

DEVELOPMENT REVIEW COMMITTEE

DRC Meeting Scheduled for
December 6th, 2017, 9:00 a.m.
P&Z # 17-13000007



The undersigned has reviewed and evaluated the **REZONING APPLICATION** submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements. Below are my comments and/or recommendations:

P&Z # 17-13000007

Project name: Pompano Imports

Project location: 140 NW 16 Street

Request: The applicant is requesting REZONING approval of the property located at 140 NW 16 Street from B-2 (Community Business District) to B-4 (Heavy Business District).

Agent: Dennis D. Mele (954) 491-1120

Project Planner: Maggie Barszewski (954) 786-7921

Commission District: 4

CRA

Plan Reviewer: Max Wemyss max@rma.us.com

Status: Review Complete Resubmittal Required

Comments

11.29.17

This project is within the NW CRA on the Dixie edge within the Kendall Green Neighborhood. This rezoning from B-2 to B-4 does not appear compatible with the adjacent zoning categories, especially the RD-1 to the south. While the proposed use may appear compatible with the existing condition of the adjacent properties, this approach to rezoning is not consistent with the City's Transformation Plan or long range planning practices.

Additionally, the CRA Redevelopment Plan specifically sites the present number of auto-oriented uses within the Dixie Highway edge as a problem, impacting the growth and stabilization of the neighborhoods. Adding to this problem would conflict the CRA Redevelopment Plan. Therefore, the CRA cannot support this request for a rezoning.