



Staff Report

File #: LN-131

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: MAY 26, 2021

POMPANO REALTY USA TEXT AMENDMENT

Request: Text Amendment
P&Z# 21-81000002
Owner: Pompano Realty USA, LLC
Project Location: 277 S. Pompano Parkway
Folio Number: 494204370050
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5
Agent: Nick Limner (954-415-5560)
Project Planner: Lauren Gratzler (954-545-7792 / lauren.gratzler@copbfl.com)

Summary:

The Applicant, Nick Limner, is requesting to amend the zoning districts where a “Laundromat,” is permitted to include the B-2 zoning district. Concurrently, the Consolidated Use Table of the City’s Zoning Code (also known as Appendix A) will be updated to reflect the use as permitted in the B-2 zoning district.

The Applicant is representing Pompano Realty USA, LLC.

CODE AMENDMENT, AS SUBMITTED BY THE APPLICANT

155.4221. COMMERCIAL: RETAIL SALES AND SERVICE USES - PERSONAL SERVICES

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H. Laundromat

1. Districts Where Permitted

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4
													P	P	P

M-1	CR	I1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
P					P							P	P	P	P	P

2. Definition

A laundromat is a facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																USE-SPECIFIC STANDARDS																									
		RESIDENTIAL DISTRICTS				COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS																								
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1									
PRINCIPAL USES																																											
COMMERCIAL USES																																											
Retail Sales and Service Uses - Personal Services	Bank or financial institution									S	S	S		P	P	P	P																					155.4221.C					
	Check cashing or payday loan store													S	S	P	P																						155.4221.M				
	Crematory																																							155.4221.D			
	Dry cleaning or laundry drop-off establishment													P	P	P	P	P																						155.4221.E			
	Fortune-telling establishment																																								155.4221.F		
	Funeral home or mortuary																																								155.4221.G		
	Laundromat																																									155.4221.H	
	Lawn care, pool, or pest control service																																									155.4221.I	
	Personal and household goods repair establishment														P	P	P	P																								155.4221.J	
	Personal services establishment														P	P	P	P																									155.4221.K
Tattoo or body piercing establishment																																											155.4221.L

P Proposed Text Amendment Modification to Appendix A, Laundromat as a permitted use in the B-2 Zoning District

STAFF ANALYSIS

The Zoning Code currently permits by right a Laundromat in B-3 (General Business), B-4 (Heavy Business), and M-1 (Marine Business). Similar uses such as “Dry-Cleaning or Laundry Drop-Off Establishments” are currently permitted in the B-2 zoning districts. Permitting laundromats in the B-2 zoning district will be consistent with other uses permitted in this district. Additionally, laundromats are a compatible use to be located adjacent to residential areas. A map of the city’s zoning districts, highlighting the B-2 zoning districts, illustrates that areas zoned “B-2 - Community Business,” are generally between commercial and residential zoning districts.

Staff does not object to the text amendment as presented.

CODE AMENDMENT REVIEW STANDARDS

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

155.2402. TEXT AMENDMENT

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C. Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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 text amendment to the City Commission for their consideration.

Alternative Motion II

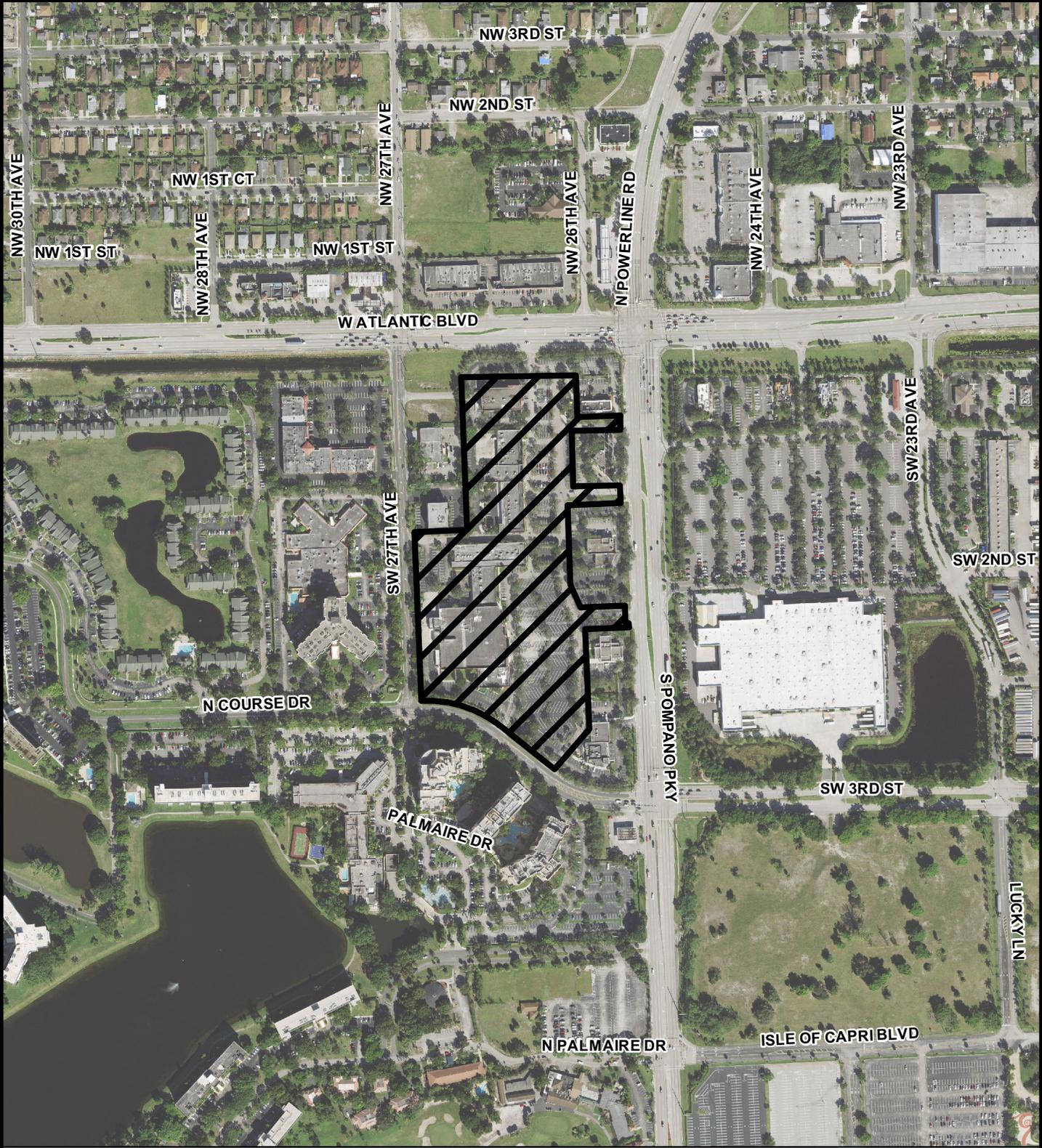
Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.

Staff recommends alternative motion #1.

CITY OF POMPANO BEACH AERIAL MAP

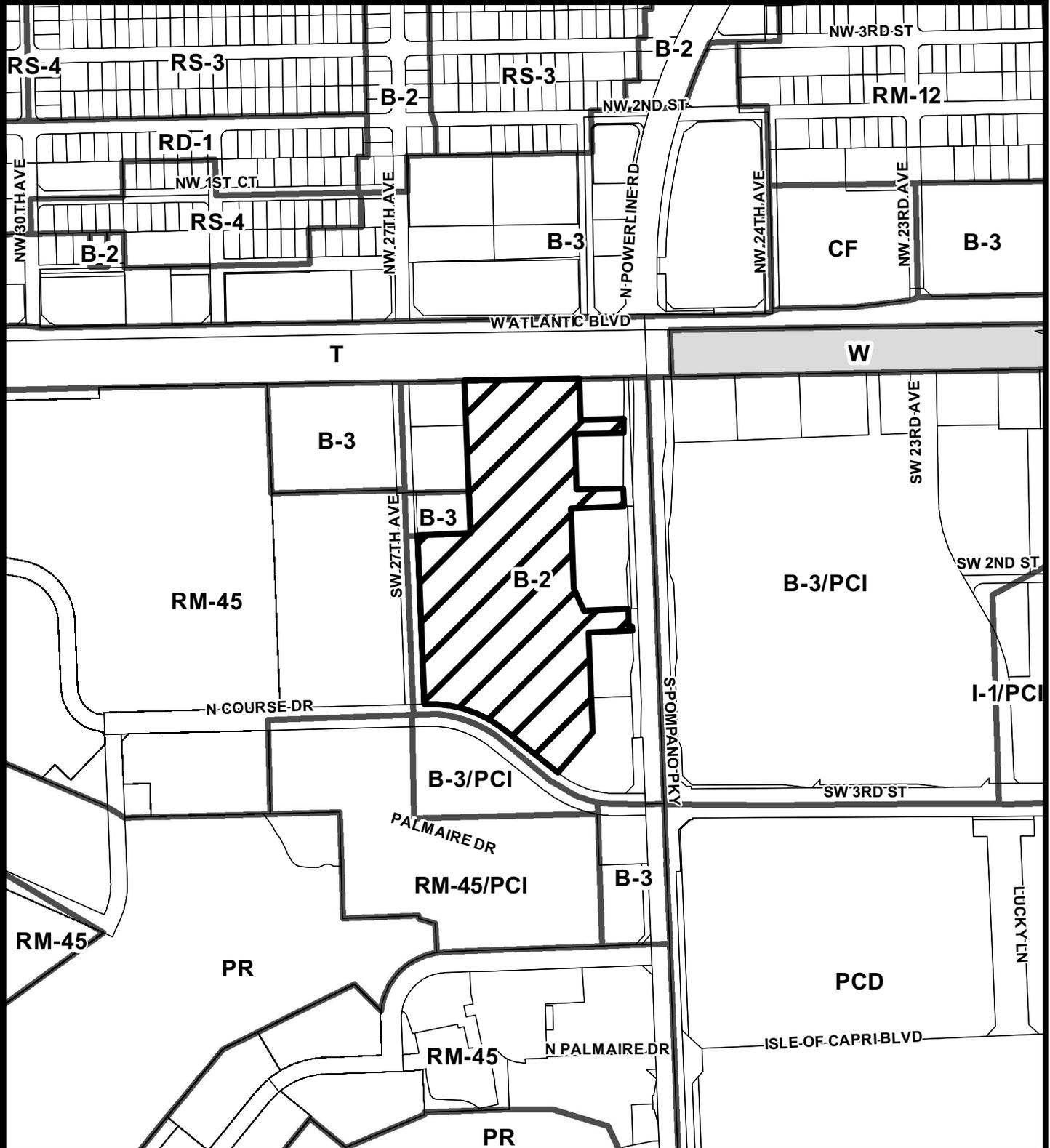


1 in = 500 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES
P&Z

PZ21-8100002
5/26/21

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



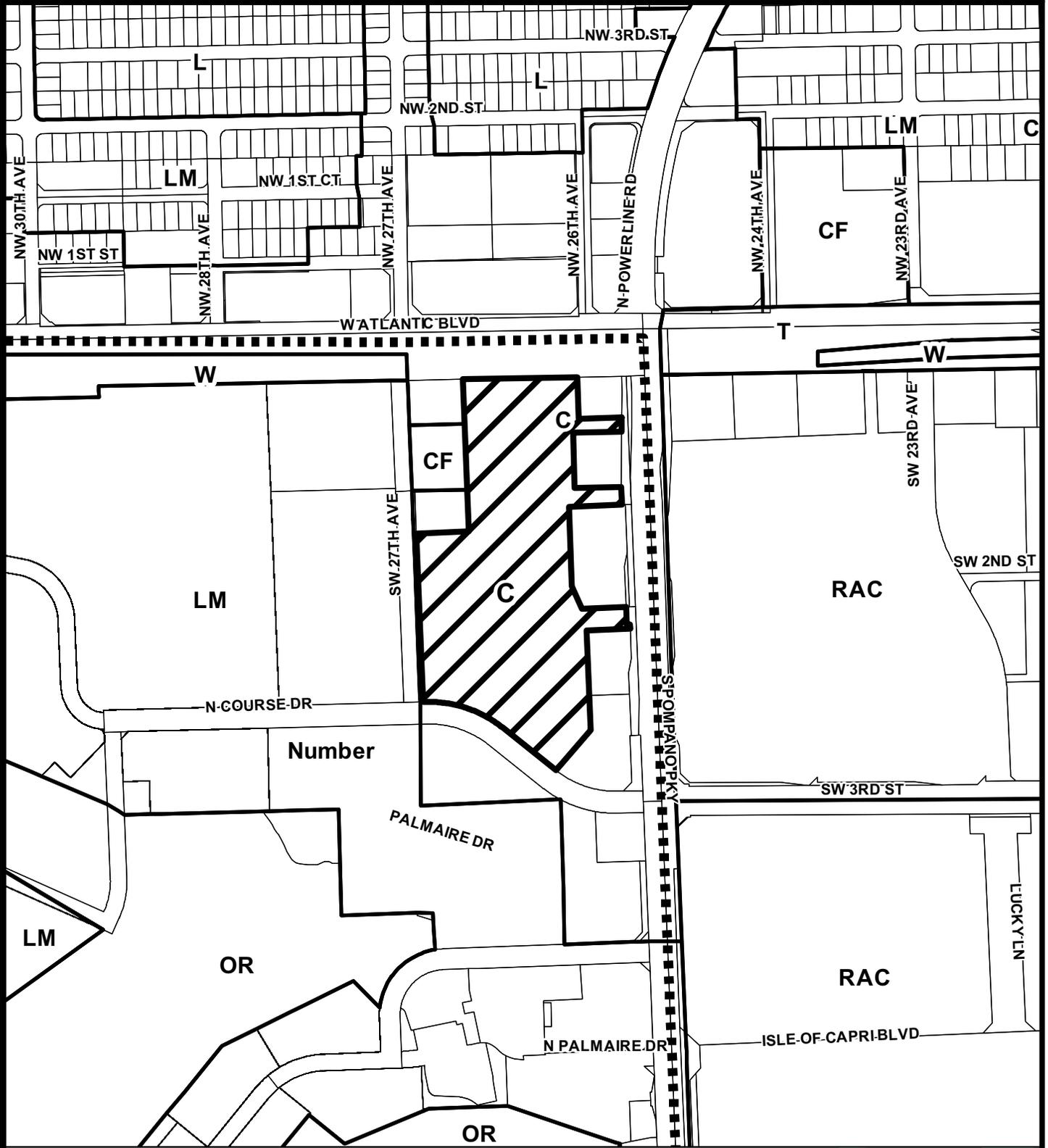
1 in = 500 ft

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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 500 ft

5/12/2021

McCPa.m

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