

# **DEVELOPMENT SERVICES**

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### ADMINISTRATIVE MEMORANDUM NO. 19-309

| то:      | Planning and Zoning Board   |
|----------|---|
| VIA:     | David L. Recor, ICMA-CM, Director of Development Services   |
| VIA:     | Planning and Zoning Board<br>David L. Recor, ICMA-CM, Director of Development Services<br>Jennifer Gomez, AICP, Assistant Director of Development Services<br>Max Wemyss, Planner |
| FROM:    | Max Wemyss, Planner MA  |
| SUBJECT: | Powerline/MLK Commerce Center Rezoning Request  |
|          | P&Z #19-13000007 / October 23, 2019 P&Z Meeting   |
| DATE:    | October 8, 2019   |

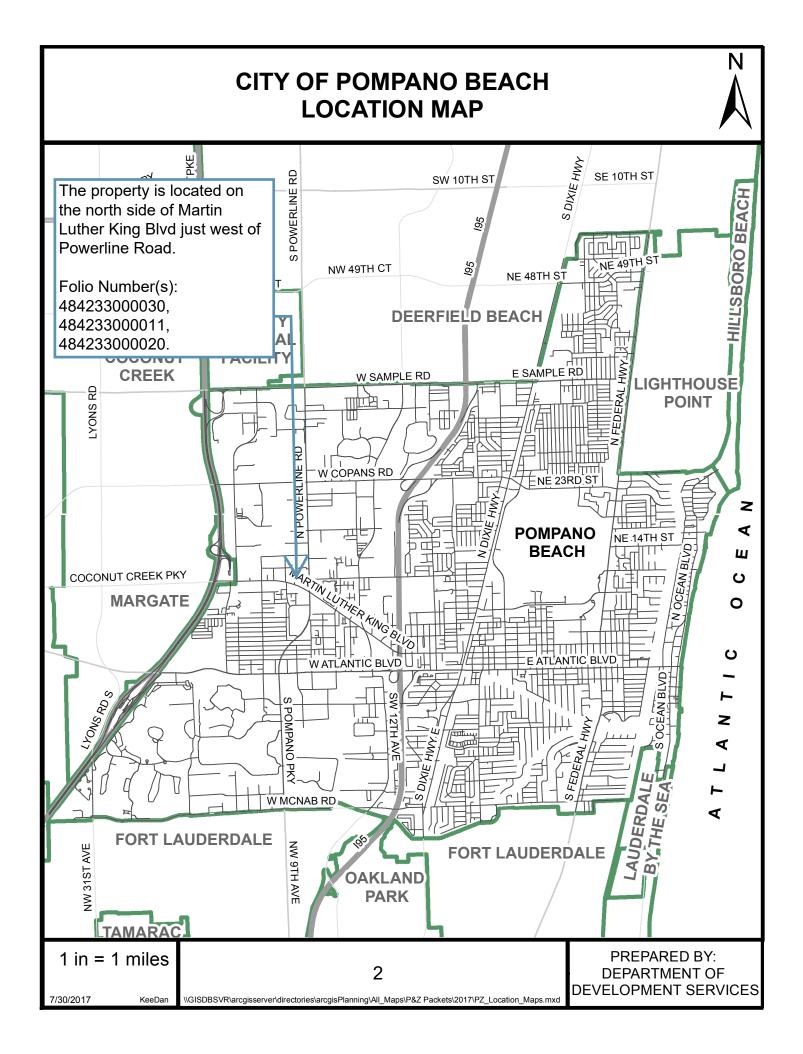
### **APPLICANT'S REQUEST**

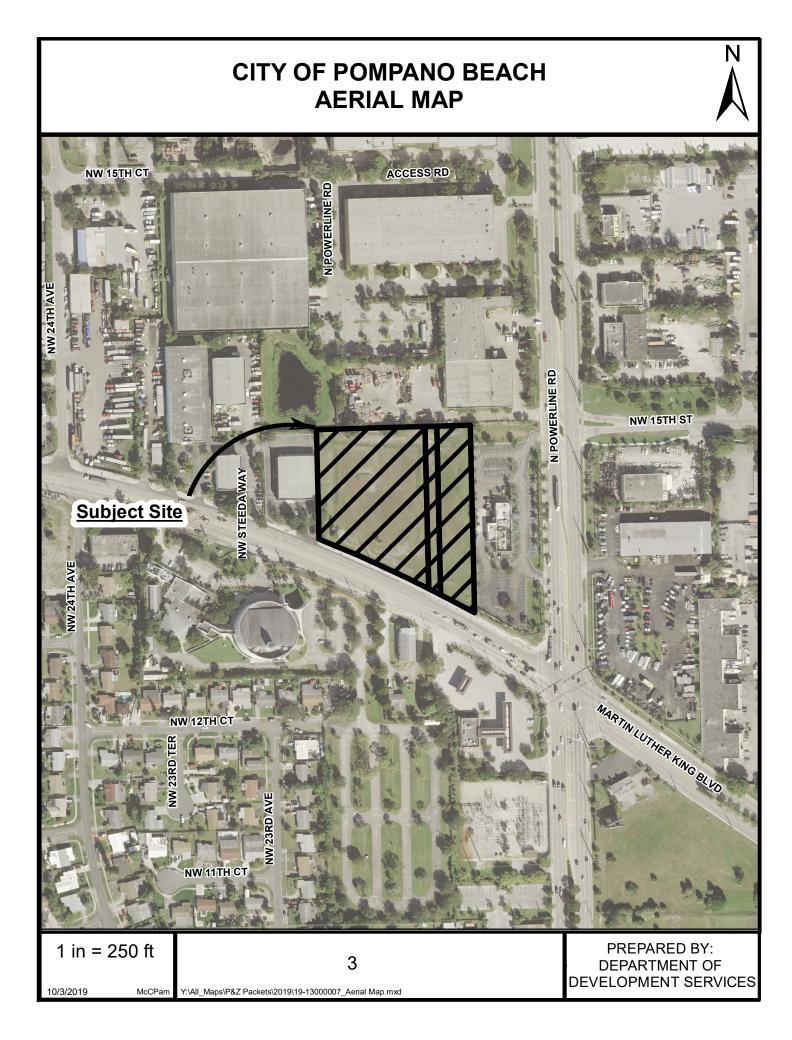
The Applicant, BTH Development Partners, LLC, is requesting to rezone the subject property from B-3 (General Business) to B-4 (Heavy Business). The site includes three parcels, which are currently vacant. The subject property includes a total of 3.52 net acres. The gross acrage of the property is approximately 4.03 acres. It is located within the City's Northwest Community Redevelopment Area and has a land use designation of Commercial (C). The Applicant is proposing to develop a 41,520 square foot warehouse/showroom with office/retail store fronts. The Comprehensive Plan Land Use Implementation Section 3.02.B.3 allows wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by the City. This rezoning request was reviewed by the Development Review Committee (DRC) on June 5, 2019.

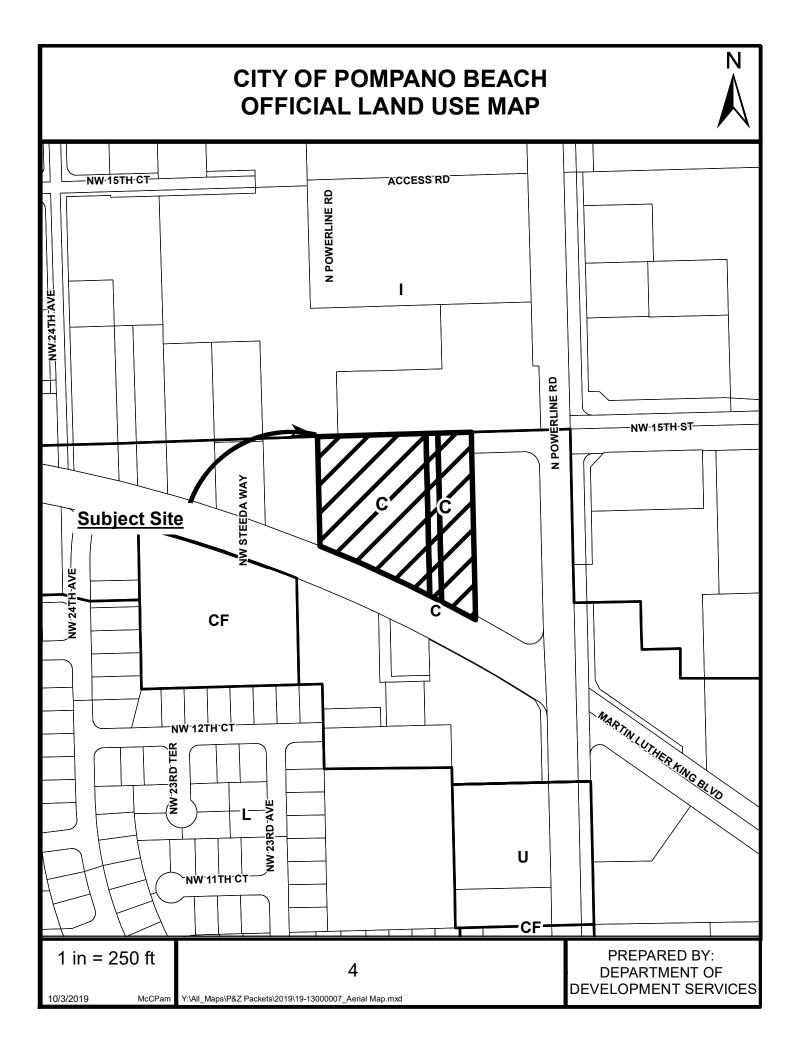
The property is located on the north side of Martin Luther King Blvd just west of Powerline Road. A location map is provided on page 2 and an aerial of the property is shown on page 3 of this staff report.

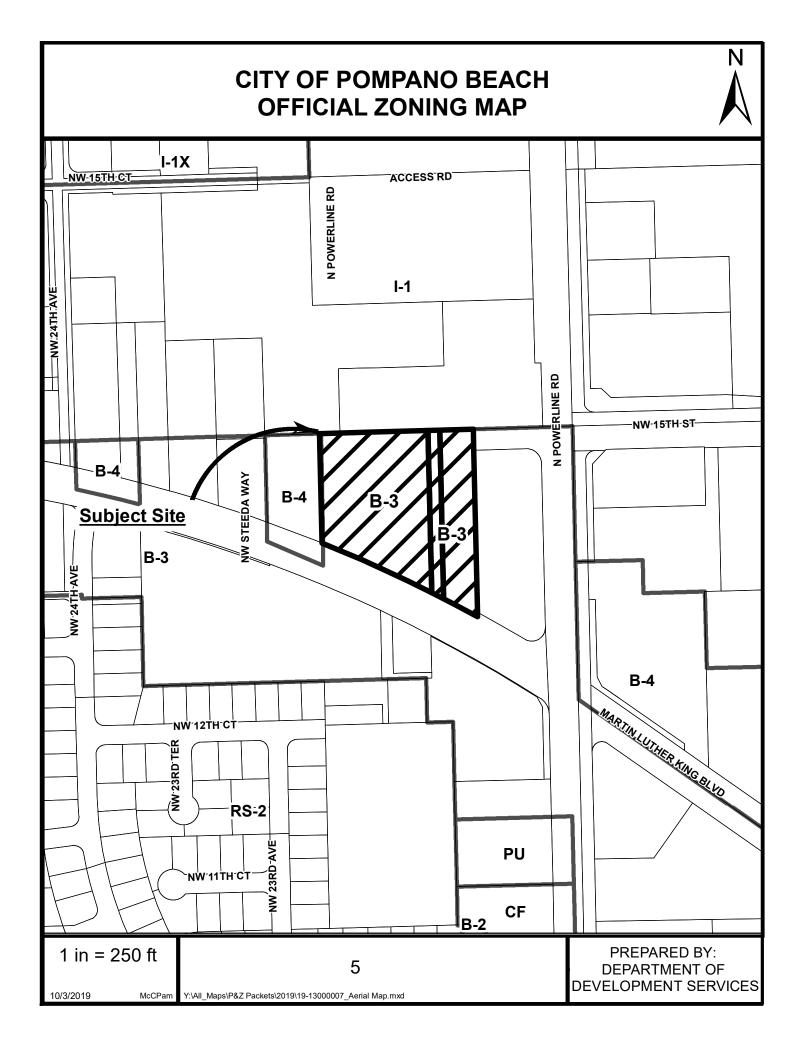
pompanobeachfl.gov

100 West Atlantic Boulevard | Pompano Beach, FL 33060 | Phone: 954-786-4600









### **LEGEND**

| Symbol     Classification Units/ Acre     Symbol     District.       Residential     RS-1     Single-Family Residence 1       Residential     RS-2     Single-Family Residence 3       L     Low (1-5 DU/AC)     RS-3     Single-Family Residence 4       LM     Low-Medium (5-10 DU/AC)     RS-4     Single-Family Residence 4       M     Medium (10-16 DU/AC)     RS-1     Two-Family Residence 7       L     Imedium-High (5-25 DU/AC)     RD-1     Two-Family Residence 7       12     Irregular Density     RM-2     Multiple-Family Residence 20       *     C     Commercial Recreation     RM-45     Multiple-Family Residence 20       *     C     Commercial Recreation     B-1     Limited Business       I     Industrial     B-2     Neiphothood Business       T     Transportation     >     B-4     Heavy Business       U     Utilities     CR     Commercial Recreation     I-1       GR     Recreation & Open Space     M-2     Marina Industrial       OR     Recreation & Open Space     M-2     Marina I  | FOR LAND USE PLAN |               |                            |   | FOR ZONING MAP |  |                                     |  |
|--|-------------------|---------------|----------------------------|---|----------------|--|-------------------------------------|--|
| Residential   RS-2   Single-Family Residence 2     L   Low (1-5 DU/AC)   RS-3   Single-Family Residence 3     M   Low- Medium (10-16 DU/AC)   RS-L   Single-Family Residence 4     M   Medium (10-16 DU/AC)   RS-L   Single-Family Residence 1     MH   Medium (10-16 DU/AC)   RN-7   Multiple-Family Residence 7     12   Irregular Density   RM-7   Multiple-Family Residence 20     RM-30   Multiple-Family Residence 20     RM-30   Multiple-Family Residence 30     *   C   Commercial Recreation     R   CR   Commercial Recreation     MH-1   Mobile Home Park     B-1   Limited Business     *   B-2   Neighborhood Business     U   Utilities   CR   Commercial Recreation     U   Utilities   CR   Community Facilities   1-1     G   F   Community Facilities   1-1X   Special Industrial     OF   Community Facilities   1-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     O-IP   |                   | <u>Symbol</u> | Classification Units/ Acre |   | <u>Symbol</u>  |  | <u>District</u>                     |  |
| RS-3   Single-Family Residence 3     L   Low (1-5 DU/AC)   RS-4   Single-Family Residence 4     LM   Low-Medium (5-10 DU/AC)   RS-1   Single-Family Residence     M   Medium-High 16-25 DU/AC)   RD-1   Two-Family Residence 7     H   High (25-46 DU/AC)   RD-1   Two-Family Residence 7     12   Irregular Density   RM-20   Multiple-Family Residence 7     36   Irregular Density   RM-30   Multiple-Family Residence 7     7   12   Irregular Density   RM-42   Multiple-Family Residence 7     8   Irregular Density   RM-30   Multiple-Family Residence 7     9   RM-30   Multiple-Family Residence 30     *   C   Commercial   RM-45     CR   Commercial Recreation   MH-12   Mobile Home Park     9   B-4   Heavy Business   M-1     1   Industrial   B-2   Neighborhood Business     10   Utilities   CR   Commercial Recreation     0   U   Utilities   I-1X   Special Industrial     0   CF   Community Facilities <td></td> <td></td> <td></td> <td></td> <td>RS-1</td> <td></td> <td>Single-Family Residence 1</td>  |                   |               |                            |   | RS-1           |  | Single-Family Residence 1           |  |
| L Low (1-5 DU/AC) RS-4 Single-Family Residence 4<br>LM Low-Medium (5-10 DU/AC) RS-L Single-Family Residence<br>M Medium (1-6 DU/AC) RD-1 Two-Family Residence 7<br>H High (25-46 DU/AC) RM-7 Multiple-Family Residence 7<br>12 Irregular Density RM-20 Multiple-Family Residence 12<br>36 Irregular Density RM-20 Multiple-Family Residence 30<br>* C C commercial Recreation MH-12 Mobile Home Park<br>CR Commercial Recreation MH-12 Mobile Home Park<br>B-1 Limited Business<br>T T Transportation B-1 Limited Business<br>U Utilities CR Commercial Beschemes 3<br>4 GR Recreation M-11 General Business<br>U Utilities CR Commercial Industrial<br>CF Community Facilities CR Commercial Recreation<br>I I General Industrial<br>CF Community Facilities CR Commercial Recreation<br>C T Transit Oriented<br>C P Office Industrial Park<br>OR Recreation & Open Space M-2 Marina Industrial<br>D C F Community Facilities CF Community Facilities<br>CF Community Facilities CF Community Facilities<br>RAC Regional Activity Center PR Parks & Recreation<br>Transit Oriented Corridor PD Planned Development -<br>Transit Oriented Corridor PD-1 Planned Development -<br>Transit Oriented Corridor PD-1 Planned Development -<br>Infill<br>RM-45 HR Multiple-Family Residence 45<br>High-Rise Overlay<br>Atom Teaks Recreation Overlay District<br>CRAO Community Redevelopment Area<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conservation<br>Overlay<br>Neighborhood Conserva |                   |               | Residential                |   | RS-2           |  | Single-Family Residence 2           |  |
| LM Low-Medium (5-10 DU/AC) RS-L Single-Family Residence<br>M Medium (10-16 DU/AC) RD-1 Two-Family Residence 1<br>Leisureville<br>MH Medium-High 16-25 DU/AC) RD-1 Two-Family Residence 7<br>12 Irregular Density RM-12 Multiple-Family Residence 12<br>36 Irregular Density RM-20 Multiple-Family Residence 20<br>* C C Commercial Recreation MH-12 Mobile Home Park<br>C C Commercial Recreation B-1 Limited Business<br>I Industrial B-2 Neighborhood Business<br>* B-3 General Business<br>T Transportation > B-4 Heavy Business<br>M-1 Marina Business<br>U Utilities CR Commercial Recreation CR Commercial Recreation<br>C C Community Facilities I-1X Special Industrial<br>CF Community Facilities I-1X Special Industrial I-1X Special Industrial<br>CF C Community Facilities I-1X Special Industrial I-1X Special Industri   |                   |               |                            |   | RS-3           |  | Single-Family Residence 3           |  |
| M Medium (10-16 DU/AC) Leisureville   MH Medium-High (5-45 DU/AC) RD-1 Two- Family Residence 1   H High (25-46 DU/AC) RM-7 Multiple-Family Residence 7   12 Irregular Density RM-20 Multiple-Family Residence 20   36 Irregular Density RM-20 Multiple-Family Residence 30   * C Commercial RM-45 Multiple-Family Residence 45   CR Commercial Recreation MH-12 Mobile Home Park   B-1 Limited Business B-1 Limited Business   I Industrial B-2 Neighborhood Business   V Utilities CR Commercial Recreation   J Industrial B-2 Neighborhood Business   U Utilities CR Commercial Recreation   U Utilities CR Commercial Recreation   U Utilities CR Commercial Industrial   CF Community Facilities I-1X Special Industrial   OR Recreation & Open Space M-2 Marina Industrial   V Water PR Parks & Recreation   LAC Local Activity Center PU PU   PDTOC Downtown Pompano <td></td> <td>L</td> <td>Low (1-5 DU/AC)</td> <td></td> <td>RS-4</td> <td></td> <td>Single-Family Residence 4</td>  |                   | L             | Low (1-5 DU/AC)            |   | RS-4           |  | Single-Family Residence 4           |  |
| MH Medium-High 16-25 DU/AC) RD-1 Two- Family Residence   H High (25-46 DU/AC) RM-7 Multiple-Family Residence 12   36 Irregular Density RM-20 Multiple-Family Residence 20   * C Commercial RM-45 Multiple-Family Residence 45   CR Commercial Recreation RH-45 Multiple-Family Residence 45   CR Commercial Recreation RH-41 Multiple-Family Residence 45   CR Commercial Recreation RH-41 Multiple-Family Residence 45   CR Commercial Recreation RH-41 Multiple-Family Residence 45   CR Commercial Recreation RH-45 Multiple-Family Residence 45   CR Commercial Recreation RH-45 Multiple-Family Residence 45   T Industrial B-2 Neighborhood Business   T Transportation > B-4 Heavy Business   U Utilities CR Commercial Recreation   U Utilities CR Commercial Recreation   U Utilities CR Commercial Recreation   U Utilities CR Community Facilities   V Water PR PR/54 Recreation   V Vater <td></td> <td>LM</td> <td>Low- Medium (5-10 DU/AC)</td> <td></td> <td>RS-L</td> <td></td> <td>Single-Family Residence</td>   |                   | LM            | Low- Medium (5-10 DU/AC)   |   | RS-L           |  | Single-Family Residence             |  |
| H   High (25-46 DU/AC)   RM-7   Multiple-Family Residence 7     12   Irregular Density   RM-12   Multiple-Family Residence 12     36   Irregular Density   RM-30   Multiple-Family Residence 20     *   C   Commercial   RM-45   Multiple-Family Residence 45     CR   Commercial Recreation   RH-12   Mobile Home Park     I   Industrial   B-2   Neighborhood Business     T   Transportation   > B-4   Heavy Business     U   Utilities   CR   Community Facilities   I-1     GF   Community Facilities   I-1   General Industrial     U   Utilities   CR   Community Facilities     U   Utilities   I-1X   Special Industrial     CF   Community Facilities   I-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     CF   Community Facilities   PU   Public Utility     RAC   Regional Activity Center   PU   Public Utility     LAC </td <td></td> <td>М</td> <td>Medium (10-16 DU/AC)</td> <td></td> <td></td> <td></td> <td>Leisureville</td>  |                   | М             | Medium (10-16 DU/AC)       |   |                |  | Leisureville                        |  |
| 12   Irregular Density   RM-12   Multiple-Family Residence 12     36   Irregular Density   RM-20   Multiple-Family Residence 20     *   C   Commercial   RM-45   Multiple-Family Residence 30     *   C   Commercial Recreation   MH-12   Mobile Home Park     I   Industrial   B-2   Neighborhood Business     T   Transportation   >   B-4   Heavy Business     U   Utilities   CR   Commercial Recreation   M-11     U   Utilities   CR   Commercial Recreation   I-1     GR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     LAC   Local Activity Center   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   PD-10   Planned Commercial Development -     Transit Oriented   Corridor   PD-10   Planned Development -     Transit Oriented   Corridor  |                   | MH            | Medium-High 16-25 DU/AC)   |   | RD-1           |  | Two- Family Residence               |  |
| 36 Irregular Density RM-20<br>RM-30 Multiple-Family Residence 20<br>RM-30   * C Commercial<br>CR Commercial Recreation RM-45 Multiple-Family Residence 45   CR Commercial Recreation B-1 Limited Business   I Industrial B-2 Neighborhood Business   T Transportation > B-4 Heavy Business   U Utilities CR Commercial Recreation N-1   W U Utilities CR Commercial Recreation   CF Community Facilities I-1X Special Industrial   OR Recreation & Open Space M-2 Marina Industrial   W Water PR Parks & Recreation   VW Water PR Parks & Recreation   CL Local Activity Center PU Public Utility   LAC Local Activity Center PU Public Utility   LAC Local Activity Center PD-TO Planned Commercial Development -<br>Infill   ETOC East Transit Oriented PD-TO Planned Development -<br>Infill   Reflects the maximum total<br>number of units permitted within<br>the dashed line of Patm Aire &<br>Cypress Bench being 9,724 and<br>1,998 APO Ait Parkoverlay   NCO Neighborhood Con  |                   | Н             | High (25-46 DU/AC)         |   | RM-7           |  | Multiple-Family Residence 7         |  |
| *   C   Commercial   RM-30   Multiple-Family Residence 30     *   C   Commercial Recreation   RM-45   Multiple-Family Residence 45     CR   Commercial Recreation   B-1   Limited Business     I   Industrial   B-2   Neighborhood Business     T   Transportation   >   B-4   Heavy Business     U   Utilities   CR   Commercial Recreation   Interface     CF   Community Facilities   Int   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     CF   Community Facilities   CF   Community Facilities     RAC   Regional Activity Center   PU   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC <td< td=""><td></td><td>12</td><td>Irregular Density</td><td></td><td>RM-12</td><td></td><td>Multiple-Family Residence 12</td></td<>   |                   | 12            | Irregular Density          |   | RM-12          |  | Multiple-Family Residence 12        |  |
| * C Commercial Recreation<br>CR Commercial Recreation<br>I Industrial<br>I Industrial<br>CF Community Facilities<br>CF Community Facilities<br>U Utilities<br>CF Community Facilities<br>CF   |                   | 36            | Irregular Density          |   | RM-20          |  | Multiple-Family Residence 20        |  |
| C   Commercial Recreation   MMH-12   Multiple-Parity Residence 43     CR   Commercial Recreation   B-1   Limited Business     I   Industrial   B-2   Neighborhood Business     T   Transportation   > B-4   Heavy Business     U   Utilities   CR   Commercial Recreation     U   Utilities   CR   Commercial Recreation     U   Utilities   I-1   General Industrial     CF   Community Facilities   I-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     CF   Community Facilities   CF   Community Facilities     RAC   Regional Activity Center   PR   Parks & Recreation     VW   Water   T   Transportation     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   PCD   Planned Development     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented   Corridor   <  |                   |               |                            |   | RM-30          |  | Multiple-Family Residence 30        |  |
| I   Industrial   B-1   Limited Business     I   Industrial   *   B-2   Neighborhood Business     T   Transportation   >   B-4   Heavy Business     U   Utilities   CR   Commercial Recreation     I-1   General Industrial   Image: CR   Commercial Industrial     CF   Community Facilities   Image: Image: CR   Commercial Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     V   Water   PR   Parks & Recreation     W   Water   PR   Parks & Recreation     CF   Community Facilities   CF   Community Facilities     RAC   Regional Activity Center   PU   Public Utility     T   Transportation   LAC   Local Activity Center   BP     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented   Transit Oriented   Transit Oriented   Transit Oriente   | *                 | С             | Commercial                 |   | RM-45          |  | Multiple-Family Residence 45        |  |
| I   Industrial   B-2   Neighborhood Business     T   Transportation   > B-4   Heavy Business     T   Transportation   > B-4   Heavy Business     U   Utilities   CR   Commercial Recreation     U   Utilities   CR   Commercial Recreation     CF   Community Facilities   I-1   General Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     CF   Community Facilities   CF   Community Facilities     RAC   Regional Activity Center   PU   PU   Public Utility     RAC   Regional Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented   Corridor   PD-1   Planned Development -     PDTOC   East Transit Oriented   CRAO   Candutipe-Family Residence 45     Mumb  |                   | CR            | Commercial Recreation      |   | MH-12          |  | Mobile Home Park                    |  |
| *   B-3   General Business     T   Transportation   >   B-4   Heavy Business     U   Utilities   CR   Commerical Recreation     I-1   General Industrial   I-1     CF   Community Facilities   I-11X   Special Industrial     OR   Recreation & Open Space   M-2   Matrina Industrial     OR   Recreation & Open Space   M-2   Matrina Industrial     W   Water   PR   Parks & Recreation     W   Water   CF   Community Facilities     RAC   Regional Activity Center   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented   Corridor   PCD   Planned Commercial Development -     Infill   RM-45 HR   Multiple-Family Residence 45   High-Rise Overlay     Number   AOD   Atlantic Boulevard Overlay District   CR40   Community Redevelopment Area     Oyrerlay <td></td> <td></td> <td></td> <td></td> <td>B-1</td> <td></td> <td>Limited Business</td>  |                   |               |                            |   | B-1            |  | Limited Business                    |  |
| T   Transportation   > B-4   Heavy Business     U   Utilities   CR   Commerical Recreation     I-1   General Industrial   I-1     CF   Community Facilities   I-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     W   Water   PF   Ommunity Facilities     RAC   Regional Activity Center   PU   Public Utility     T   Transportation   T   Transportation     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   PCD   Planned Development -     Transit Oriented Corridor   PCD   Planned Development -   Infill     ETOC   East Transit Oriented   Transit Oriented   Transit Oriented     Corridor   PD-1   Planned Development -   Infill     Number   AOD   Atlantic Boulevard Overlay </td <td></td> <td>I</td> <td>Industrial</td> <td></td> <td>B-2</td> <td></td> <td>Neighborhood Business</td>   |                   | I             | Industrial                 |   | B-2            |  | Neighborhood Business               |  |
| U Utilities M-1 Marina Business   U Utilities CR Commerical Recreation   I-1 General Industrial I-1   CF Community Facilities I-11 General Industrial   OR Recreation & Open Space M-2 Marina Industrial   OR Recreation & Open Space M-2 Marina Industrial   W Water PR Parks & Recreation   W Water CF Community Facilities   RAC Regional Activity Center PU Public Utility   T Transportation T Transportation   LAC Local Activity Center BP Business Parking   LAC Local Activity Center BP Business Parking   LAC Local Activity Center BP Planned Commercial Development   Transit Oriented Corridor PCD Planned Commercial Development -   Transit Oriented Transit Oriented Transit Oriented   Corridor PD-1 Planned Development -   Infill Rultiple-Family Residence 45 High-Rise Overlay   Number AOD Atlantic Boulevard Overlay District   CRAO Community Redevelopment Area Overlay   Number <   |                   |               |                            | * | B-3            |  | General Business                    |  |
| U   Utilities   CR   Commerical Recreation     I-1   General Industrial   General Industrial     CF   Community Facilities   I-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     W   Water   PR   Parks & Recreation     CF   Community Facilities   CF   Community Facilities     RAC   Regional Activity Center   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented Corridor   PCD   Planned Development -     Transit Oriented   Transit Oriented   Transit Oriented     Corridor   PD-1   Planned Development -     Infill   Reflects the maximum total   Number     AOD   Atlantic Boulevard Overlay District     CRAO   Communi   |                   | Т             | Transportation             | > | B-4            |  | Heavy Business                      |  |
| CF   Community Facilities   I-1   General Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     W   Water   PR   Parks & Recreation     RAC   Regional Activity Center   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented Corridor   PCD   Planned Development -     PD-TO   Planned Development -   Infill     ETOC   East Transit Oriented   Transit Oriented     Corridor   PD-1   Planned Development -     Infill   RM-45 HR   Multiple-Family Residence 45     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area   Overlay     Number   NCO   Neighborhood Conservation     Overlay   NCO   Neighborho   |                   |               |                            |   | M-1            |  | Marina Business                     |  |
| CF   Community Facilities   I-1X   Special Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     OR   Recreation & Open Space   M-2   Marina Industrial     W   Water   PR   Parks & Recreation     RAC   Regional Activity Center   PU   Public Utility     RAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented Corridor   PCD   Planned Development -     PD-TO   Planned Development -   Infill     RM-45 HR   Multiple-Family Residence 45   High-Rise Overlay     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area   Overlay     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area   Overlay     NCO   Neighborhood Conservation   Overlay     NCO   Neighborhood Conservation   Overlay     NCO   Neighborhood Conse   |                   | U             | Utilities                  |   | CR             |  | Commerical Recreation               |  |
| ORRecreation & Open SpaceO-IPOffice Industrial ParkORRecreation & Open SpaceM-2Marina IndustrialWWaterPRParks & RecreationWWaterPRParks & RecreationCFCommunity FacilitiesCFCommunity FacilitiesRACRegional Activity CenterPUPublic UtilityLACLocal Activity CenterBPBusiness ParkingLACLocal Activity CenterBPBusiness ParkingDPTOCDowntown PompanoRPUDResidential Planned Unit Dev.Transit Oriented CorridorPCDPlanned Commercial Development -PD-TOPlanned Development -Transit OrientedCorridorPD-IPlanned Development -InfillRM-45 HRMultiple-Family Residence 45NumberAODAtlantic Boulevard Overlay DistrictCRAOCommunity Redevelopment AreaOverlayNumber of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998NCONeighborhood Conservation<br>Overlay* ExistingDPDowntown Pompano Beach  |                   |               |                            |   | I-1            |  | General Industrial                  |  |
| OR   Recreation & Open Space   M-2   Marina Industrial     TO   Transit Oriented     W   Water   PR   Parks & Recreation     CF   Community Facilities     RAC   Regional Activity Center   PU   Public Utility     LAC   Local Activity Center   BP   Business Parking     LAC   Local Activity Center   BP   Business Parking     DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented Corridor   PCD   Planned Commercial Development -     PD-TO   Planned Development -   Infill     Reflects the maximum total   RM-45 HR   Multiple-Family Residence 45     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area   Overlay     Number of units permitted within   NCO   Neighborhood Conservation     Number   Palma Aire &   NCO   Neighborhood Conservation     Overlay   APO   Air Park Overlay   Overlay     NCO   Neighborhood Conservation   Overlay   Nerlay     NPO   Air Park Overlay   DP </td <td></td> <td>CF</td> <td>Community Facilities</td> <td></td> <td>I-1X</td> <td></td> <td>Special Industrial</td>  |                   | CF            | Community Facilities       |   | I-1X           |  | Special Industrial                  |  |
| WWaterTOTransit OrientedWWaterPRParks & RecreationRACRegional Activity CenterPUPublic UtilityTTransportationLACLocal Activity CenterBPBusiness ParkingLACLocal Activity CenterBPBusiness ParkingDPTOCDowntown PompanoRPUDResidential Planned Unit Dev.Transit Oriented CorridorPCDPlanned Commercial DevelopmentPD-TOEast Transit OrientedTransit OrientedCorridorPD-IPlanned Development -<br>InfillKeflects the maximum total<br>number of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998APOAir Park OverlayNumberAPOAir Park Overlay   |                   |               |                            |   | O-IP           |  | Office Industrial Park              |  |
| WWaterPR<br>CFParks & Recreation<br>CFRACRegional Activity CenterPUPublic Utility<br>TLACLocal Activity CenterBPBusiness Parking<br>LACLACLocal Activity CenterBPBusiness Parking<br>LACDPTOCDowntown Pompano<br>Transit Oriented CorridorRPUDResidential Planned Unit Dev.<br>PD-TOPTOCEast Transit Oriented CorridorPCDPlanned Commercial Development<br>InfillETOCEast Transit Oriented<br>CorridorTransit Oriented<br>PD-1Transit Oriented<br>PD-1ETOCEast Transit Oriented<br>CorridorPD-1Planned Development -<br>InfillKeflects the maximum total<br>number of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998NCONeighborhood Conservation<br>OverlayKeflects the maximum total<br>number of 1,998APOAir Park OverlayMCONeighborhood Conservation<br>OverlayOverlayKeflects the maximum total<br>number of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998APOAir Park Overlay   |                   | OR            | Recreation & Open Space    |   | M-2            |  | Marina Industrial                   |  |
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| DPTOC   Downtown Pompano   RPUD   Residential Planned Unit Dev.     Transit Oriented Corridor   PCD   Planned Commercial Development     PD-TO   Planned Development -   Transit Oriented     Corridor   PD-I   Planned Development -     Infill   RM-45 HR   Multiple-Family Residence 45     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area   Overlay     Number of units permitted within   NCO   Neighborhood Conservation     the dashed line of Palm Aire &   NCO   Neighborhood Conservation     1,998   APO   Air Park Overlay     *   Existing   DP   Downtown Pompano Beach  |                   | LAC           | Local Activity Center      |   | BP             |  | Business Parking                    |  |
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| ETOC   East Transit Oriented   PD-TO   Planned Development -<br>Transit Oriented     Corridor   PD-1   Planned Development -<br>Infill     Number   RM-45 HR   Multiple-Family Residence 45<br>High-Rise Overlay     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area<br>Overlay   Overlay     Number of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998   NCO   Neighborhood Conservation<br>Overlay     *   Existing   DP   Downtown Pompano Beach   |                   | DPTOC         | Downtown Pompano           |   | RPUD           |  | Residential Planned Unit Dev.       |  |
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| Number   RM-45 HR   Infill     Number   AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area     number of units permitted within   Overlay     the dashed line of Palm Aire &   NCO     Cypress Bend being 9,724 and   Overlay     1,998   APO <b>*</b> Existing   DP  | ETOC              |               | East Transit Oriented      |   |                |  | Transit Oriented                    |  |
| Number   RM-45 HR   Multiple-Family Residence 45<br>High-Rise Overlay     AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area<br>Overlay     number of units permitted within<br>the dashed line of Palm Aire &<br>Cypress Bend being 9,724 and<br>1,998   NCO   Neighborhood Conservation<br>Overlay     *   Existing   DP   Downtown Pompano Beach   |                   |               | Corridor                   |   | PD-I           |  | Planned Development -               |  |
| Number   High-Rise Overlay     AOD   Atlantic Boulevard Overlay District     CRAO   Community Redevelopment Area     number of units permitted within   Overlay     the dashed line of Palm Aire &   NCO   Neighborhood Conservation     Cypress Bend being 9,724 and   Overlay   Overlay     1,998   APO   Air Park Overlay <b>*</b> Existing   DP   Downtown Pompano Beach   |                   |               |                            |   |                |  | Infill                              |  |
| AOD Atlantic Boulevard Overlay District<br>CRAO Community Redevelopment Area<br>Overlay<br>NCO Neighborhood Conservation<br>Overlay<br>1,998 APO Air Park Overlay<br>* Existing DP Downtown Pompano Beach  |                   |               |                            |   | RM-45 HR       |  | Multiple-Family Residence 45        |  |
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| Reflects the maximum total   Overlay     number of units permitted within   Overlay     the dashed line of Palm Aire &   NCO   Neighborhood Conservation     Cypress Bend being 9,724 and   Overlay     1,998   APO   Air Park Overlay <b>* Existing</b> DP   Downtown Pompano Beach   |                   |               |                            |   | AOD            |  | Atlantic Boulevard Overlay District |  |
| number of units permitted within   Overlay     the dashed line of Palm Aire &   NCO   Neighborhood Conservation     Cypress Bend being 9,724 and   Overlay     1,998   APO   Air Park Overlay     *   Existing   DP   Downtown Pompano Beach   |                   |               | Reflects the maximum total |   | CRAO           |  | Community Redevelopment Area        |  |
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| Cypress Bend being 9,724 andOverlay1,998APOAir Park Overlay* ExistingDPDowntown Pompano Beach  |                   |               |                            |   | NCO            |  | Neighborhood Conservation           |  |
| 1,998APOAir Park Overlay* ExistingDPDowntown Pompano Beach   |                   |               |                            |   |                |  | Overlay                             |  |
|  |                   |               | 1,998                      |   | APO            |  | Air Park Overlay                    |  |
| > Proposed Overlay   |                   |               | * Existing                 |   | DP             |  | Downtown Pompano Beach              |  |
|  |                   |               | > Proposed                 |   |                |  | Overlay                             |  |

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### SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING) REVIEW STANDARDS

In determining whether to adopt or deny a proposed Zoning Map Amendment, the City shall weigh the relevance of information submitted by the applicant and consider the extent to which the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan. Accordingly, the review criteria for a Site Specific Rezoning Application is as follows:

### Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards

- 1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
  - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

## A. The following policies of the City's Comprehensive Plan Land Use Element have been identified as pertinent to this rezoning:

- **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 that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.
- **Policy** 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.
- **Policy** 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- **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.

## **B.** Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

- 1. The rezoning was reviewed by the DRC on June 5, 2019.
- 2. The property is located north side of Martin Luther King Blvd just west of Powerline Road.
- 3. The subject property to be rezoned is approximately 3.52 net acres.
- 4. The property is in the process of being platted.
- 5. The existing zoning and uses of adjacent properties are as follows:

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| Direction | Zoning/ Land Use | Use                            |  |
|-----------|------------------|--------------------------------|--|
|           | Designation      |                                |  |
| North     | I-1              | Warehouse/Distribution/Storage |  |
| East      | B-3              | Sexually Oriented Business     |  |
| South     | B-3              | Gas Station                    |  |
| West      | B-4              | Automotive Parts               |  |
|           |                  | Sales/Installation/Showroom    |  |

6. The Land Use Designation is Commercial (C).

### C. Analysis

In the review criteria it states that the applicant must provide competent substantial evidence that the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

There are one goal and four policies of the Future Land Use Element listed in Section 'A' of this report as being relevant in the consideration of this rezoning request. The goal promotes attractive and thoughtful development. This goal is to be implemented through the four policies that require: rezonings consistent with the land use plan; minimal negative impacts to existing residential and compatibility with adjacent properties; intensity compatibility with both adjacent properties and Land Use Designations; and the orderly transition of varying uses. The applicant states in the narrative that the rezoning will be compatible with the adjacent uses since the majority of parcels along the north side of MLK Blvd are already zoned either I-1 or B-4.

It is Staff's opinion that the B-4 rezoning would be compatible with the properties immediately adjacent to the subject property. The smaller warehousing/showroom operations with storefronts proposed as a result of this rezoning would be a good transition between the B-3 commercial properties to the south and east and the I-1 and B-4 industrial/commercial properties to the north and west of the subject property.

Staff is therefore of the opinion that there is a reasonable basis to support this request.

### **Department Recommendation**

Given the information provided to the Board, as the finder of fact, the Development Services Department 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 request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use goals and policies.

#### Alternative Motion II

Table this application for additional information as requested by the Board.

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### Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.

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