

This item was postponed to the June 2022 Planning & Zoning Board meeting.
(21:36)

3. [LN-248](#) IDI LOGISTICS LUPA

Request: Local-Only Land Use Plan Amendment
P&Z# 22-92000001
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. Jean Dolan, Principal Planner, introduced herself to the Board and stated that this is both a Land Use Plan Amendment as well as a text amendment. She showed the project aerial. The property and surrounding is industrial. The applicant is requesting to change the land use to industrial. She stated that the county land fill and the City of Deerfield Beach are both to the north. When you go from commercial to industrial, there is always a decrease in entitlements resulting primarily from a decrease in building height. The Broward County land use plan has the site designated “Commerce” which allows both commercial and industrial land uses so this change on the City’s land use map does not require a Broward County land use plan amendment. The current entitlements per the city’s commercial intensity standards allow for 7,135,120 sq. ft. of commercial land use, whereas the applicant is only requesting 773,000 sq. ft of industrial use. All impacts on public facilities, therefore, are reduced. She went through the goals, objectives and policies in the Comprehensive Plan that are supported by the request. She stated that the process is not as long as what the Board has seen in the past, where the county land use plan is also being amended. This change may become effective by the end of the summer. Staff has the following recommended motions for the Board:

- 1) Motion to recommend approval of the proposed IDI Logistics Future Land Use Map Amendment as the Board finds the proposed map change compatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan and note that the project will be ready for review by City Commission after completion of the traffic study associated with the concurrent rezoning package.
- 2) Motion to table the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public including and not limited to the results of the detailed traffic study being completed as part of the concurrent rezoning application.
- 3) Motion to recommend denial of the proposed Future Land Use Map Amendment as the Board finds it to be incompatible with the Goals, Objectives and Policies in the Comprehensive Plan.

Staff recommends Alternative Motion 1.

Ms. Dolan stated they may conclude the traffic study by second reading, and FDOT is also reviewing the traffic study. Ms. Dolan stated the applicant requested to present for both items at once, though staff will be

presenting each item separately for the record.

Ms. Kovac asked if the Board had any questions of staff. There were none.

Mr. Dennis Mele (200 East Broward Boulevard, Fort Lauderdale) introduced himself to the Board on behalf of the applicant. He requested to present both items at once. He provided the Board with a project aerial. He reviewed the context. The parcel is currently zoned B-3. He explained that the I-1/PCI lot to the south is a lake. He showed the conceptual site plan. He stated they are building even less than what they are requesting in the land use plan amendment. He reviewed the economic benefits of the request, which includes a higher assessed value for the property and an increase in municipal tax revenue. He stated they presented to the Economic Development Council last month, and the request was supported unanimously. There are 4 other IDI development in Pompano Beach. Mr. Mele showed these locations in a map and reviewed each. He concluded stating that they are requesting both a Land Use Plan Amendment as well as a rezoning for the property.

Ms. Kovac asked if the Board had any questions for the applicant. There were none. Ms. Kovac asked if they would be constructing two buildings. Mr. Mele responded yes. The FDOT has already reviewed the access points and they are confident there will be no issues as the traffic impact is reduced. He added that they would also need to do a plat note amendment.

Ms. Kovac asked if the RaceTrac gas station will remain in the corner. Mr. Mele responded yes; this is not part of the project.

Ms. Aycock asked what the intended use will be. Mr. Mele responded this will be a typical warehousing distribution facility. Ms. Aycock asked how the job projections are calculated. Mr. Mele responded looking at the building area and the tenants. IDI finds these projections very accurate based on the buildings they have done of this type. Ms. Aycock asked if care can be taken with the architecture and design of the building, as well as selecting local workforce for the construction of the project. Mr. Mele responded yes; meetings are already underway in preparation of this.

Ms. Edge asked what the total acreage of the site was. Mr. Mele responded net is 23.8 and gross is 27.3.

Ms. Kovac asked if 2 separate motions will be required. Mr. Saunders responded yes, one for the land use and one for the rezoning.

Ms. Kovac asked if anyone from the public wished to speak on the item.

Ms. Theresa Tramintano (2900 W Sample Road) introduced herself to the Board. She stated she is tenant FC-180 inside the food court, and has been there for about 10 years. She stated they heard about this on the paper and were not told about this project. She voiced her disappointment in not being told what was happening. She stated this is unfair and cannot even sell her lease. She stated while jobs are being created, lots more are being lost.

Mr. Mele stated they are not the current owners of the property; they are the buyers. The seller mentioned there are several vacancies and the use is no longer a viable financial enterprise for the owner. There is a trend showing retail is down and industrial is up. He mentioned this is happening in Opa-Locka as well.

Ms. Coleman thanked Ms. Tramintano for voicing her opinions. She mentioned this is not public property and not up to the city to control. She mentioned she is saddened to hear that the owners are not giving proper notice to the current tenants.

Ms. King asked Mr. Mele if he can speak on any noticing the owner has given the tenants. Mr. Mele responded he is not aware of what, or if any, noticing was done by the current owners. He stated once purchased, the tenants can stay until the project commences. There are several administrative approvals they need before anything starts.

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.