

## Legislation Text

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**File #:** 17-462, **Version:** 1

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**P.H. 2017-61: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY OF POMPAÑO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTH OF SAMPLE ROAD AND NORTH OF NW 34TH COURT NEAR THE TERMINUS WITH NW 16TH AVENUE AND COMMONLY REFERRED TO AS 1600 W. SAMPLE ROAD FROM I-1/PLANNED COMMERCIAL DEVELOPMENT (PCD) TO I-1; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: JUNE 13, 2017**

(Staff Contact: Maggie Barszewski/Robin Bird)

**Summary Explanation/Background:**

The applicant is requesting to rezone the subject property from I-1/Planned Commercial Development (PCD) to I-1. This property is a 4.19-net acre site and the address is 1600 W. Sample Road. The parcel currently has six existing one-story self-storage buildings. The applicant is requesting the rezoning to enable the construction of a project including a three-story self-storage building and related site improvements. In order to receive approval for a Major Site Plan, a rezoning is necessary to either change the PCD master plan or to change the zoning to a straight General Industrial (I-1). The applicant has chosen the latter since the proposed site plan is able to meet all of the development regulations of I-1. The Major Site Plan Application was approved at the April 26, 2017 Planning & Zoning (P&Z) Board Meeting with the condition of this rezoning approval. This rezoning request was also unanimously recommended for approval by the P&Z Board at that same meeting. During the first reading of this item, at the last City Commission meeting, the Commission requested clarification regarding the original PCD rezoning Ordinance and the permitted uses. Administrative Memo No. 17-242 has been attached to make such clarification.

**Origin of request for this action:** James Kahn of Keith & Associates, Inc. on behalf of Partners Preferred Yield II, Inc.

**Fiscal impact and source of funding:** N/A