



Staff Report

File #: LN-531

PLANNING AND ZONING BOARD

Meeting Date: MAY 22, 2024

POMPANO HOTEL

Request: Major Site Plan
P&Z# 23-12000042
Owner: Claridge Homes 101 Hotel LP
Project Location: 101 S Ocean Blvd
Folio Number: 494306060690
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business) / AOD (Atlantic Boulevard Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew Schein (954-617-8919 / aschein@lochrielaw.com)
Project Planner: Lauren Gratzer (954-545-7792 / lauren.gratzer@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval in order to construct a new 220-unit hotel with associated amenities including a 2,070 square foot roof top restaurant/bar. The total footprint of the building is 22,783 square feet on a 31,732 square foot (0.73 acre) site, a total lot coverage of 71.8%. Being located within the AOD (Atlantic Boulevard Overlay District), the maximum permitted lot coverage is 72%. The site plan was reviewed by the Development Review Committee on November 1, 2023, February 7, 2024, and April 3, 2024. The project was heard and approved at the May 7, 2024 Architectural Appearance Committee meeting. Concurrent with this site plan application, the applicant is rezoning the parcel from B-2 (Community Business) to B-3 (General Business) in order to make the entire block consistent as B-3.

The property is located on the west side of S Ocean Boulevard (SR A1A), the entire block between SE 1st Street and SE 2nd Street.

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SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

The property has a land use designation of C (Commercial). The proposed hotel development is a compatible use for this land use category. The property is surrounded by a combination of commercial and residential properties. The Development is consistent with the City of Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

Goal 01.00.00 *The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.*

Policy 01.03.10

Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.

Policy 01.04.01

The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and redevelopment units and approval of land use plan map amendments allowing for mixed use and residential developments.

Policy 01.04.02

The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided, or sufficient public parking is nearby.

Policy 01.14.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The proposed development complies with the standards for development within the B-3 (General Commercial) zoning districts.

Article 4: Use Standards

The project proposes a commercial development that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4225.C. Hotel or Motel.

Article 5: Development Standards

See section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with exception of the conditions listed for approval.

The project's Building Design has been reviewed by the Architectural Appearance Committee (AAC) on May 7, 2024.

As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential developments.

4. Complies with all other applicable standards in this Code;

The proposed site plan is in compliance with all other applicable standards of this Code.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record.

The existing site currently holds a former Bank of America building. There are no prior applicable development orders of record.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

Based on the calculations below, the proposed project complies with concurrency requirements.

*Wastewater Treatment Demand 37,800.00 gallons per day **

*Water Treatment Demand 44,830.80 gallons per day **

*Raw Water Demand 48,417.26 gallons per day **

Park Acreage Required 0 acres

School Impacts A hotel does not generate school impacts

Transportation Transit fees paid to the Broward County to meet concurrency

Solid Waste Generation 2,242.80 pounds per day (City has a contract with the Waste Management for disposal of all solid waste through 2033)

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development is located on Ocean Blvd/ S.R. A1A, a street identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from both the secondary streets SE 1st Street and SE 2nd Street, as required by Code.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is not located within a wellfield protection area as identified on the Broward County Wellfield Protection Zones map.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support;

As part of the Major Site plan and Building Design application, the applicant has developed a separate CPTED security plan, which addresses the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02.

The proposed site plan was reviewed by a Fire Plans Examiner during DRC and will be required to meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan.

The proposed development is not within an area that will have impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning code provision.

The project is not located within a designated area on the Transportation Corridor Study.

DEPARTMENT RECOMMENDATION

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. The applicant's corresponding Rezoning application (PZ 23-13000002) from B-2 to B-3 shall be approved prior to building permit approval of the site.
2. The applicant shall provide a valet agreement in accordance with section 155.5102.J.6. for the proposed valet parking.
3. The applicant shall provide evidence of compliance with the sea turtle lighting requirements within Code section 155.5402. Lighting Requirements for Marine Turtle Protection for the portions of the building that can be seen from the beach (both interior lighting and exterior lighting).
4. The applicant shall submit to staff a five-foot ROW dedication on both SE 1st Street and SE 2nd Street.
5. Update the ground floor photometric plan and irrigation plan with the revised dumpster enclosure location, per the site plan.
6. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC by time of building permit approval in accordance with Table 155.5802: Sustainable Development Options and Points.
 - b. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

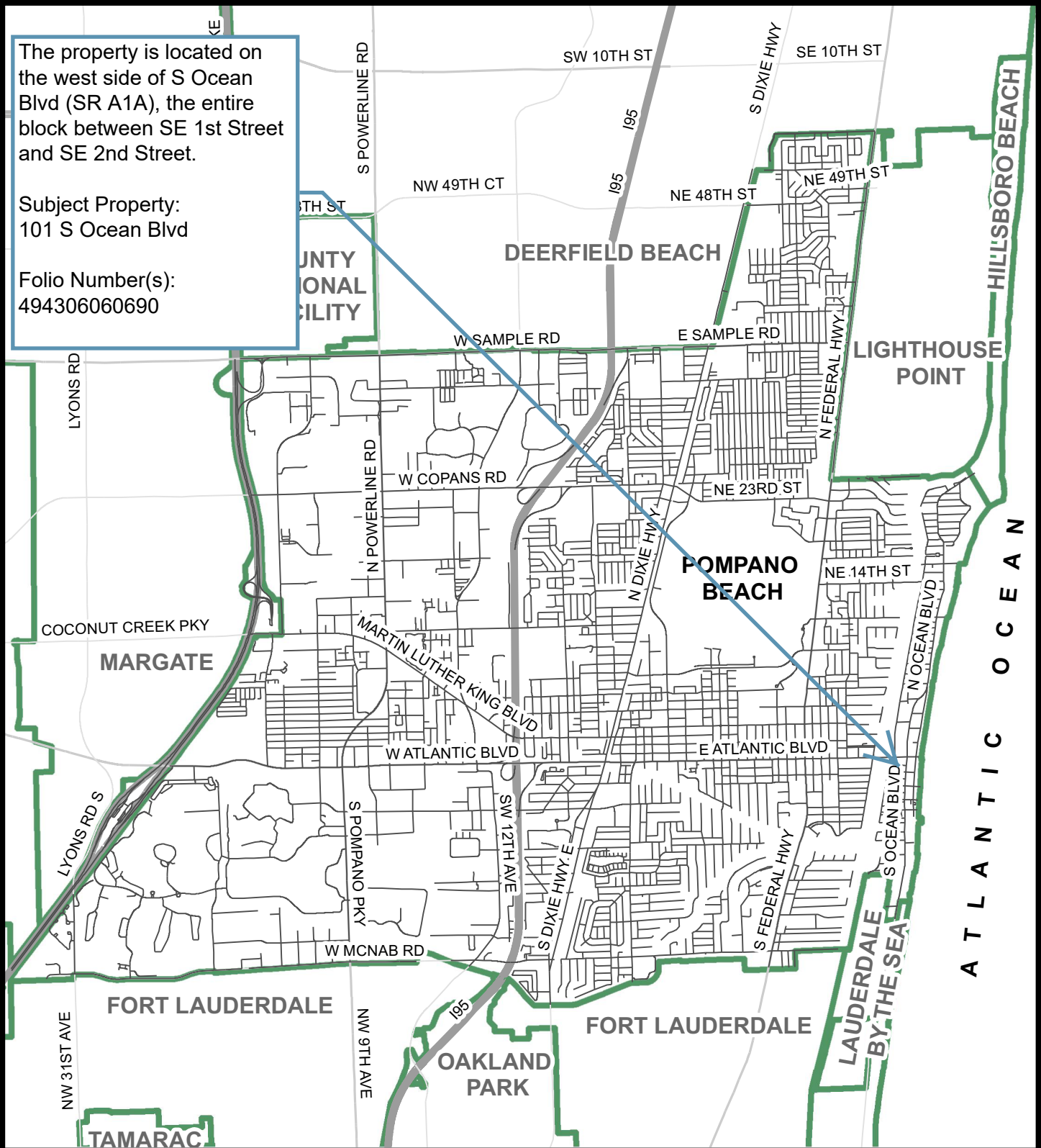
CITY OF POMPANO BEACH LOCATION MAP



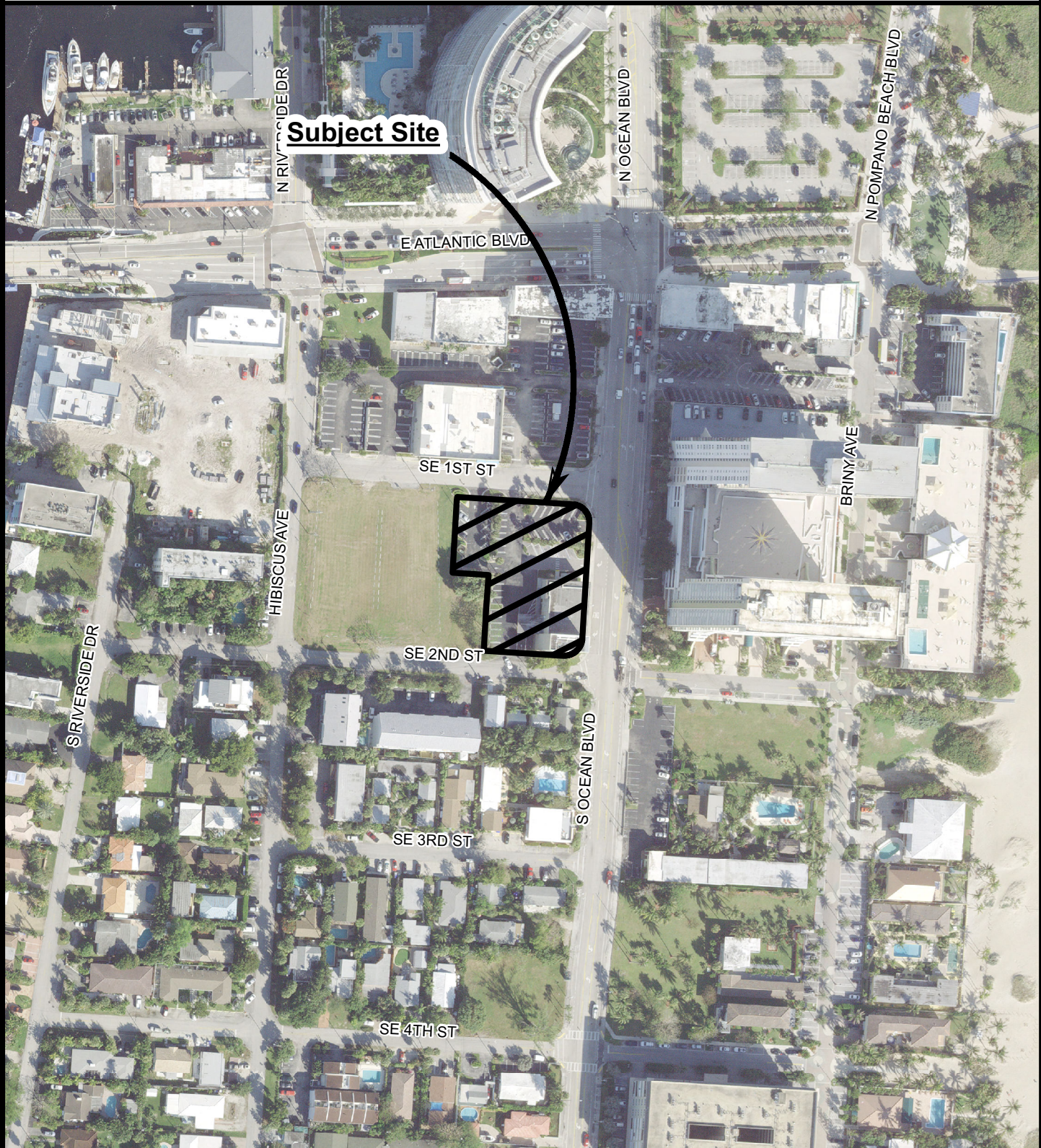
The property is located on the west side of S Ocean Blvd (SR A1A), the entire block between SE 1st Street and SE 2nd Street.

Subject Property:
101 S Ocean Blvd

Folio Number(s):
494306060690



CITY OF POMPANO BEACH AERIAL MAP



P&Z
Scale = 192 ft
4/16/2024 SkoRya

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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ23-12000042
05/22/2024

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



P&Z
in = 192 ft

5/2/2024

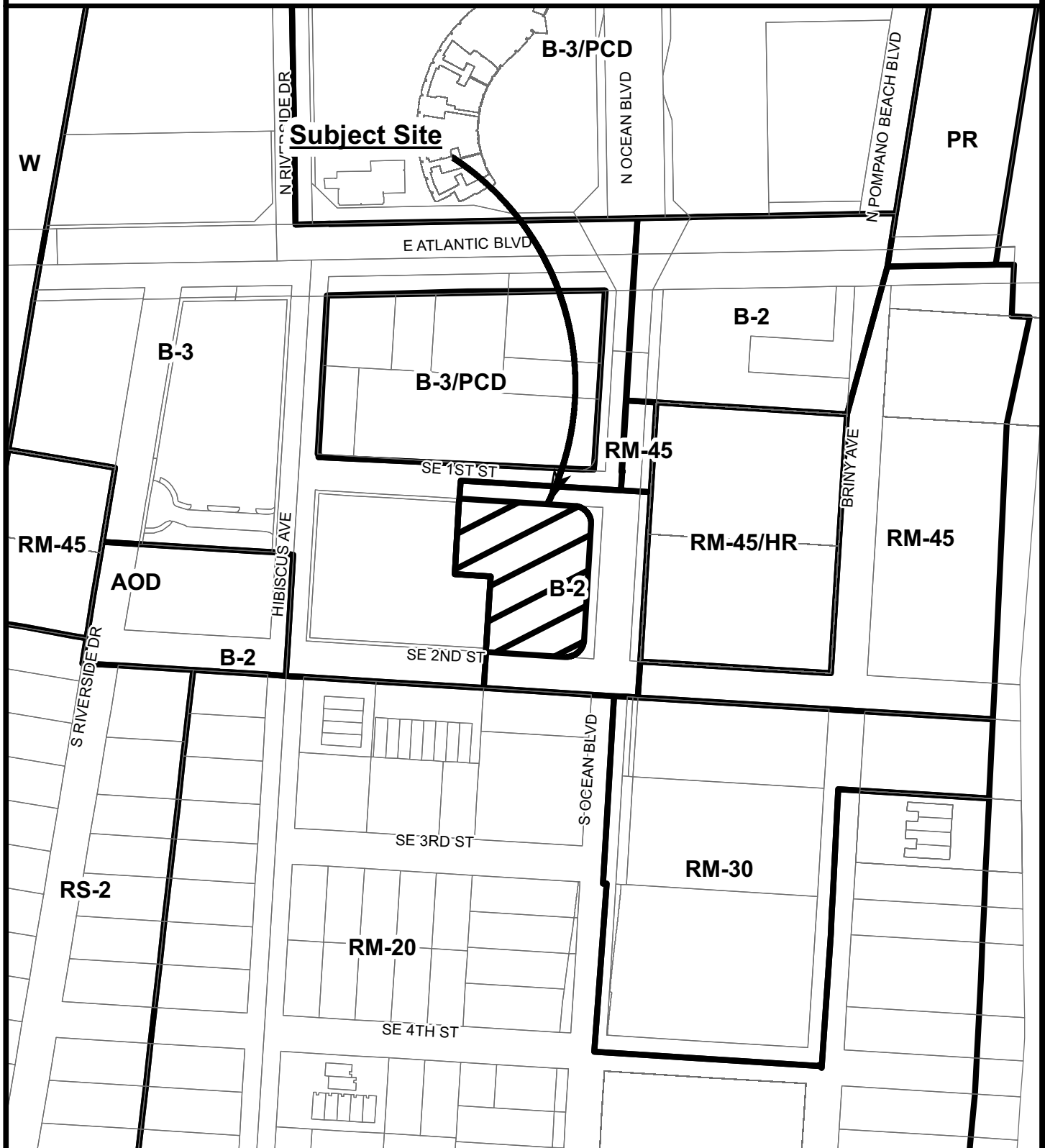
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PZ23-12000042
05/22/2024

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



P&Z
1 in = 192 ft

5/2/2024

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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
L	Low (1-5 DU/AC)		RS-1	Single-Family Residence 1
LM	Low- Medium (5-10 DU/AC)		RS-2	Single-Family Residence 2
M	Medium (10-16 DU/AC)		RS-3	Single-Family Residence 3
MH	Medium-High 16-25 DU/AC)		RS-4	Single-Family Residence 4
H	High (25-46 DU/AC)		RS-L	Single-Family Residence Leisureville
IRR	Irregular Density		RD-1	Two- Family Residence
MUR-H	Mixed Use Residential (High)		RM-7	Multiple-Family Residence 7
* C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
I	Industrial		RM-30	Multiple-Family Residence 30
T	Transportation		RM-45	Multiple-Family Residence 45
U	Utilities	*	MH-12	Mobile Home Park
CF	Community Facilities		B-1	Limited Business
OR	Recreation & Open Space		B-2	Neighborhood Business
W	Water		B-3	General Business
RAC	Regional Activity Center		B-4	Heavy Business
LAC	Local Activity Center		M-1	Marina Business
	Transit Oriented Corridors:		CR	Commerical Recreation
DPTOC	Downtown Pompano		I-1	General Industrial
ETOC	East Atlantic Blvd		I-1X	Special Industrial
			O-IP	Office Industrial Park
			M-2	Marina Industrial
			TO	Transit Oriented
			PR	Parks & Recreation
			CF	Community Facilities
			PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
				<i>Planned Developments</i>
			RPUD	Residential Planned Unit Development
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
				<i>Overlay Districts</i>
			RM-45 HR	Multiple-Family Residence 45 High Rise
			DPOD	Downtown Pompano Beach
			EOD	East Atlantic Blvd.
			AOD	Atlantic Boulevard

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PZ23-12000042

05/22/2024