

October 3, 2022

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd
Pompano Beach, FL 33060

RE: Rezoning Application
1201 NW 31st Avenue

Dear City of Pompano Beach,

The applicant owns the two story motel (Travel Lodge) on the west side of NW 31st Avenue south of the entrance to the Florida Turnpike on Dr. Martin Luther King Jr. Blvd. The property is 5.19 net acres and approximately 5.76 gross acres. The site consists of three parcels. One of the parcels is platted as Motel 6 (112/27) and the other two parcels are vacant and unplatted. The property has a frontage on NW 31st Avenue of approximately 374 feet. The existing two story motel is 33,363 square feet with associated parking and amenities. The folio numbers of the site are: 4842 33 28 0010, 4842 33 00 0323 and 4842 33 00 0328. There is a ingress/egress easement recorded on the north side of the site (NW 33 Drive) to provide access to the cellular tower and parcels to the west adjacent to the site.

Concurrent with this application is a Local Land Use Plan Application to change the land use from Commercial to Industrial. The site has two zoning designations; front portion (major portion) is B-3 (General Business) and a small area in the rear is zoned B-4 (Heavy Business). The existing zoning to the west, south and east and a portion to the north is B-4, with balance to the north B-3 (see attached exhibit). The request is to change the zoning to I-1 (General Industrial).

The area will be undergoing transformation in the coming years with FDOT plans to improve the interchange. As a result, transportation oriented businesses will be seeking the area and redevelopment will occur with limited properties available. The vacant property and the motel are prime properties for future transportation oriented business and I-1 zoning. There are existing warehouses and truck top adjacent and this site which make the property compatible. Services are available and new development will increase employment opportunities in the area.

Development of the site will also require a Local Land Use Plan Amendment, site plan and platting.

The site is will be consistent with the Future Land Use Category and applicable goals, objectives and policies of the comprehensive plan. A few of the major GOPs are;

GOAL 01.00.00

The attainment of a living environment which provides the maximum physical, economic and social wellbeing for the city and its residents through the thoughtful and planned use and control of the natural and man-made environments the discourages urban sprawl, is and Associates energy efficient and reduces greenhouse gas emissions.

POLICY 01.01.02

Review all proposals for development or redevelopment and base approval of same on the continued maintenance of all adopted Level of Service Standards.

POLICY 01.03.11

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

POLICY 01.03.13

Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroad, and seaports.

POLICY 01.16.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural man-made resources.

Respectfully,

James Kahn, AICP

