

Exit 69 Rezoning

*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.

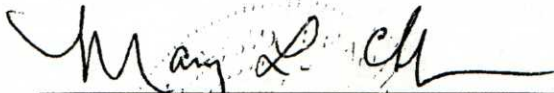
PASSED FIRST READING this 13th day of January, 1998.

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



WILLIAM F. GRIFFIN, MAYOR

ATTEST:



MARY L. CHAMBERS, CITY CLERK

GBL:amd
1/13/98
l:ord\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.

PHASE I/EXISTING BUILDING TOTAL 11,830 S.F.

PAVEMENT 38,423 S.F. 32.51%

LANDSCAPE 74,160 S.F. 62.13%

BUILDINGS 0 S.F. 0.00%

PHASE II PROPOSED PAVING LOT TOTAL 155,883 S.F.

BUILDINGS 0

PAVEMENT 98,970 S.F. 64.03%

LANDSCAPE 56,913 S.F. 36.97%

PHASE III/FUTURE DEVELOPMENT TOTAL 115,446 S.F.

BUILDINGS 28,400

PAVEMENT 49,938

GRASS 40,110

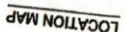
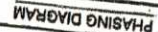
SITE DATA

OWNER
R/S ASSOCIATE OF FLORIDA
IN CARE OF STYLEBUILT CONSTRUCTION, INC.
RE POLYANO INDUSTRIA, PARK THIRD ADDITION
AS RECORDED IN PLAT BOOK IN PAGE 33 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA

PHASE I REQUIRED
TO PROMOTE PHASE II OF INTERIOR PARKING AS WELL AS TO PROMOTE LARGE BUFFER

PHASE I STORAGE = 30,210 S.F. - 47 SPACES
PHASE II STORAGE = 8 DAYS @ 1 SR PER 10 DAYS = 25 SPACES

PAYMENT PROVIDED:
PHASE I = 3 SPACES (NOT INCLUDING LOADS)
PHASE II = 216 SPACES (22 FOR OFFICE FACILITY, 203 ADDITIONAL FOR EXISTING FESTIVAL PLAZA MARKET RETAIL ON WEST SIDE OF 2ND AVE.)
PHASE III = 25 IN PHASE II (PARKING LOT)



N.W. 27th AVE.

7.25

STILE BUILT CONSTRUCTION, INC.

**SM
TECH**

REC'D BY: [illegible]

MBER
16

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REVISIONS		
NO.	DATE	DESCRIPTION
1	12/15/87	REVISED PER O.A.C. COMMENTS

SUN-TECH
Sun-Tech Engineering, Inc.
3607 N.W. 9th Avenue Suite 250
Ft. Lauderdale, FL 33309
Phone (954) 998-2292