



## Legislation Text

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**File #:** 22-557, **Version:** 1

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A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE COLOR FACTORY PLAT LYING ON THE NORTHWEST CORNER OF NW 16TH STREET AND DIXIE HIGHWAY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(**Staff Contact:** Jean Dolan/David Recor)

**Summary Explanation/Background:**

The applicant, Paola West of PlanW3st, LLC on behalf of Color Factory, Inc., is requesting a plat approval for the subject property located at 1621 N. Dixie Highway, which is on the northwest corner of NW 16th Street and Dixie Highway. The site area includes 1.68 acres and is currently vacant. The proposed plat will restrict the property to a maximum of 8,000 square feet of office use on Parcel A (Zoned B-3) and 35,000 of industrial use on Parcel B (Zoned I-1). The Applicant intends to construct a 10,800-square foot office building on the northern parcel and a 24,937-square foot warehouse building on the southern parcel. This proposed plat was unanimously recommended for approval at the July 27, 2022 P&Z meeting, with three conditions required prior to City Commission placement (see attached Minutes and P&Z Memo). The three conditions have been met.

**Origin of request for this action:** Paola West of PlanW3st, LLC, representing the owner of the property, Color Factory, Inc.

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