

## Legislation Text

---

**File #:** 21-757, **Version:** 2

---

**P.H. 2021-104: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING ON THE WEST SIDE OF DIXIE HIGHWAY, SOUTH OF NE 17TH COURT AND COMMONLY KNOWN AS 1661 N. DIXIE HIGHWAY FROM B-3 (GENERAL BUSINESS) TO B-4 (HEAVY BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: SEPTEMBER 14, 2021**

(Staff Contact: Jean Dolan/David Recor)

**Summary Explanation/Background:**

The Applicant, Paola West of PlanW3st, LLC on behalf of Dixie Properties & Investments LLC and Upper Pompano Properties & Investments LLC, is requesting to rezone the subject property from B-3 (General Business) to B-4 (Heavy Business). The property is located on the west side of Dixie Highway, south of NE 17th Court. The site currently has two buildings consisting of approximately 21,000 square feet in total. The subject property includes a total of 2.98 acres. It has a land use designation of Commercial. The Applicant's intent is not to redevelop, but to increase the allowable uses on the property. However, since there are single family residences adjacent to the north and west of the property, the applicant volunteered a restrictive covenant prohibiting certain B-4 uses (see Attachment I), to attempt compliance with the compatibility policies of the Comprehensive Plan. This rezoning request was considered by the Planning and Zoning Board on July 28, 2021. With a unanimous vote, the Board found that the proposed rezoning is not consistent with the goals, objectives, and policies of the Comprehensive Plan; therefore it is the recommendation of the Board that the rezoning request be DENIED.

**Origin of request for this action:** Paola West of PlanW3st, LLC on behalf of Dixie Properties & Investments LLC and Upper Pompano Properties & Investments LLC

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