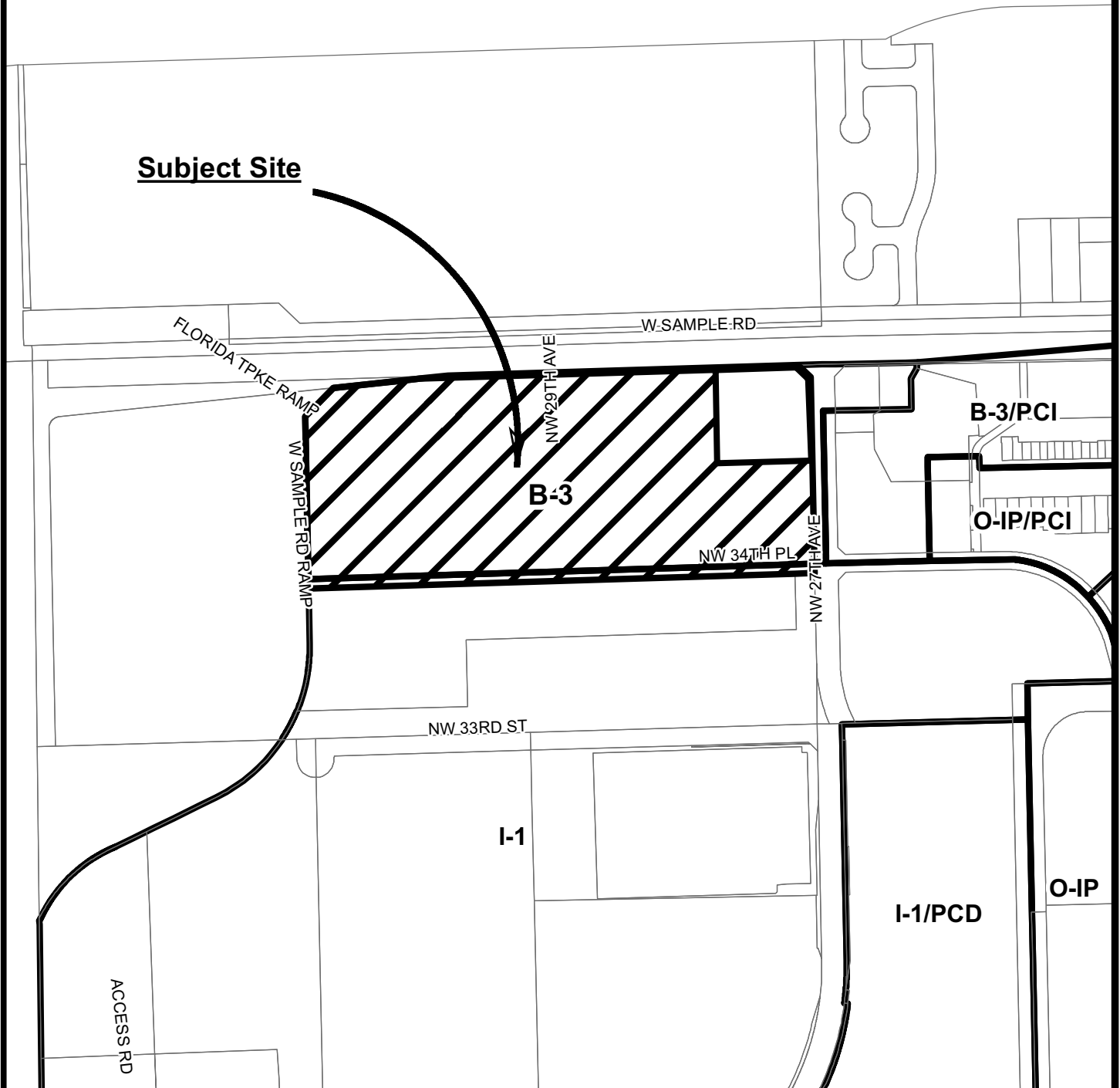
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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site



P&Z
1 in = 500 ft

4/6/2022

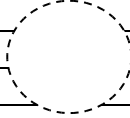
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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification	Units/ Acre	Symbol	District
			RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			RM-7	Multiple-Family Residence 7
*	C	Commercial	RM-12	Multiple-Family Residence 12
	CR	Commercial Recreation	RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
>	I	Industrial	RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
	T	Transportation		
			B-1	Limited Business
	U	Utilities	B-2	Neighborhood Business
			B-3	General Business
	CF	Community Facilities	B-4	Heavy Business
			M-1	Marina Business
	OR	Recreation & Open Space	CR	Commerical Recreation
	W	Water	I-1	General Industrial
			I-1X	Special Industrial
	RAC	Regional Activity Center	O-IP	Office Industrial Park
			M-2	Marina Industrial
	LAC	Local Activity Center		
			TO	Transit Oriented
	DPTOC	Downtown Pompano	PR	Parks & Recreation
		Transit Oriented Corridor	CF	Community Facilities
		Number	PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z

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