




ADMINISTRATIVE MEMORANDUM NO. 20-49

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services   
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services   
**FROM:** Maggie Barszewski, AICP, Planner   
**SUBJECT:** Festival Industrial Rezoning Request  
Rezoning Request P&Z #19-13000011/ February 26, 2020 P&Z Meeting  
**DATE:** February 6, 2020

## APPLICANT'S REQUEST

Chris Collins, P.E., on behalf of Festival Real Estate, LLC, is requesting to rezone the subject property from General Industrial Planned Industrial Overlay (I-1/PCI) to General Industrial (I-1) in order to remove the master plan requirements from the property. The subject property includes 10.23 acres. This rezoning request was reviewed by the Development Review Committee (DRC) on December 18, 2019.

This property is located on the northwest corner of NW 33<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue. The future land use designation for the property is Industrial.

## SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING) REVIEW STANDARDS

In determining whether to adopt or deny a proposed Zoning Map Amendment, the City shall weigh the relevance of information submitted by the applicant and consider the extent to which the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan. Accordingly, the review criteria for a Site Specific Rezoning Application is as follows:

### *Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards*

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
  - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

### **A. The following policies of the City's Comprehensive Plan Land Use Element have been identified as pertinent to this rezoning:**

**Policy 01.03.11** Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

**Policy 01.03.12** The following criteria may be used in evaluating rezoning requests:

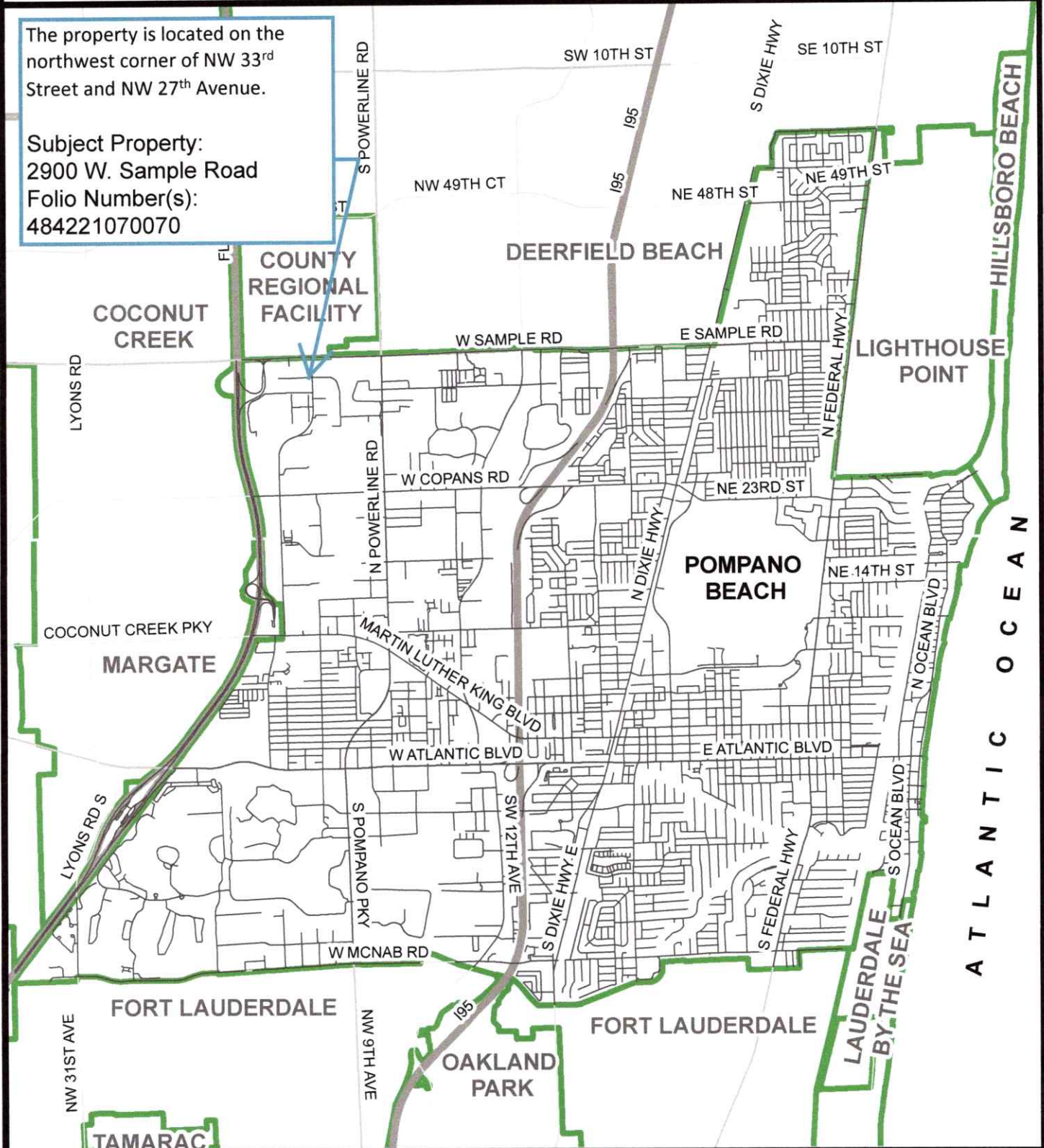
1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located on the northwest corner of NW 33<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue.

Subject Property:  
2900 W. Sample Road  
Folio Number(s):  
484221070070



1 in = 1 miles

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DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP

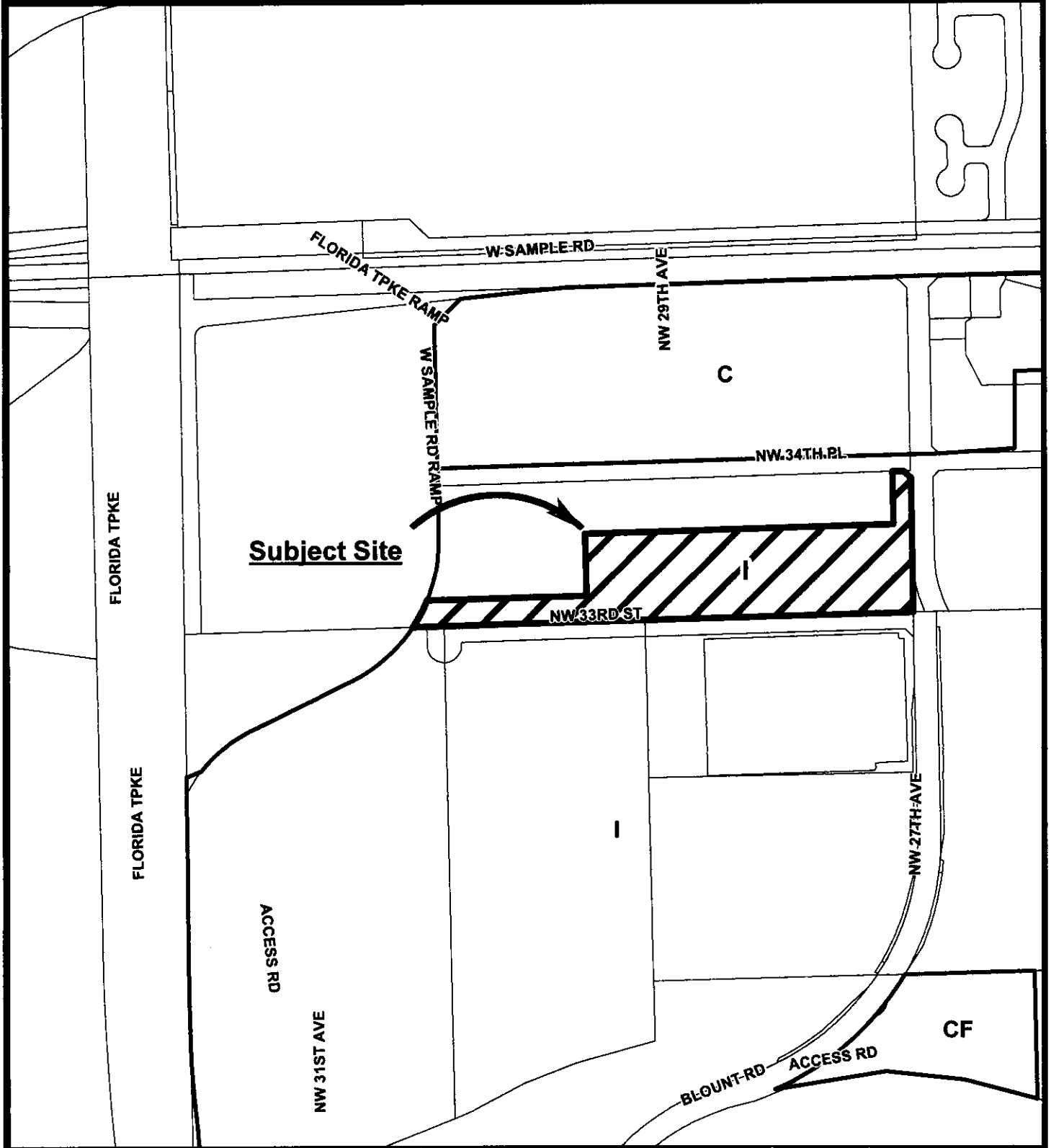


1 in = 500 ft

3

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DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



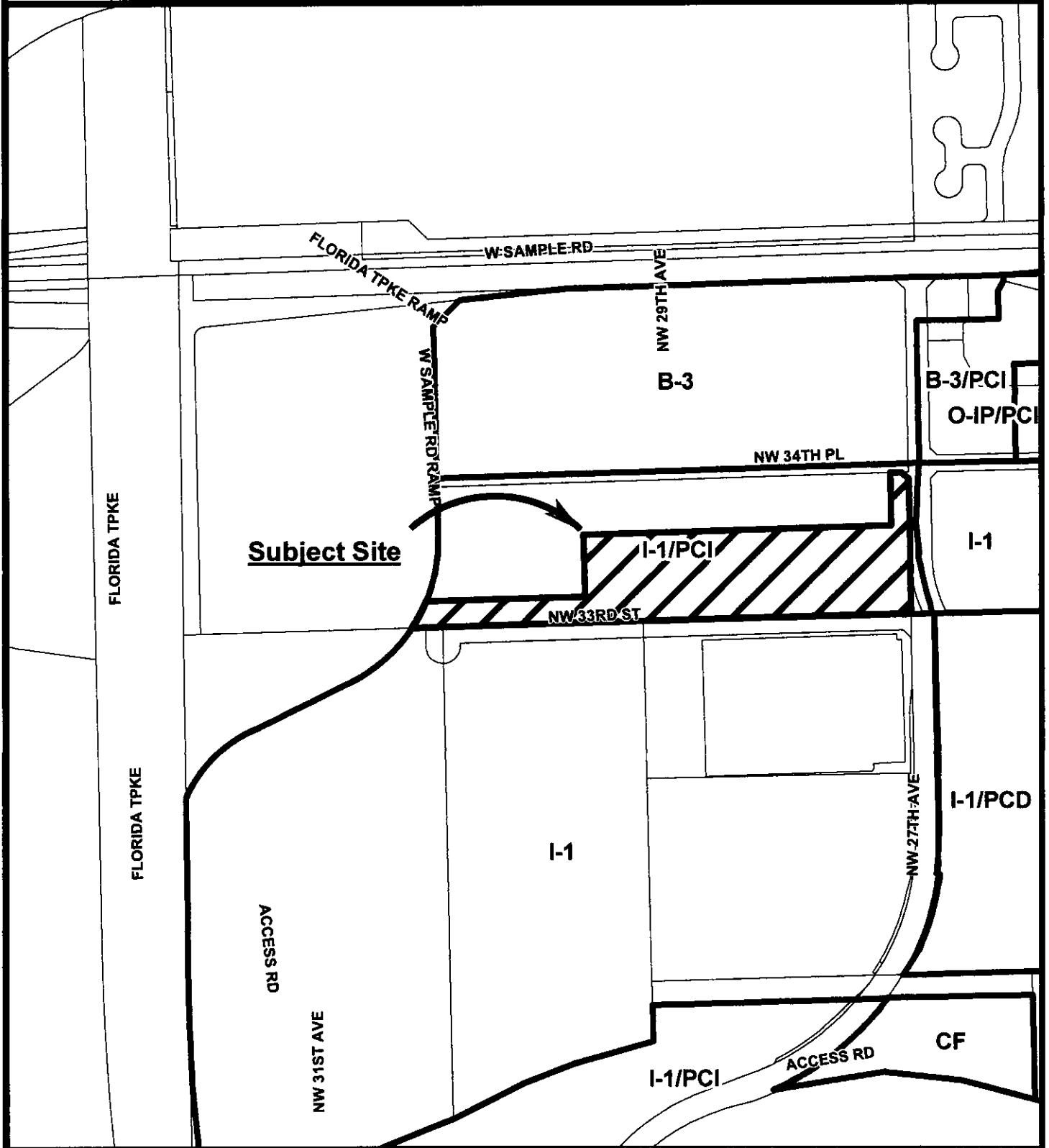
1 in = 500 ft

4

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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

5

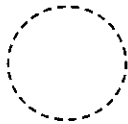
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# LEGEND

## FOR LAND USE PLAN

Symbol      Classification Units/ Acre

	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
C	Commercial
CR	Commercial Recreation
*	I Industrial
T	Transportation
U	Utilities
CF	Community Facilities
OR	Recreation & Open Space
W	Water
RAC	Regional Activity Center
	Boundaries
	City of Pompano Beach
	13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

## FOR ZONING MAP

Symbol      District

RS-1	One-Family Residence
RS-2	One-Family Residence
RS-3	One-Family Residence
RS-4	One-Family Residence
RD-1	Two- Family Residence
RM-12	Multi-Family Residence
RM-20	Multi-Family Residence
RM-30	Multi-Family Residence
RM-45	Multi-Family Residence
RM-45/HR	Overlay
RPUD	Residential Planned Unit Dev.
AOD	Atlantic Boulevard Overlay District
MH-12	Mobile Home Park
B-1	Limited Business
B-2	Neighborhood Business
B-3	General Business
B-4	Heavy Business
RO	Residence Office
M-1	Marina Business
M-2	Marina Industrial
I-1	General Industrial
I-1X	Special Industrial
O-IP	Office Industrial Park
BP	Business Parking
BSC	Planned Shopping Center
*	PCI Planned Commercial / Industrial Overlay
PR	Parks & Recreation
CR	Commerical Recreation
CF	Community Facilities
T	Transportation
PU	Public Utility

* Existing
> Proposed

**B. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:**

1. The rezoning was reviewed by the DRC on December 18, 2019.
2. The property is located on the northwest corner of NW 33<sup>rd</sup> Street and NW 27<sup>th</sup> Avenue.
3. The subject property to be rezoned is approximately 10.23 acres.
4. The property is platted.
5. The existing zoning and uses of adjacent properties are as follows:

Direction	Zoning/ Land Use Designation	Use
North	I-1/I & B-3/C	water retention pond / retail
East	O-IP/I	industrial office buildings
South	I-1/I	Florida Gas transmission facility / vacant land / industrial office buildings
West	I-1/I & Coconut Creek Transportation Zoning & Land Use	water retention pond / FL Turnpike

6. The Land Use Designation is Industrial (I).

**C. Analysis**

In the review criteria it states that the applicant must provide competent substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

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 compatibility with adjacent properties. The Table shown above shows that the surrounding existing uses are either industrial uses or commercial property. The surrounding properties are all zoned General Industrial, except the adjacent property to the north is Commercial. This rezoning is compatible with adjacent properties.

There is a reasonable basis to support this request for rezoning since it is compatible with the surrounding existing zoning and uses.

**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 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.

Staff recommends alternative motion number I.