

## Legislation Text

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**File #:** 18-215, **Version:** 2

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**P.H. 2018-47: (PUBLIC HEARING 1ST READING)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA ALLOCATING 0.7 ACRES OF NONRESIDENTIAL FLEXIBILITY TO CHANGE A RESIDENTIAL LAND USE CATEGORY TO A COMMERCIAL LAND USE CATEGORY ON 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; PROVIDING CONDITIONS AND FOR REVERSION OF NONRESIDENTIAL FLEXIBILITY IF CONDITIONS ARE NOT MET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**SECOND READING: FEBRUARY 13, 2018**

(Staff Contact: Jean Dolan/David Recor)

**Summary Explanation/Background:**

This Commercial Flex allocation request is for a 0.7 acre subject property which contains six single-family homes located on the south side of NE 28th Court. The request is for Commercial Land Use to be approved for the property that has a Residential Low (L) Land Use designation. The site is either owned or under purchase contract by Pompano Ford Lincoln, Inc. (aka Holman Ford). The purpose of the Commercial Flex allocation request is to allow rezoning to B-3 for the development of a surface parking lot and eventually a parking garage to support business operations at the Ford dealership. The Pompano Ford Lincoln, Inc. design team submitted a conceptual site plan (attached to the Resolution) showing the layout of the surface parking lot and future parking garage based on eventual ownership of all 6 single-family homes. The Planning and Zoning Board heard this item at their meeting of January 24, 2018 and recommended approval with a vote of 4 to 2. The conditions of P&Z approval are noted on the Conceptual Site Plans attached to the Flex Resolution. The flex request is a companion item to the rezoning application and should be considered first before the rezoning. In this case, the flex resolution will be subject to two readings concurrent with the rezoning ordinance.

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

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