

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #19-035**

DATE: August 28, 2019

TO: City Commission

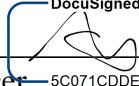
FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: REZONING: From B-3/PCI (General Business/Planned Industrial Overlay), I-1/PCI (General Industrial/Planned Industrial Overlay) and CR (Commercial Recreation) to PCD (Planned Commercial Development)
777 Isle of Capri Circle, and parcels on Isle Capri Boulevard, Racetrack Road, and South Powerline Road

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 28, 2019, the Board considered the request by **DEBBIE ORSHEFSKY** on behalf of **POMPANO PARK HOLDINGS, LLC** requesting the REZONING of the above referenced property.

With a unanimous vote, the Board finds that the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan therefore it is the recommendation of the Board that the REZONING request be approved with the eight conditions provided in the Staff Report, and with the following conditions:

1. The list of traffic mitigation improvements listed in Exhibit S4 are subject to review and approval of the maintaining agencies including the City of Pompano Beach, Broward County, and the Florida Department of Transportation. If specific traffic mitigation improvements are not approved by a maintaining authority, an alternative traffic mitigation improvement will need to be provided that provides for an equivalent traffic operational benefit or comparable improvement/contribution to improvements to the overall area's transportation network subject to City staff approval.
2. Modify Density and Intensity Standards (Exhibit O) to reflect maximum building heights of entertainment district, to be consistent with Additional Height Restrictions (Exhibit U) as presented to the Planning and Zoning Board, reducing the maximum permitted height from 400 feet to 200 feet.
3. Provide dimensions on Additional Height Restrictions (Exhibit U) demonstrating the distance between the height areas and the property lines.
4. Modify the Buffer Sequencing Plan (Exhibit M2) to include development within the "Area of Possible 400' Max. Height Building" as demonstrated on Additional Height Restrictions (Exhibit U), requiring installation of the "Development Area B" buffer prior to the issuance of the first certificate of occupancy for any building in excess of 200 feet tall within that area north of the existing "Development Area B" boundary.
5. Modify the Permitted Uses Table (Exhibit Q) to permit Home based businesses as an accessory use.

DocuSigned by:

Fred Stacer 5C071CDDE1944A7...
Chairman
Planning and Zoning Board/ Local Planning Agency