



Staff Report

File #: LN-320

PLANNING AND ZONING BOARD
Meeting Date: SEPTEMBER 28, 2022

PARK CENTRAL BLVD

Request: Rezoning
P&Z# 22-13000008
Owner: Duke PCB 8,9,14,15 & 33 LLC
Project Location: 1700 Park Central Blvd N; 100 Park Central Blvd S
Folio Number: 484222200101; 484222210010
Land Use Designation: Industrial
Zoning District: O-IP (Office Industrial Park)
Commission District: 4 (Beverly Perkins)
Agent: Richard Coker (954-761-3636)
Project Planner: Maggie Barszewski (954-786-7921 / Maggie.barszewski@copbfl.com)

Summary:

Richard Coker, Esq., on behalf of Duke PCB 8, 9, 14, 15 & 33 LLC, is requesting to rezone the subject property from Office-Industrial Park (O-IP) to General Industrial (I-1). The subject property consists of two properties under the same ownership that are located in the Park Central Business Park. The northern parcel has an address of 1700-1736 Park Central Boulevard, and is 11.105 acres in size. It has a 164,694 square foot multi-tenant, dock-high, industrial building. The largest tenant in this building is Gemaire, a major air conditioning company. The second parcel has the address of 100-140 Park Central Boulevard, and is 4.66 acres in size. It has a multi-tenant dock-high industrial building of 53,965 square feet.

The intent of the rezoning is to allow outside storage of materials within the loading area of the buildings. Outdoor storage is permitted in the I-1 Zoning District, but not in the O-IP district regulations. This rezoning request was reviewed by the Development Review Committee (DRC) on August 3, 2022.

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 City's Comprehensive Plan Land Use Element have been identified as pertinent to this rezoning:

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:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

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

1. The rezoning was reviewed by the DRC on August 3, 2022.
2. The property is located at 1700-1736 Park Central Boulevard and 100-140 Park Central Boulevard.
3. The subject property to be rezoned includes two parcels, one is 11.105 acres and the other is 4.66 acres in size.
4. The property is platted.
5. The Land Use Designation is Industrial (I).
6. The existing zoning and uses of adjacent properties are as follows:

DIRECTION	LAND USE	ZONING	ACTUAL USE
NORTH	I	O-IP	Duke Sample 23 & PCB Ind. Warehouse distribution
SOUTH	I	B-4	SRA Copans Commerce
EAST	I	I-1	Ind. Warehouse distribution
WEST	I	O-IP	Ind. Warehouse distribution

C. Analysis

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 two policies listed in Section ‘A’ of this report, as being relevant in the consideration of this rezoning request. Policies 01.03.11 and 01.03.12 of the Future Land Use Element require minimal negative impacts and compatibility with adjacent properties. It is Staff’s opinion that the I-1 rezoning would be compatible with the properties immediately adjacent to the subject property since they are industrial and of a similar use. Furthermore, any possible future permit application for outdoor storage use must demonstrate compliance with the Zoning Code and provide adequate screening and landscaping (specifically the standards of Section 155.4303.W. Outdoor Storage [as an accessory use] or 155.4228.A. Outdoor Storage [as a principal use] as applicable).

Staff is therefore of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the surrounding existing uses.

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 aforementioned pertinent Future Land Use policies.

Alternative Motion II

Table this application for additional information 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, Objectives and Policies listed in Section 'A' of this report.

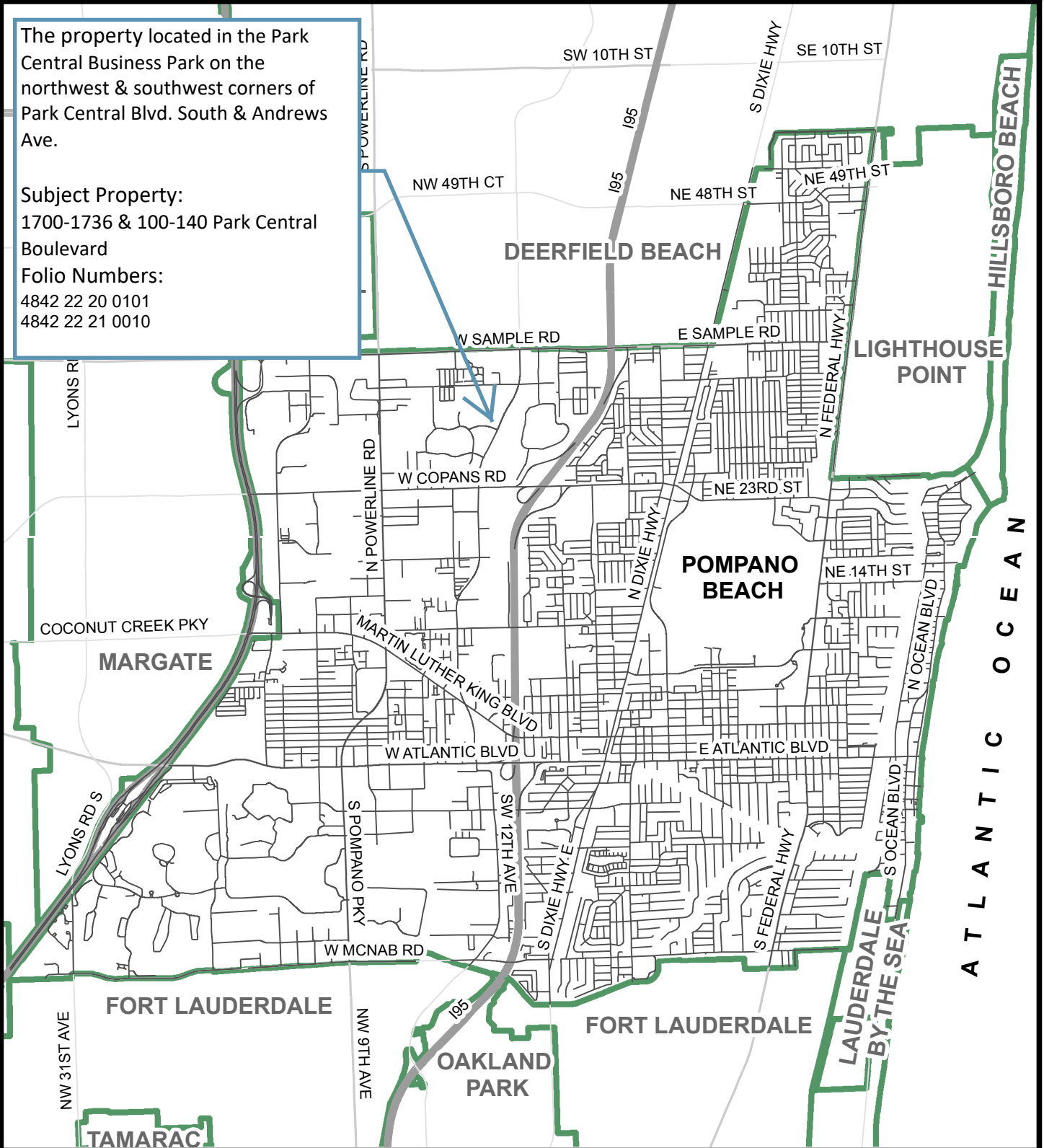
Staff recommends alternative motion number I.

CITY OF POMPANO BEACH LOCATION MAP



The property located in the Park Central Business Park on the northwest & southwest corners of Park Central Blvd. South & Andrews Ave.

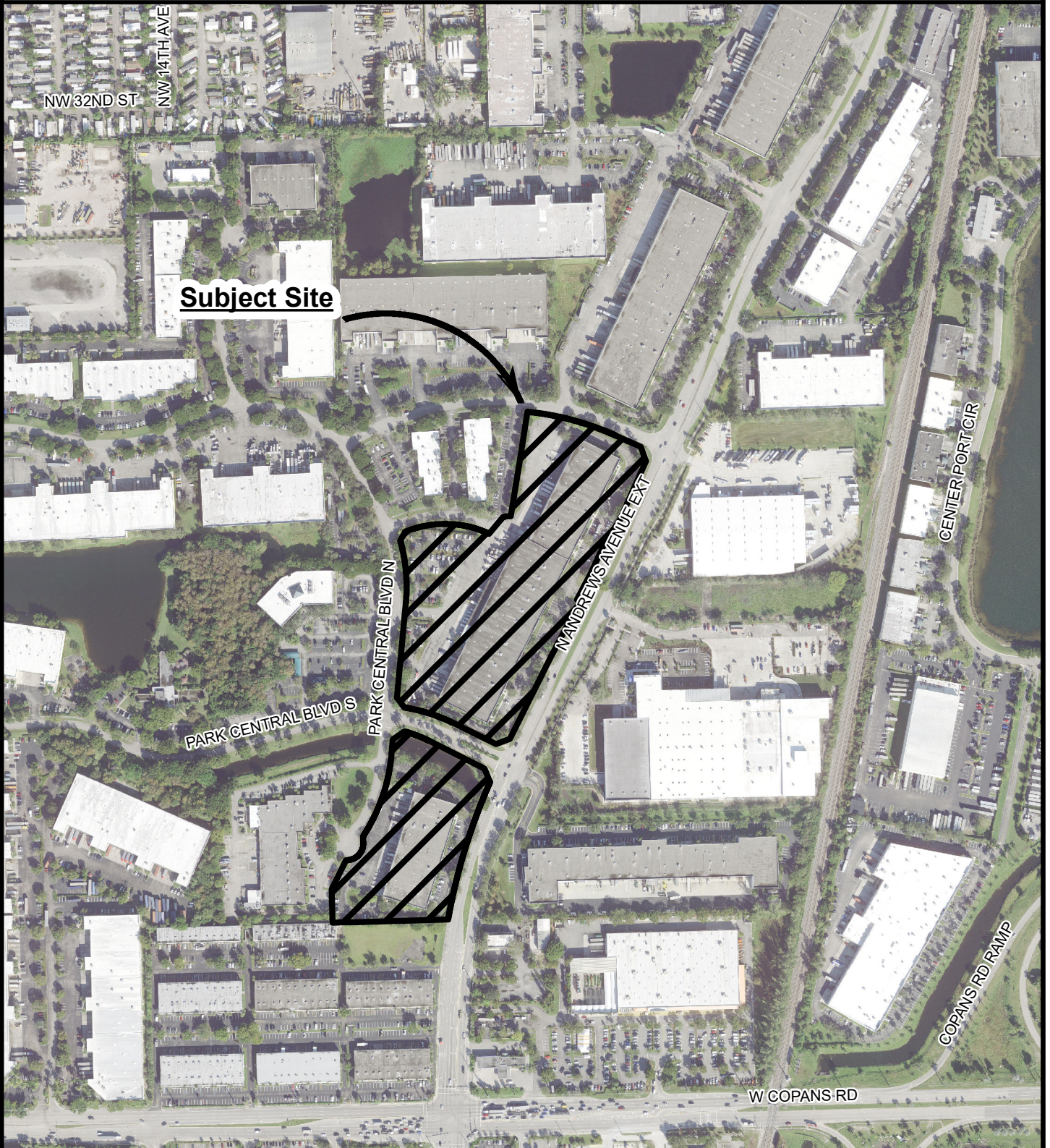
Subject Property:
1700-1736 & 100-140 Park Central
Boulevard
Folio Numbers:
4842 22 20 0101
4842 22 21 0010



1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

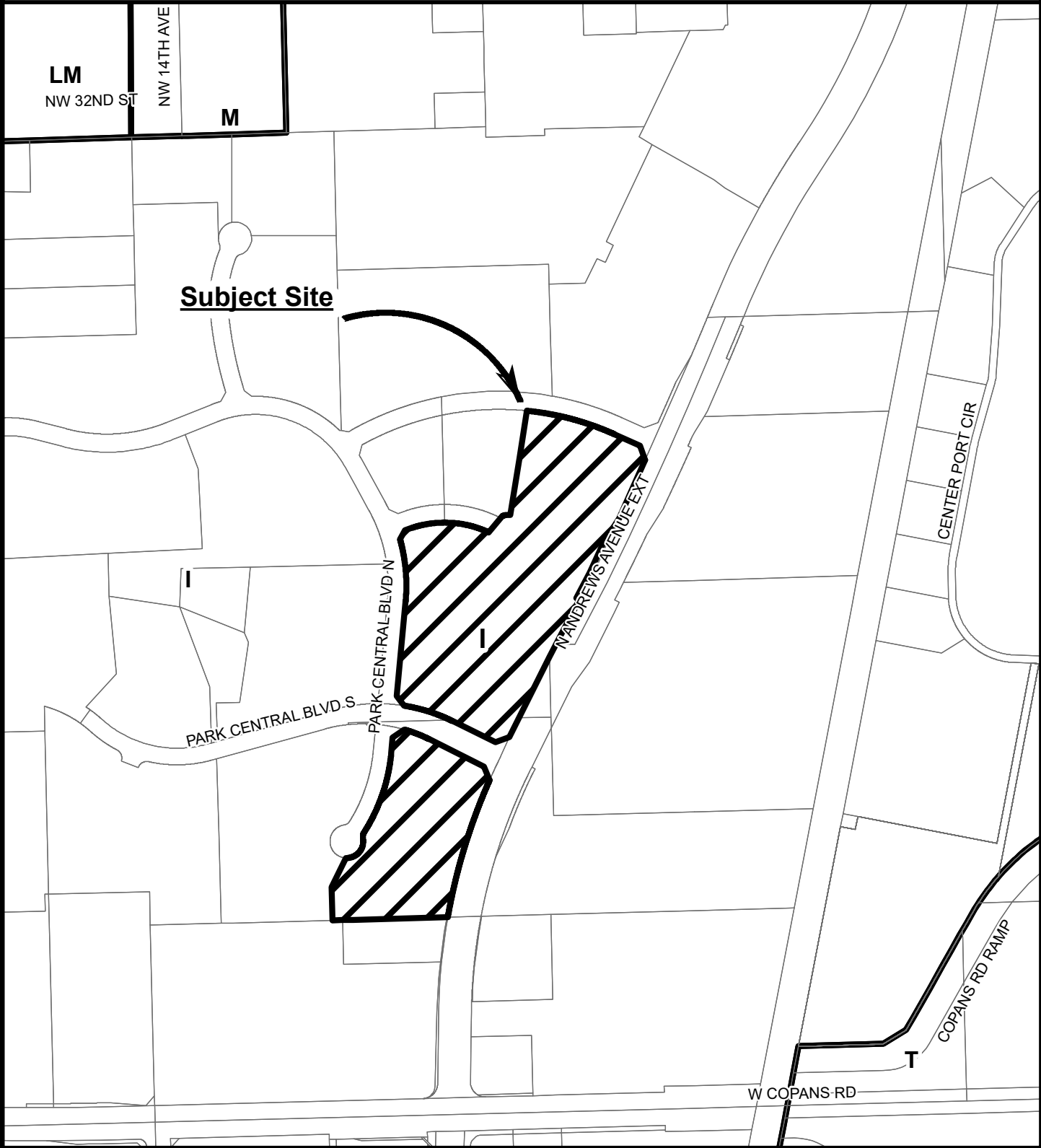
CITY OF POMPANO BEACH AERIAL MAP



1 in = 458 ft

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DEVELOPMENT SERVICES

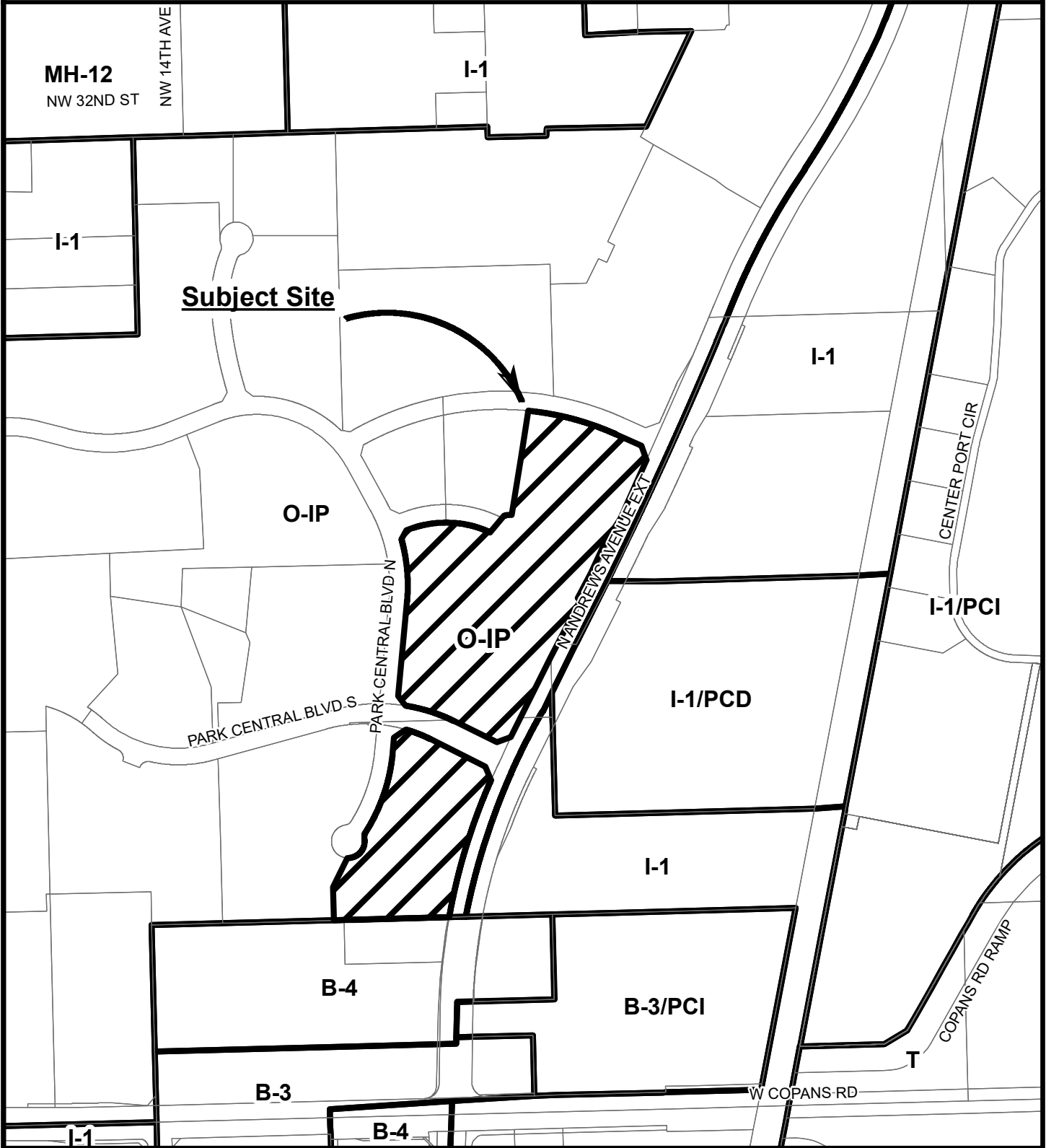
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 458 ft

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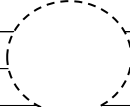
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 458 ft

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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