

## Legislation Text

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**File #:** 20-572, **Version:** 2

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### **P.H. 2020-89: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING SOUTH OF RACE TRACK ROAD (SW 3RD ST.), EAST OF S. POWERLINE ROAD (SW 26TH AVE.), WEST OF THE TRI-RAIL RAILROAD TRACK, AND NORTH OF N. CYPRESS BEND DRIVE FROM PCD (PLANNED COMMERCIAL/INDUSTRIAL DISTRICT) TO AMENDED PCD (PLANNED COMMERCIAL/INDUSTRIAL DISTRICT); PROVIDING FOR CONFORMANCE TO AN APPROVED MASTER PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

### **FIRST READING: SEPTEMBER 8, 2020**

(Staff Contact: Max Wemyss/David Recor)

#### **Summary Explanation/Background:**

The applicant is requesting to rezone the subject property from PCD (Planned Commercial/Industrial Development) to Amended PCD (Planned Commercial/Industrial Development). This property is 232.05 gross acres and the property is currently utilized by the Isle of Capri Casino. The general location of the proposed rezoning is the corner of Powerline Road and SW 3rd Street (Racetrack Road).

The purpose of this application to amend the PCD is to permit certain industrial park uses on the east side of the PCD Master Plan. The applicant is proposing the following maximums for the PCD District:

Multi-Family Units: 4,100 Units (no change from prior approval)

Commercial Recreation (Includes casino and hotel rooms): 1,000,000 SF (no change from prior approval)

Commercial Uses (Includes hotel rooms): 300,000 SF (no change from prior approval)

General Office: 775,000 SF (-625,000 SF)

Industrial Park Uses: 1,500,000 SF (new with this amendment)

The Planning and Zoning Board unanimously recommended approval at the August 26, 2020 P&Z Board meeting. Following the P&Z Board meeting, drawings were revised to address the conditions of Staff, and all conditions from the P&Z order are now met.

Second reading on this rezoning will be scheduled concurrent with second reading of the proposed land use plan amendment, which will create the above industrial entitlements.

The backup now contains modifications received 10/21/2020 in response to feedback received at first hearing on September 8, 2020 and workshopped with the public during public outreach meetings. The modifications, to be presented for second reading by the applicant, are as follows:

- Revised page 3 of the PCD document which is the list of Exhibits
- Revised Exhibit E1-Industrial Park Regulating Plan which identifies modifies the Industrial Park Regulating Plan slightly and adds an addition 200 foot restriction for Landscape and parking along the south buffer.

- New Exhibit E2-Illustrative Plan which is an illustrative plan of the additional restriction along the south property line and the restricted turning movements for trucks.
- Revised Exhibit P- Deviation Table. An additional deviation is being requested to allow a maximum 20 foot sound wall along the south border abutting residential.
- New Exhibit V- 50' Landscape Buffer Section which is a cross section of the 50 foot landscape buffer with proposed sound wall.

**Origin of request for this action:** Live! Resorts Pompano

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



Live! Pompano Beach Development: Policy Action 2020-2021 Top Priority