



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

Draft Minutes

Wednesday, October 12, 2022

6:00 PM

(00:07)

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(39:42)

2. [LN-320](#) PARK CENTRAL BLVD REZONING

Request:	Rezoning from Office-Industrial Park (O-IP) to General Industrial (I-1)
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)
Agent:	Richard Coker
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Planner, introduced herself to the Board and stated the applicant 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 multitenant, 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.

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.

Given the information provided to the Board, staff provides the following 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.

Ms. Barszewski stated that staff recommends Alternative Motion I.

Ms. Coleman asked about the change of setback and screening requirements. Daniel Keester-O'Mills, Planner, replied it is a combination of landscaping and screening.

Ms. Kovac asked about the outdoor storage surface. Mr. Keester-O'Mills said it will be a solid bonded surface.

Richard Coker introduced himself to the Board on behalf of the applicant. He reviewed the Park Central Project and the original zoning. He displayed site aerials and reviewed the proposed outdoor storage location.

Ms. Kovac asked how they plan to ensure the outdoor storage area does not rise above the screening area. Mr. Coker responded that is a code enforcement issue.

Mr. Stacer which other buildings are owned by Duke. Mr. Coker replied he is not certain but noted that Duke purchased most of the Park Central DRI from the original developer.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

(1:04:28)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria, subject to the conditions provided by staff under Alternative Motion I. All voted in favor. The motion was approved.