

## Legislation Text

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**File #:** 17-655, **Version:** 2

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**P.H. 2017-93: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, REZONING PROPERTY LYING AT THE SOUTHEAST CORNER OF N.W. 27TH AVENUE AND N.W. 34TH PLACE FROM I-1 WITH A PCI (PLANNED COMMERCIAL/INDUSTRIAL OVERLAY) to I-1 (GENERAL INDUSTRIAL); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: SEPTEMBER 26, 2017**

(Staff Contact: Maggie Barszewski/David Recor)

**Summary Explanation/Background:**

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. This was heard at the July 26, 2017 Planning & Zoning meeting with a 6/1 vote to recommend approval (see attached minutes and P&Z Memo # 17-039).

**Origin of request for this action:** Tara-Lynn Patton on behalf of the Exit 69, LLC

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