

Legislation Text

File #: 18-124, Version: 3

P.H. 2018-18: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LOCATED ON NW 31ST AVENUE AND APPROXIMATELY 500 FEET SOUTH OF DR. MARTIN LUTHER KING, JR. BLVD. FROM B-3 (GENERAL COMMERCIAL) TO B-4 (HEAVY BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: DECEMBER 12, 2017

TABLED FROM FEBRUARY 13, 2018

(Staff Contact: Maggie Barszewski/David Recor)

Summary Explanation/Background:

This approximate 4.36-acre property is located on NW 31st Avenue approximately 500 feet south of Dr. Martin Luther King Jr. Blvd. The applicant is requesting to rezone the Commercial designation from B-3 (General Commercial) to B-4 (Heavy Business) in order to develop the "Pompano Beach Business Park". The intent of the rezoning is primarily to allow the business park to include the use of "Contractor's Office". The property is currently vacant and the applicant is requesting a Major Site Plan approval in order to construct a 58,000 sq. ft. warehouse storage facility with ancillary office-showroom (Development Order P&Z 17-12000029 attached). The applicant has offered a Declaration of Restricted Covenants listing prohibited uses in order to limit certain types of B-4 uses that could be in conflict with the surrounding properties (Attached). The voluntary declaration of restricted covenants will be recorded by the City Clerk's Office following second reading if this rezoning is approved. On November 13, 2017, a neighborhood meeting was held. In an effort to reach the entire Collier City neighborhood, a second neighborhood meeting is scheduled for December 6, where the applicant expanded the mailers to include a larger circumference than that of the code requirement of 500 feet. At the November 15, 2017 Planning & Zoning Board meeting, the Board recommended approval in a 5 to 1 vote with the condition that the applicant make their best effort to meet with the Collier City Civic Association (CCCA) prior to the City Commission hearing. Since the CCCA will not have their next meeting until January 31, 2018, the applicant scheduled the December 6th neighborhood meeting, and sent the attached mailer notice out to more than 2,300 residents of the area (see attached Mailer Notification Map).

Origin of request for this action: James Kahn of Keith & Associates, Inc. on behalf of MLEF 1-2, LLC

Fiscal impact and source of funding: N/A

