

## Legislation Text

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**File #:** 18-214, **Version:** 2

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**P.H. 2018-48: (PUBLIC HEARING 1ST READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTH OF NE 28TH COURT AND WEST OF FEDERAL HIGHWAY AND COMMONLY KNOWN AS 1628, 1642, 1656, 1670, 1684 AND 1698 NE 28TH COURT FROM RS-4 (SINGLE-FAMILY RESIDENTIAL) TO B-3 (GENERAL BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**SECOND READING: FEBRUARY 13, 2018**

(Staff Contact: Jean Dolan/David Recor)

**Summary Explanation/Background:**

Pompano Ford Lincoln is the Applicant for the rezoning (and companion nonresidential flex request) of 6 single family homes on the south side of NE 28th Court to facilitate the development of a surface parking lot (Phase 1) and, eventually, a parking structure (Phase 2), to support business activities at the Ford dealership, the adjacent property owner. Pompano Ford Lincoln either owns or has a purchase contract on all of the six single-family homes subject to this rezoning (and companion flex request). The Applicant has offered voluntary use restrictions to limit the B-3 uses allowed on the property if it is rezoned. The rezoning request was heard by the Planning and Zoning Board on January 24, 2018 and approval was recommended with a vote of 4 to 2. The conditions of the recommended approval will be implemented through the site plan approval process and are noted on the conceptual site plans attached to the resolution associated with the nonresidential flexibility request, as appropriate. The flex request must be considered first before the rezoning.

**Origin of request for this action:** Pompano Ford Lincoln/Development Services

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