

Legislation Text

File #: 20-102, Version: 4

P.H. 2020-15: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING GENERALLY AT THE SOUTHEAST CORNER OF NORTH FEDERAL HIGHWAY AND NE 16TH STREET ADJACENT TO THE EAST SIDE OF NORTH FEDERAL HIGHWAY AND NORTH OF NE 14TH STREET FROM B-3/PCD (GENERAL BUSINESS/PLANNED COMMERCIAL/INDUSTRIAL DISTRICT) AND M-1/PCD (MARINE BUSINESS/PLANNED COMMERCIAL/INDUSTRIAL DISTRICT) TO PD-I (PLANNED DEVELOPMENT-INFILL); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

POSTPONED FROM DECEMBER 10, 2019 & JANUARY 14, 2020

FIRST READING: NOVEMBER 12, 2019

(Staff Contact: David Recor/Scott Reale)

Summary Explanation/Background:

The applicant is requesting to rezone the subject property from B-3/PCD and M-1/PCD to PD-I (Planned Development Infill). This property is 9.6 gross acres and consists of 13 separate parcels with addresses ranging from 1490 to 1590 North Federal Highway, 1550 to 1590 NE 23rd Avenue and 2300 NE 16th Street. The general location is the southeast corner of the N Federal Highway and NE 16 Street. NE 23rd Avenue, a city public right-of-way, bifurcates the development site and one parcel of the proposed development site is located on the north side of NE 16th Street east of NE 23rd Avenue. The site currently consists of a 75,000 SF marina/boat storage with boat slips as well as some single-story commercial buildings and vacant land. As part of the rezoning application, the applicant is requesting to construct 323 units, and a minimum of 65,000 SF of commercial space, 10,000 SF of this space fronting N. Federal Highway. The proposed 9-story mixed-use building will be built along N. Federal Highway with 3-9 stories along NE 16th Street. The Planning & Zoning Board recommended approval of the rezoning by a 6-1 vote with several conditions. All conditions have been met or are included as conditions of the rezoning.

Since first reading, a concurrent application for the abandonment of a portion of sidewalk areas on NE 23rd Avenue was denied by Commission on 12/10/2019. As a result, the residential units are no longer located within or above public right-of-way, including sidewalks. The PD-I application and corresponding Master Plan and exhibits have been revised to reflect these changes which also no longer includes an elevated pedestrian air bridge above NE 23rd Ave. Valet parking is now proposed along the subject property (not within right-of-way) off of NE 16th Street. A valet analysis provided by the applicant is attached, as well as comments issued by the city's traffic consultant. Parking was added to the lot on north side of NE 16th Street. Please refer to attached Administrative Memo No. 20-026 for further details.

Origin of request for this action: Graham Penn | Bercow Radell Fernandez & Larkin

Fiscal impact and source of funding: N/A

