

## Legislation Text

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**File #:** 19-390, **Version:** 2

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**P.H. 2019-73: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING A 4.46-ACRE PROPERTY LOCATED SOUTH OF NW 33RD STREET AND APPROXIMATELY 1,050 FEET WEST OF NORTH ANDREWS AVENUE EXTENSION FROM OFFICE-INDUSTRIAL PARK (O-IP) TO GENERAL INDUSTRIAL (I-1); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: MAY 14, 2019**

(**Staff Contact:** Daniel Keester-O'Mills/David Recor)

**Summary Explanation/Background:**

The applicant is requesting to rezone the property from Office-Industrial Park (O-IP) to General Industrial (I-1) in order to bring the entire property under one zoning district. The total property includes 6.853 acres, with 4.46 acres of that property being the subject of this requested rezoning. The property is located on the south side of NW 33 Street, approximately 1,050 west of the North Andrews Avenue Extension, and has an address of 3135 North Andrews Avenue. The split/dual zoning on the property has recently affected the applicant, as one of their tenants submitted an application requesting to use a portion of the site for outdoor storage. Outdoor storage is permitted in the I-1 zoning district, but not permitted in the O-IP district regulations. The property's dual zoning is shown in Attachment I, where the existing 95,295 square foot industrial building lies within the I-1 zoning designation and the balance of the property including the truck well, loading area, and non-building area is within the O-IP zoning. This rezoning request was unanimously recommended for approval by the Planning & Zoning Board at their March 27, 2019 meeting.

**Origin of request for this action:** Richard Coker, Esq., on behalf of Duke Sample 4, LLC

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