

Ms. King asked if anything can be done in writing to ensure that proper time is given to the tenants. Mr. Mele agreed they can provide this in writing, to allow proper time for the tenants.

Ms. Edge asked if any review or assessment was done regarding economic development, related to the balance of commercial to industrial. Ms. Dolan responded the assessment is done in context and not citywide. She added that the city did do an assessment of how much retail is in Pompano compared to the national average as a result of the objective to encouraged mixed use redevelopment of our commercial corridors. She stated the results showed 116 sq. ft. per capita which is 5 times the national average. She added Europe has 4.5 sq. ft. per capita, since they were built pre-car. Ms. Edge asked if the same assessment was done for industrial use. Ms. Dolan responded industrial is not evaluated on a per capita basis. Pompano Beach is the heart of the industrial sector in the county. Industrial is an economic base activity and isn't intended to only serve local residents so there's no per capita standard for industrial uses. Ms. Kovac closed the public hearing.

(54:00)

MOTION by Carla Coleman and seconded by Tundra King that the Board find that competent, substantial evidence has been presented for the Land Use Plan Amendment that is consistent with the Comprehensive Plan, and that approval is recommended in accordance with Alternative Motion 1. All voted in favor, with the exception of Marianne Edge, who voted no.

(54:58)

4. [LN-250](#)

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)

Ms. Dolan introduced herself to the Board. She stated that staff has been legally advised to present the item separately, though the applicant can incorporate the previous presentation for this item. She showed the same aerial. She reviewed the criteria for rezoning, and mentioned that when land use and rezoning applications are presented, the land use is done first to meet consistency criteria for rezoning. She stated this would be done at all meetings. She reviewed the context zoning map and reviewed the goals, objectives, and policies of the Comprehensive Plan that apply. She again mentioned the traffic study being completed and stated staff feels comfortable because FDOT will also be reviewing the study as both roads are within their jurisdiction. She reviewed the project schedule and stated the rezoning would become effective when the Land Use Plan is recertified. 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:

- 1) 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.

- 2) Alternative Motion II Table this application for additional information, such as the results of the traffic study, as requested by the Board.
- 3) 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 I. Ms. Dolan asked that the applicant's presentation for the previous item be incorporated in this item by reference.

Ms. Kovak asked if the Board had any questions of staff. There were none. She asked if the applicant had anything to add. Mr. Mele responded there was nothing. Ms. Kovac asked if anyone from the public wished to speak on this item. Ms. Kovac closed the public hearing.

(58:21)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the rezoning that is consistent with the proposed future land use designation and review criteria, and that approval is recommended in accordance with Alternative Motion 1. All voted in favor, with the exception of Marianne Edge, who voted no.