



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-306

PLANNING AND ZONING BOARD

Meeting Date: JUNE 22, 2022

FUTURE GOLF FACILITY

Request: Major Site Plan
P&Z# 21-12000046
Owner: Pompano Park JV Land Holdings, LLC.
Project Location: NE Corner of Isle of Capri Blvd and Lucky Lane
Folio Number: 494203220020
Land Use Designation: RAC (Regional Activity Center)
Zoning District: PCD (Planned Commercial / Industrial District)
Commission District: 5 (Cyndy Floyd)
Agent: Ryan O. Thomas (954-202-7000)
Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Summary:

The applicant is requesting Major Site Plan and Building Design in order to construct approximately 64,000 square foot three-level venue with a restaurant, bar, entertainment and event space including three climate-controlled, partially enclosed levels of golf ball hitting bays and an outfield with electronic targets. The proposed location of the facility is abutting Race Track Road, Lucky Lane, and Isle of Capri Blvd and is currently a vacant site with trees and water retention. The site area (11 acres) is part of a 222-acre Planned Development that is partially developed. The total lot coverage of the site is 11.8%.

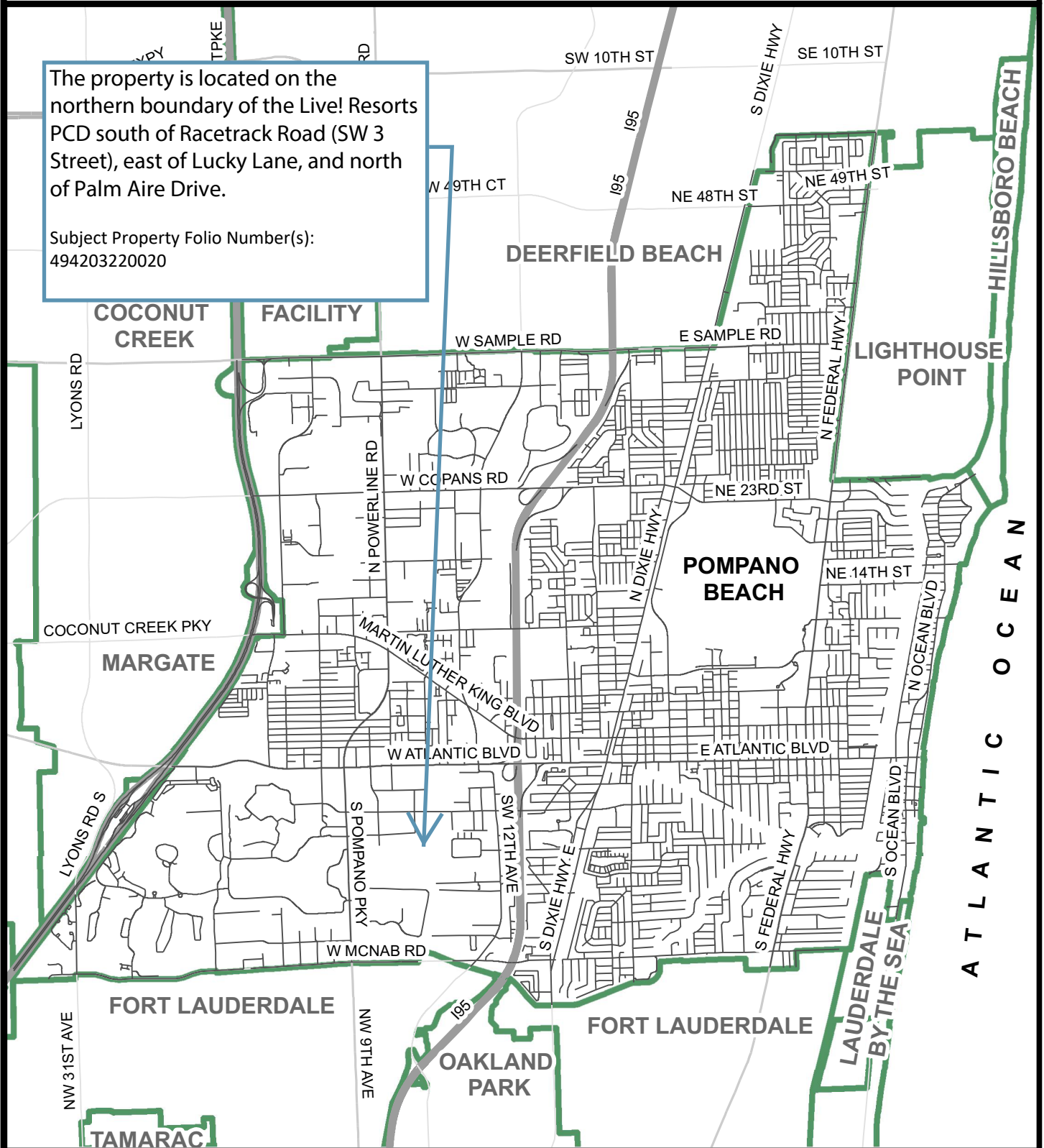
The property has a Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permits the Commercial Recreation and Accessory Uses. The site plan was most recently reviewed by the Development Review Committee on April 20, 2022 and received Development Order from the Architectural Appearance Committee on June 7, 2022.

CITY OF POMPANO BEACH LOCATION MAP

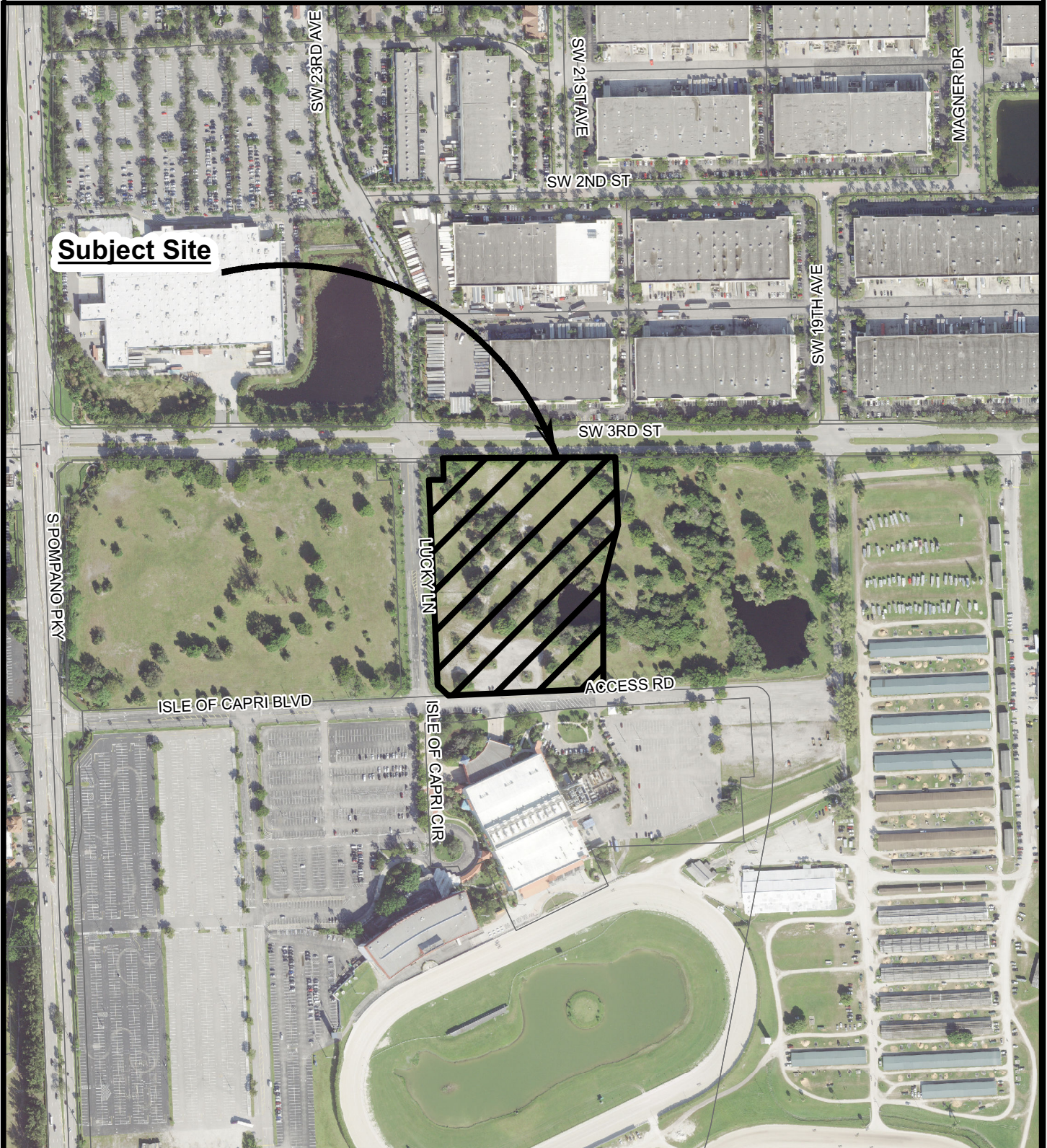


The property is located on the northern boundary of the Live! Resorts PCD south of Racetrack Road (SW 3 Street), east of Lucky Lane, and north of Palm Aire Drive.

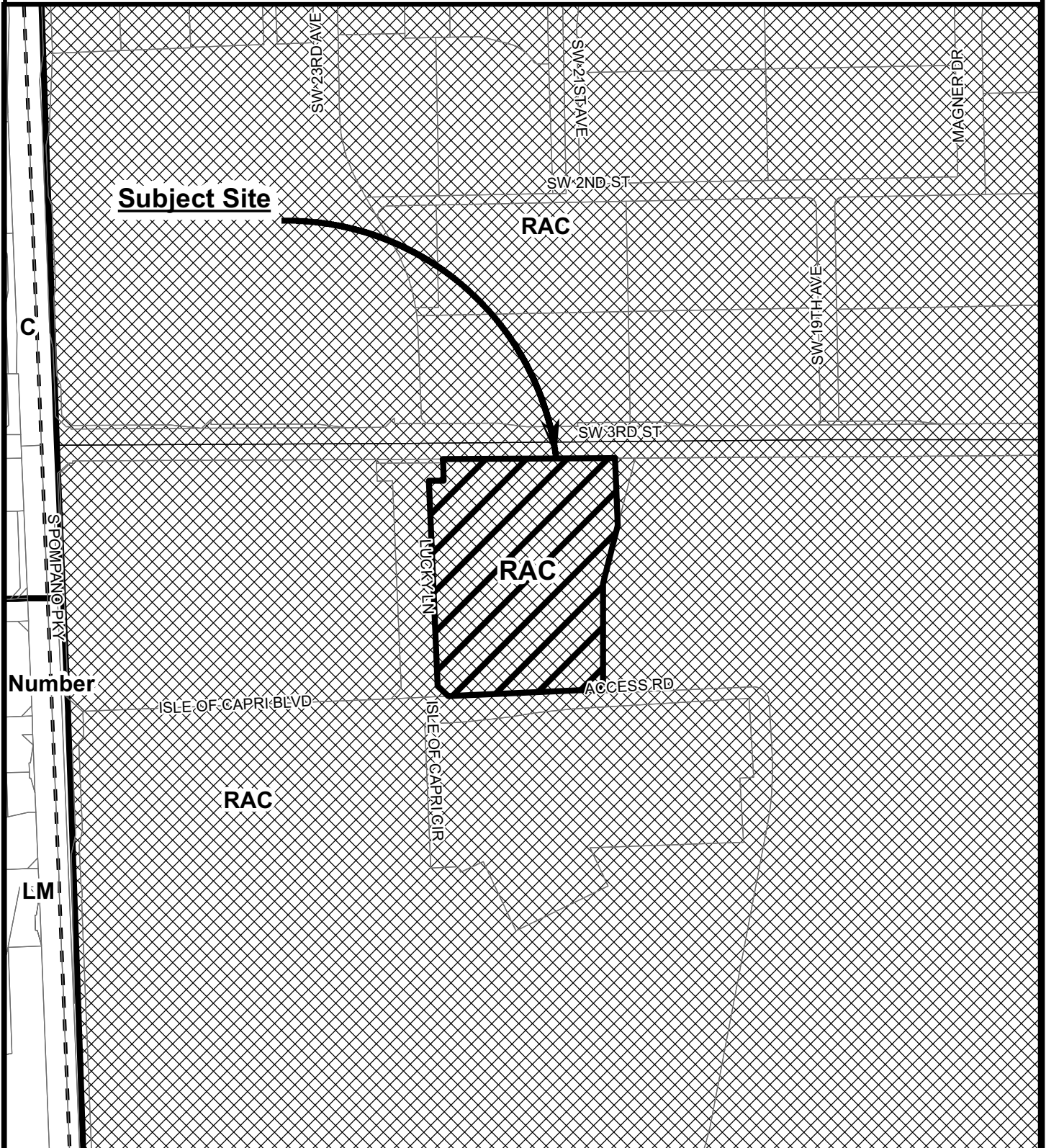
Subject Property Folio Number(s):
494203220020



CITY OF POMPANO BEACH AERIAL MAP

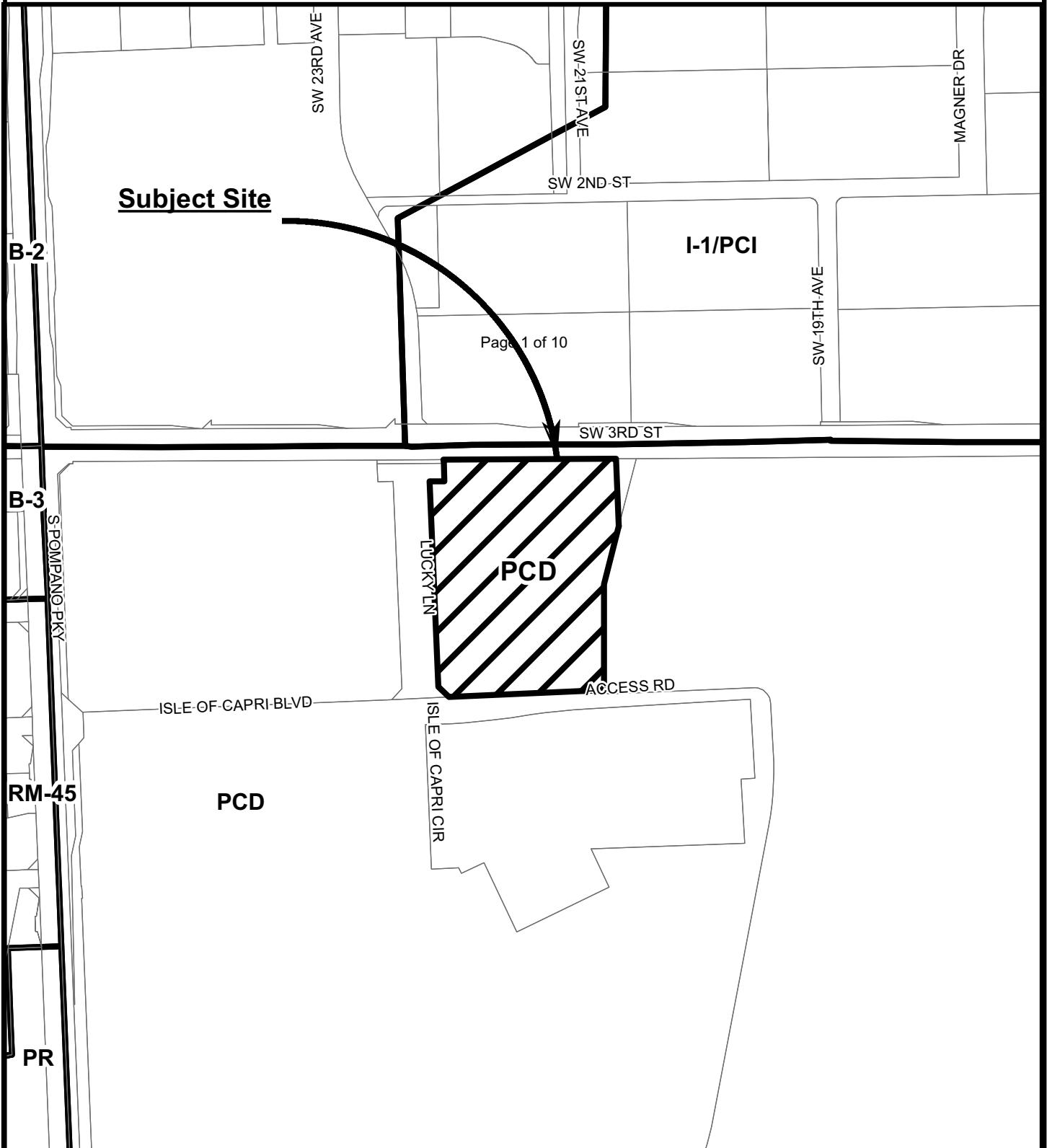


CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



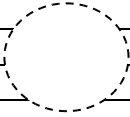
P&Z
in = 456 ft
6/2/2022 TheRaf

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



P&Z
in = 456 ft
6/2/2022 TheRaf

LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification	Units/ Acre	Symbol	District
			RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisurville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			RM-7	Multiple-Family Residence 7
C	Commercial		RM-12	Multiple-Family Residence 12
CR	Commercial Recreation		RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
I	Industrial		RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities		B-2	Neighborhood Business
			B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water		I-1	General Industrial
			I-1X	Special Industrial
*	RAC	Regional Activity Center	O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
			TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
			PU	Public Utility
ETOC	East Transit Oriented		T	Transportation
	Corridor		BP	Business Parking
			LAC	Local Activity Center
	Number			
			RPUD	Residential Planned Unit Dev.
		*	PCD	Planned Commercial Development (Ord. 21-02)
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay

P&Z

The district was rezoned to a Planned Commercial Development with an adopted master plan in 2020 (Ordinance 2021-02). The following are ongoing/ active developments consistent with the master plan, with the status:

- A Future Golf Facility (21-12000046) is on this same Planning and Zoning Board Agenda for consideration of the major site plan.
- The Industrial Site Plan development (21-12000035) of the PCD was approved by the Planning & Zoning Board at the meeting in May 2022.
- The Casino expansion is ongoing (Smoking Terrace, Building Addition, Rear Deck Enclosure), and the Parking Garage (20-12000004), which is nearly complete.
- There are two projects for the internal roadway improvements (Lucky Lane and Palm Aire Drive), which have received Minor Development Orders and received building permits.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor 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 Regional Activity Center (RAC) land use designation and a Zoning designation of Planned Commercial Development (PCD), which permit the proposed facility and uses. 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 01.14.01

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.

Policy 01.15.02

Regional Activity Centers shall include a mix of land uses that are regionally significant and shall include residential uses when they are complimentary to other uses within the RAC. The application for a RAC land use designation will include a purpose statement for the nonresidential uses based on the scale and identity for the activity center district.

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 the development within the PCD Zoning Districts as established by Ordinance 2020-02.

Article 4: Use Standards

The development proposes a driving range use as well as an accessory restaurant and bar that comply with the use-specific standards in Article 4: Use Standards and is consistent with the uses as permitted by the PCD.

Article 5: Development Standards

See Standard 3 below. Development Standards may be modified by the PCD Ordinance.

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. The project meets the design standards required by Article 5 and the PCD. Any outstanding issue is provided as a condition of this development order.

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

The proposed site plan complies 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;

There is no prior development order or plan of record for the subject property.

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

Based on the estimated demand, the proposed project complies with concurrency requirements. 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 project is designed to provide safe, adequate, paved vehicular access between the buildings and Race Track Road (SW 3rd Street) which is identified on the Broward County Trafficways Map. The project is accessed via existing private roadways and access roads. The master site developer of the PCD is in the process of submitting plans to improve and add circulation throughout the PCD including the abutting private roadways.

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. The Development does not anticipate requiring any hazardous material licensing.

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 address 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 Fire Plans Examiner during DRC. The project complies with all Fire Department requirements at this time.

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.

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

The proposed development is not within an area identified in 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 PCD requires a 10' minimum buffer along Racetrack Rd and Powerline Road. This site plan proposes development within Development Area C as identified in the PCD and potentially the first non-casino related expansion, triggering the requirement for Development Area A.
 - a. The buffer within development area C will be installed prior to the issuance of the first Certificate of Occupancy for new development within each of those designated areas.
 - b. Additionally, the buffer within Development Area A shall be installed prior to issuance of the first Certificate of Occupancy for new development not related to the casino expansion.
2. Provide a revised Photometric Plan consistent with the Site Plan and Landscape Plan, prior to building permit approval, in compliance with the city's code.
3. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance:
 - a. Provide evidence that the project provides the 12 sustainability points required by Table 155.5802: Sustainable Development Options and Points.
 - b. Include a copy of the approved CPTED plan, approved by the Broward Sheriff's Office.
 - c. Compliance with all applicable City Ordinances, including but not limited to comments issued by the Development Review Committee.
 - d. Maintain substantial compliance with the plans, as submitted with this application.