

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-268

DATE: July 12, 2017

TO: Planning and Zoning Board

VIA: David Recor, Acting Development Services Director
Jennifer Gomez, Assistant Development Services Director

FROM: Maggie Barszewski, AICP, Planner *MB*

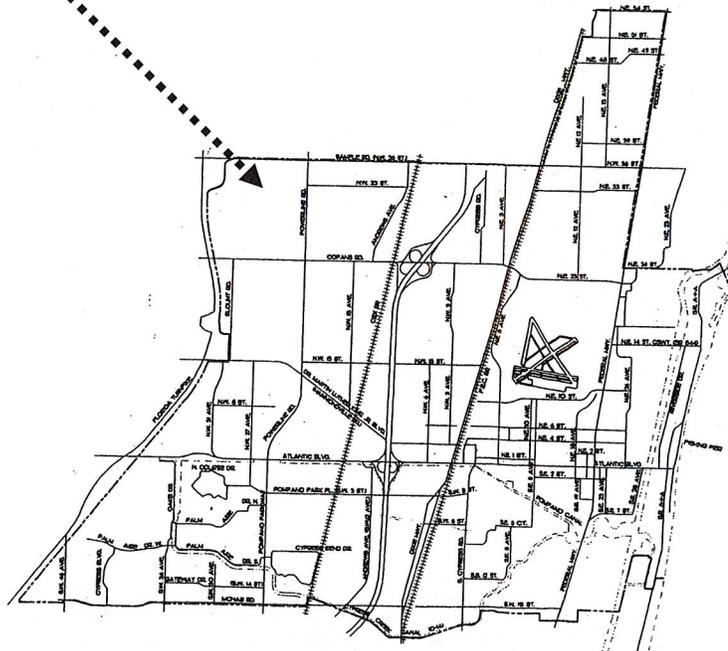
RE: Exit 69 Rezoning
July 26, 2017 meeting

P&Z # 16-13000002

Request

The applicant is requesting to rezone the subject property from I-1/PCI (Planned Commercial/Industrial Overlay) to I-1 (General Industrial). This property is an 8.994-net acre site and the address is 3420-3456 NW 27 Avenue. The parcel currently has two existing one-story warehouse buildings totaling 19,210 sq. ft. On January 13, 1998, the City Commission approved a modification of an I-1/PCI (Planned Commercial/Industrial Overlay), see attached Ordinance No. 98-23. The intent of this PCI was to restrict the usage of the property to self-storage warehouse and parking in accordance with a Master Plan included in the Ordinance. The applicant would like to revert to the underlying I-1 zoning in order to permit other uses that are found within the underlying I-1 zoning district and better utilize the property. The subject property is partially constructed in accordance with the Master Plan for the parcel.

3420-3456
NW 27 Avenue



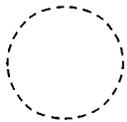
LEGEND

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

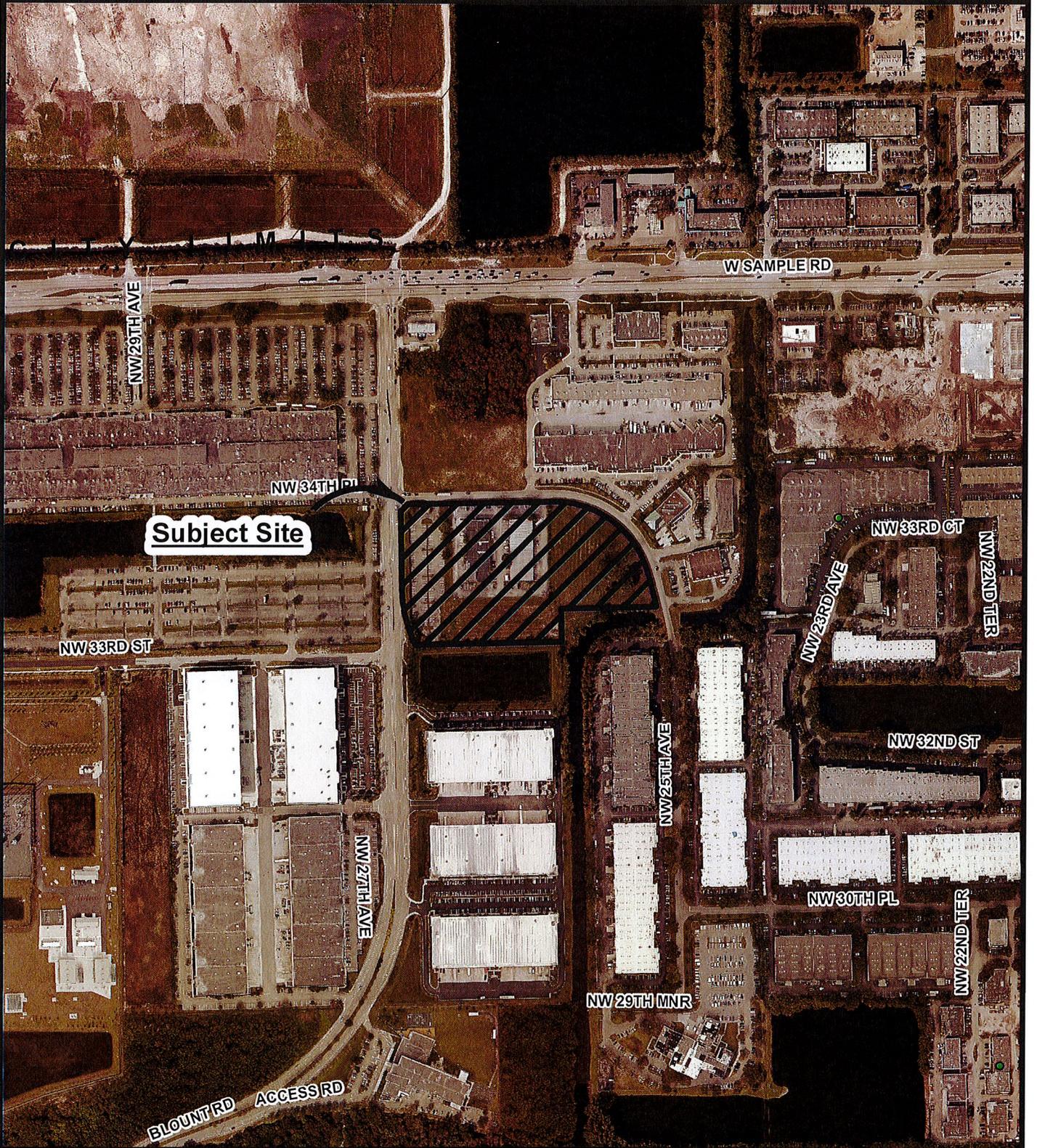
FOR ZONING MAP

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 Commercial Recreation
	CF Community Facilities
	T Transportation
	PU Public Utility

* Existing
> Proposed

CITY OF POMPANO BEACH AERIAL MAP



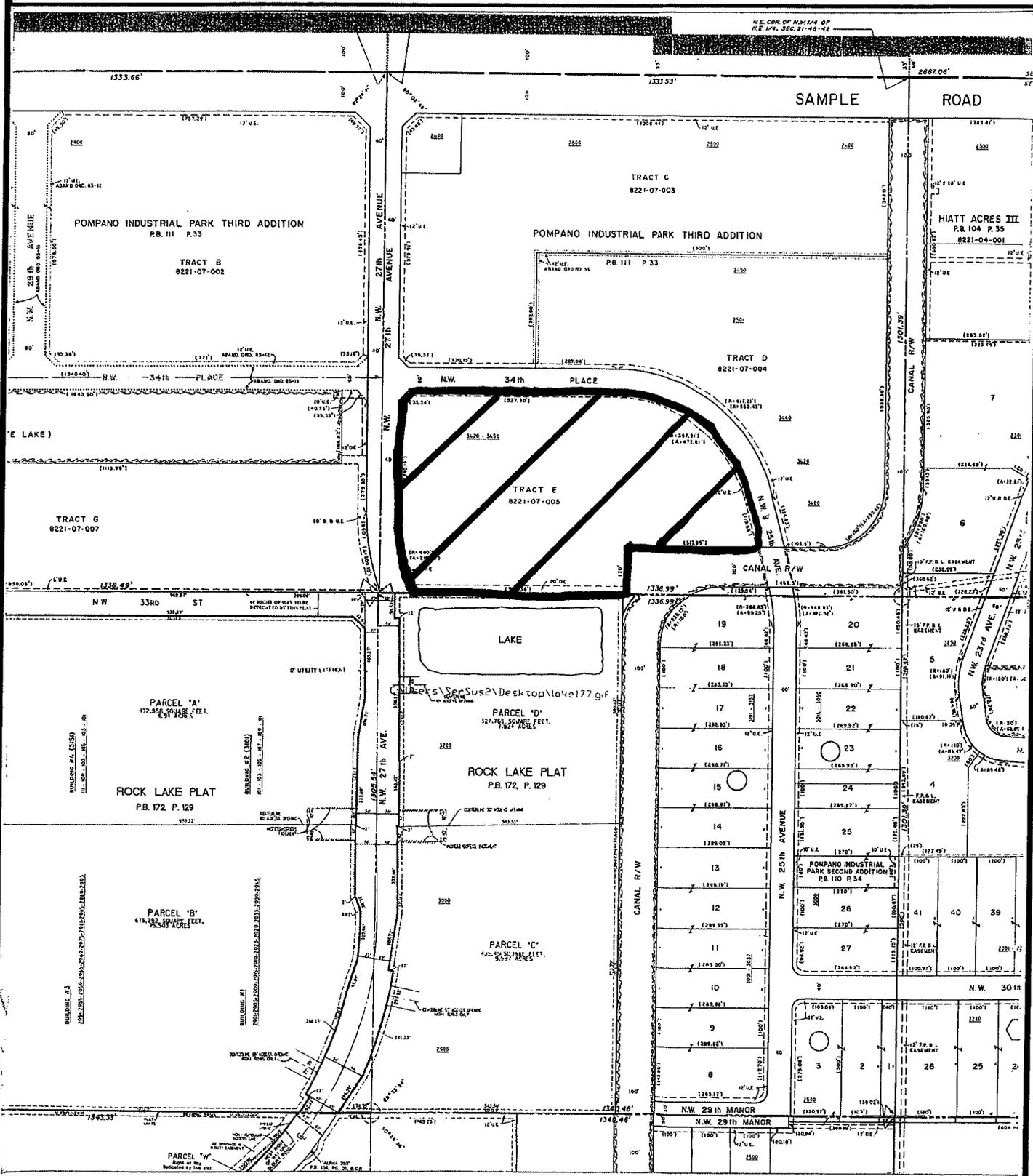
1 in = 500 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP

N.E. COR. OF N.W. 1/4 OF
S.E. 1/4, SEC. 21-48-42



SCALE: NTS

↑
NORTH

REVIEW & SUMMARY

- A. Pursuant to Section 157.31(A) [Major Review: Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled the department comments from the March 4, 2015 Development Review (DRC) meeting which are summarized below:

ENGINEERING DEPARTMENT David McGirr
4-24-17
No Comments.

PLANNING
See Zoning

FIRE DEPARTMENT Jim Galloway
This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

ZONING Maggie Barszewski
The submittal is sufficient.
The following Comprehensive Plan Policies of the Comprehensive Plan will be considered in reviewing this request:
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.

BSO Patrick Noble
Development Review Committee
Subject: CPTED and Security Strengthening
Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

Disclaimer: The services of an experienced, qualified and certified Security Crime

Prevention/ CPTED Consultant are highly recommended. This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

Note: DRC submissions require a CPTED/ Security Strengthening Narrative Folder and a separate Drawing Folder for review. All mandatory compliance condition requirements **MUST BE LISTED AND SPECIFICALLY ADDRESSED WITH DETAILS** on Narrative and Drawing plans.

UTILITIES Nathaniel Watson

1. Please note that additional comments may be forth coming contingent upon future submittals and the development review process.
2. The City of Pompano Beach Utilities Department has no comment with regard to the requested I-1/PCI to I-1 rezoning.
3. Broward County Water and Wastewater service area..

Urban Forestry

Review Complete Pending Development Order

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203.for the entire site.

CRA Max Wemyss

This project is now within the CRA. The CRA offers no comments or objections at this time.

B. Zoning Department staff submits the following factual information which is relevant to this rezoning request:

1. The rezoning was reviewed by DRC on May 3, 2017.
2. The property is located at 3420-3456 NW 27 Avenue.
3. The area to be rezoned is approximately 8.994-net acres.
4. The Zoning and uses of adjacent properties are:
North – (O-IP) – Office Ind. Park – Sample Commons Commercial Condominium &
North – (B-3/PCI) Commercial Planned Commercial/Industrial – Vacant land
South – (B-3) – Industrial Warehouses
East – (B-3) – Multi-Family Units
West – (I-1/PCI) – Festival Flea Market
5. The main access to this property is from NW 34 Place.
6. The Land Use Designation is I (Industrial).

C. The following policies of the City's Comprehensive Plan have been identified as pertinent to this rezoning:

Policies

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

D. Recommendation:

Given the information provided to the Board, as the findings of fact, staff 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 of the request from I-1/PCI (Planned Commercial/Industrial Overlay) to I-1 (General Industrial) on the subject property as the Board finds it is consistent with the policies of the Comprehensive Plan as stated herein.

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 policies of the Comprehensive Plan.

Exit 69 Rezoning

subjecting

*Rezoning
File*

ORDINANCE NO. 98- 23

**CITY OF POMPANO BEACH
Broward County, Florida**

AN ORDINANCE AMENDING CHAPTER 155.005, "ZONING DISTRICTS", OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BY REZONING A PARCEL OF PROPERTY AT THE SOUTHEAST CORNER OF N.W. 27TH AVENUE AND N.W. 34TH PLACE FROM I-1 (INDUSTRIAL) WITH A PCI (PLANNED COMMERCIAL/INDUSTRIAL) OVERLAY TO I-1 (INDUSTRIAL) WITH AN OVERLAY OF A MODIFIED PCI (PLANNED COMMERCIAL/ INDUSTRIAL) OVERLAY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to law, fourteen (14) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed ordinance and of a public hearing in the City Commission Chambers of the City of Pompano Beach, Florida; and

WHEREAS, a public hearing before the City Commission was held pursuant to the aforesaid notice, at which hearing the parties in interest and all other citizens so desiring, had an opportunity to be, and were, in fact, heard; and

WHEREAS, the City Commission of the City of Pompano Beach finds that the rezoning of the property described herein is reasonably related to the public health, safety and welfare and is in conformance with the Land Use Element of the City's Comprehensive Plan; now, therefore,

BE IT ENACTED BY THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: FINDINGS: Based upon the application materials, the information provided at the public hearing, and all other information available, the City Commission hereby finds as follows:

(a) The property subject to this Ordinance is generally located south of Sample Road and east of the Sunshine State Parkway and is more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property"); and

(b) The proposed property is suited to the application of the flexible development controls envisioned by Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, relating to mixed commercial/industrial projects with limitations; and

(c) This rezoning Ordinance has been considered with a development of regional impact which affects the subject property, the land use element of the City's Comprehensive Plan, and the proposed Master Site Plan; and

(d) The property is owned by and under the unified control of R/S Associates, a Pennsylvania limited partnership.

(e) The rezoning of the property described herein is consistent with the Comprehensive Plan; the rezoning complies with all requirements of the Zoning Code; and the rezoning is reasonably related to the public health, safety and welfare.

SECTION 2: REZONING AND APPROVAL OF MASTER SITE PLAN: Section 155.005 of Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida is amended to include therein rezoning of the property more particularly described in Exhibit "A" from a present zoning classification of I-1 (Industrial) with a PCI (Planned Commercial/

Industrial Overlay) to I-1 (Industrial) with a modified PCI (Planned Commercial/Industrial Overlay) as such zoning classification is defined in Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Florida.

Pursuant to the requirements of Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, the Master Site Plan submitted for the subject property, attached hereto and made a part hereof as Exhibit "B", is hereby adopted. All development of the property shall proceed in accordance with the Master Site Plan, as approved, and in accordance with the restrictions herein below.

SECTION 3: DEVELOPMENT RESTRICTIONS: Pursuant to the provisions of Section 155.210 of the Code of Ordinances of the City of Pompano Beach, Florida, development of the subject property shall proceed in accordance with:

- (i) the requirements of such section;
- (ii) the Master Site Plan hereby adopted;
- (iii) the underlying zoning designation for the property; and
- (iv) the following development restrictions are found to be required and to be consistent with the intent of Section 155.210:
 - a. The subject property shall be restricted to the use of self-storage warehouse and parking.
 - b. The land use element of the City's Comprehensive Plan provides that commercial and retail business uses may be permitted in an industrial land use category by the City's land use plan map so long as the total area of these uses, including hotel, motel and similar lodging, does not consume more than 20% of the industrial land designated on the future Broward County Land Use Map (Series) within a flexibility zone. The area of the land which is the subject matter of this rezoning, Exhibit "A", will be

applied to reduce the said 20% of industrial land capable of being designated for the special uses within a flexibility zone.

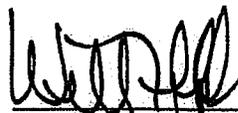
SECTION 4: That the Planning Director is hereby directed to mark the zoning provided for in this Ordinance on the Official Zoning Map of the City of Pompano Beach.

SECTION 5: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 6: This Ordinance shall become effective upon passage.

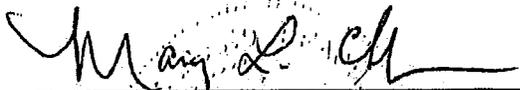
PASSED FIRST READING this 13th day of January, 1998.

PASSED SECOND READING this 27th day of January, 1998.



WILLIAM F. GRIFFIN, MAYOR

ATTEST:



MARY L. CHAMBERS, CITY CLERK

GBL:amd
1/13/98
lord\ch155\98-33a

(TYP)

*EXHIBIT
"A"*

LEGAL DESCRIPTION

TRACT "E" POMPANO INDUSTRIAL PARK THIRD ADDITION
AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER

R/S ASSOCIATE OF FLORIDA
IN CARE OF STYLEBUILT CONSTRUCTION, INC.



TRACT "E"
 INDUSTRIAL
 PARK
 ADDITION

**MASTER PLAN
 SITE DATA**

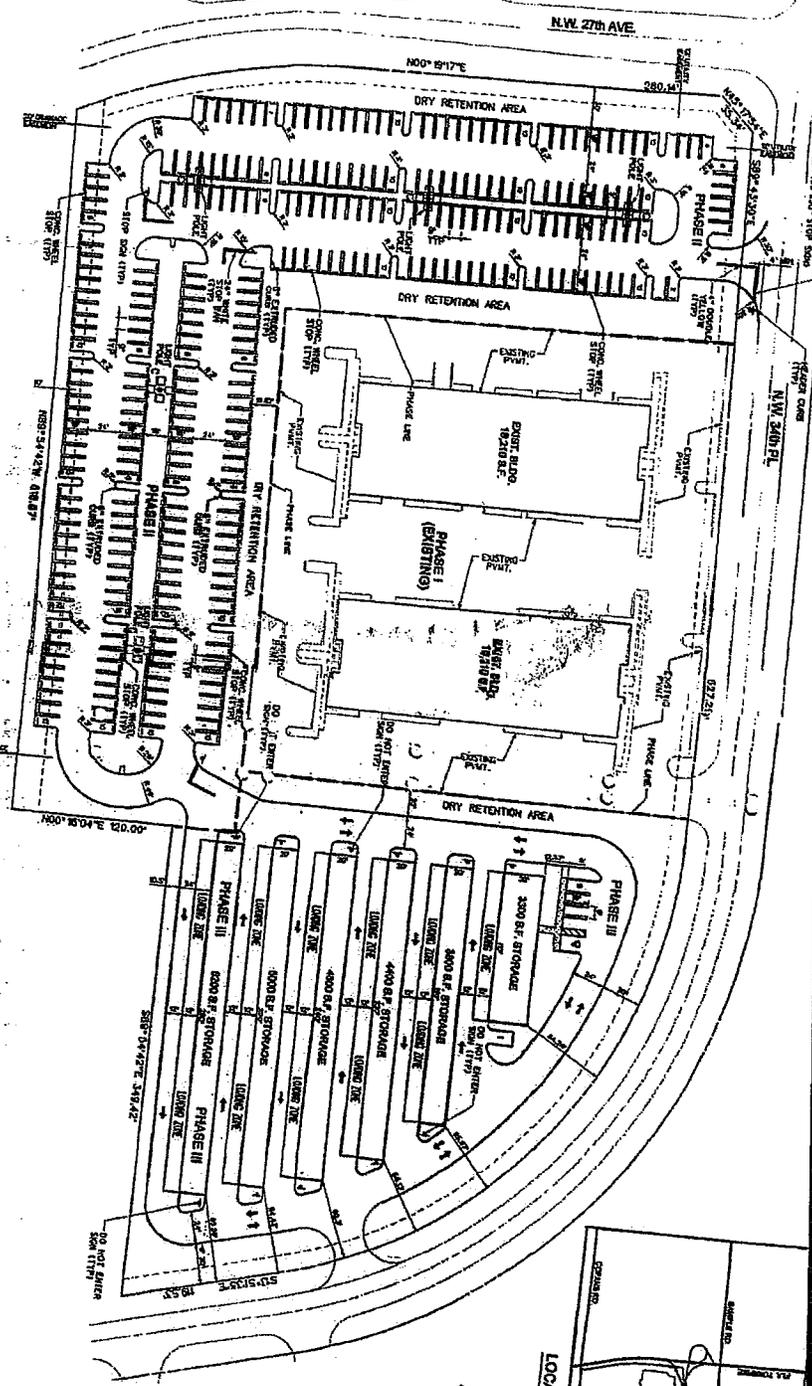
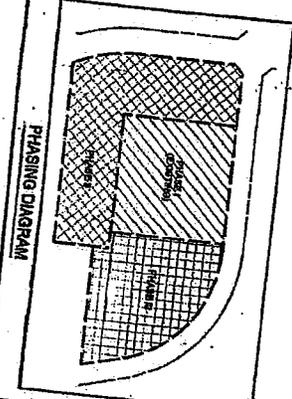
PHASE I DEVELOPMENT TOTAL 118,800 S.F.
 PHASE II DEVELOPMENT TOTAL 118,800 S.F.
 PHASE III DEVELOPMENT TOTAL 118,800 S.F.
 TOTAL DEVELOPMENT TOTAL 356,400 S.F.
 PHASE I DEVELOPMENT TOTAL 118,800 S.F.
 PHASE II DEVELOPMENT TOTAL 118,800 S.F.
 PHASE III DEVELOPMENT TOTAL 118,800 S.F.

LEGAL DESCRIPTION

TRACT "E" PORTION OF INDUSTRIAL PARK TRACT "E" DEVELOPED BY THE CITY OF POMPANO BEACH, FLORIDA, AS DESCRIBED IN THE PLAT RECORDS OF POMPANO BEACH, FLORIDA, OWNED BY THE CITY OF POMPANO BEACH, FLORIDA, IN THE CARE OF STYLEBUILT CONSTRUCTION, INC.

PARKING SPACE CALCULATIONS:

PHASE I DEVELOPMENT TOTAL 118,800 S.F.
 PHASE II DEVELOPMENT TOTAL 118,800 S.F.
 PHASE III DEVELOPMENT TOTAL 118,800 S.F.
 TOTAL DEVELOPMENT TOTAL 356,400 S.F.



DATE: JUNE 1987
 SCALE: 1"=40'
 DRAWN BY: R.E.B.
 JOB NUMBER: 87-2115

**FESTIVAL FLEA MARKET
 TRACT "E"**

FLORIDA

MASTER SITE PLAN

NO.	DATE	DESCRIPTION
1	5/2/87	REVISED PER B.E.A. COMMENTS

STYLE BUILT CONSTRUCTION, INC.

SUN-TECH Sun-Tech Engineering, Inc.
 3407 N.W. 6th Avenue, Suite 250
 Ft. Lauderdale, FL 33309
 Phone: 561-908-2202
 Fax: 561-908-2208