



August 18, 2022

City of Pompano Beach
Planning and Zoning Department
100W. Atlantic Blvd.
Pompano Beach, FL

RE: Local Land Use Plan Amendment
31st Avenue Industrial

Dear City of Pompano Beach,

The subject property is located approximately 600 feet south of Dr. Martin Luther King Blvd./ Turnpike Interchange on the west side of NW 31st Avenue. The property is 5.76 gross acres and is comprised of three parcels. The southern parcel is platted as Motel 6 (112/27) and is currently a Motel. The other two parcels are north of the hotel parcel fronting on NW 31st Avenue and are vacant and unplatted. There is a 60 feet ingress/egress easement on the northern boundary (NW 33rd Drive). Property immediately to the north is another motel with gas station at the intersection. To the south of the parcel is a truck stop/gas station and warehouses.

The property is zoned B-3 with property to the south, east and west zoned B-4. The Land Use is Commercial with the exception of an adjacent parcel to the northwest zoned Industrial. The Florida Department of Transportation has acquired property to the west for future interchange improvements.

Areas surrounding interchanges are natural locations for Industrial Land Use and provide the opportunity for new business due to the regional transportation access. Amending the land use provides the opportunity for the site to be developed as transportation oriented uses. The area will experience further transportation oriented redevelopment with the future interchange improvements which this amendment provides with limited available sites. This site has available services to support development.

The site in addition to Land Use Amendment will require platting, rezoning and site plan approval as part of the approval process.

Sincerely,

 Digitally signed by James Kahn
DN: C=US,
E=jkahn@keithteam.co,
O=KEITH, CN=James Kahn
Date: 2022.08.18
10:22:19-04'00'

James Kahn, AICP

Attachment: LUPA

www.KEITHteam.com

PZ22-9200004
9/21/2022