



Staff Report

File #: LN-140

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

Meeting Date: JUNE 23, 2021

HILLSBORO LIGHT TOWERS AND THE CLARIDGE CONDOMINIUM LUPA

Request: Land Use Plan Map Correction
P&Z# 21-92000001
Owner: Hillsboro Light Tower Inc & The Claridge of Pompano Condominium Inc.
Project Location: 1340 S. Ocean Blvd. & 2639 N. Riverside Dr.
Folio Number: Multiple Folios
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business) & B-3 (General Business)
Commission District: 1
Agent: Jean Dolan (954-786-4045)
Project Planner: Jean Dolan (954-786-4045 / Jean.dolan@copbfl.com)

Summary:

A. Request

The City of Pompano Beach is using the small-scale amendment process to correct the underlying land use for the Hillsboro Light Towers and The Claridge condominiums built in 1972-73 in an underlying commercial land use category. Hillsboro Light Towers is located at 2639 North Riverside Drive and The Claridge Condominium is located at 1340 South Ocean Boulevard. Neither the City or County have been able to identify how these residential buildings were built in the commercial land use category which has been these properties' designation for as far back as the records are available (1977). Since this incorrect land use designation is causing problems for the property owners when transferring and insuring their condo units, the City is moving forward to correct the erroneous land use designation on both the City and County Land Use Plans.

The Claridge has 198 units on approximately 3.2 gross acres for a gross density of 62 du/acre and Hillsboro Light Towers has 72 units on approximately 1.1 gross acres for a gross density of 71 du/acre. The City intends to propose a fixed number of units in a dashed line to allow only the number of units that exist to be entitled via the corrected residential land use designation.

B. Existing Development versus a Change in Entitlements

Typically, a land use plan amendment will change the underlying land use to enable new development to

proceed. In this case, the change in the land use category from Commercial to a Residential category will make the existing use conforming and enable it to be rebuilt as a conforming use if it is ever destroyed in a natural disaster or sold for redevelopment. The result of this map correction, therefore, is to maintain the current residential uses of the properties and ensure that the public facility impacts they have been generating for nearly 50 years, remain the same.

That said, if we look at the properties’ redevelopment potential based on the current Commercial land use designation, the difference between what could be built if the two condo buildings were replaced with commercial buildings is shown in the following table.

CURRENT AND PROPOSED ENTITLEMENTS

Type of Use	Current Entitlements (Incorrect Designation)	Proposed Entitlements (Correct Designation)	Correction in Entitlements
Hillsboro Light Towers			
Commercial/Commerce ⁽¹⁾	287,496 SF		-287,496 SF
Residential		72 units	No change from existing use: 72 units
The Claridge			
Commercial/Commerce ⁽¹⁾	836,352 SF		-836,352 SF
Residential		198 units	No change from existing use: 198 units

(1) City’s Future Land Use Element Policy 01.07.17 establishes commercial intensity at 60% lot coverage and 105 feet in height (10 stories) which is an FAR of 6.

If these two properties were redeveloped in a commercial use, it would most likely be a condo-hotel use. Based on a recent approval in Pompano (Pure Residences) and the 105 foot (10-story) maximum height for these two properties under the current B-3 zoning, it appears that condo-hotel could be built at approximately 110 rooms/units per acre. This multiplier was used to determine the intensity of these two sites if they were built as condo-hotel. Using these assumptions, the condo-hotel use would result in 121 units on the Hillsboro Light Towers location and up to 352 units at The Claridge location. This use, therefore, would be more intense than the current residential uses and would generate more public facility impacts in nearly every category (excluding park and school demand).

C. Rationale for the Proposed Amendment

The purpose for this amendment is to correct the land use designation so the residential condominiums are permitted by right and can be rebuilt after a natural disaster.

D. Surrounding Land Uses

The future land use designations and existing uses of the properties immediately surrounding the two subject properties are summarized as follows:

Adjacent Existing Uses and City Land Use Map Designations

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Properties	North	South	East	West
Hillsboro Light Towers Residential/Commercial	Marina/Commercial	Vacant/ Irregular 35.7 du/ac	Park/Commercial	Intracoastal/ Water
Claridge Condominium Residential/Commercial	Residential/MH 25	Vacant/H 46	Atlantic Ocean	Residential/H 46

The official correction of the land use map to allow a continuation of the existing residential uses is compatible with existing adjacent uses.

E. Impact Analysis

If these properties were rebuilt as commercial uses, they would generate higher impacts in every public facility category except for park and school demand since the visitors to condo-hotels (or other tenants) are not considered “residents” that create impacts on local parks and schools. Since any impact these properties generate on public facilities and services have been happening for nearly 50 years, the correction of the land use designation will have no impact on the infrastructure system that has already been serving that demand.

F. Consistency with Goals, Objectives and Policies of the City's Land Use Plan

This is a map correction, not a land use change that creates entitlements that are different from existing uses. The Comprehensive Plan goals, objectives and policies do not address this type of corrective amendment.

Staff Conditions:

Alternative Motions

- (1) Motion to recommend approval of the proposed Future Land Use Map Corrective Amendment** as the Board finds the proposed Land Use Map correction will allow for the continuation of the existing uses that have been on the site for nearly 50 years.
- (2) Motion to table** the proposed Future Land Use Map correction to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

Staff recommends motion number # 1.

Amendment Areas Context Map



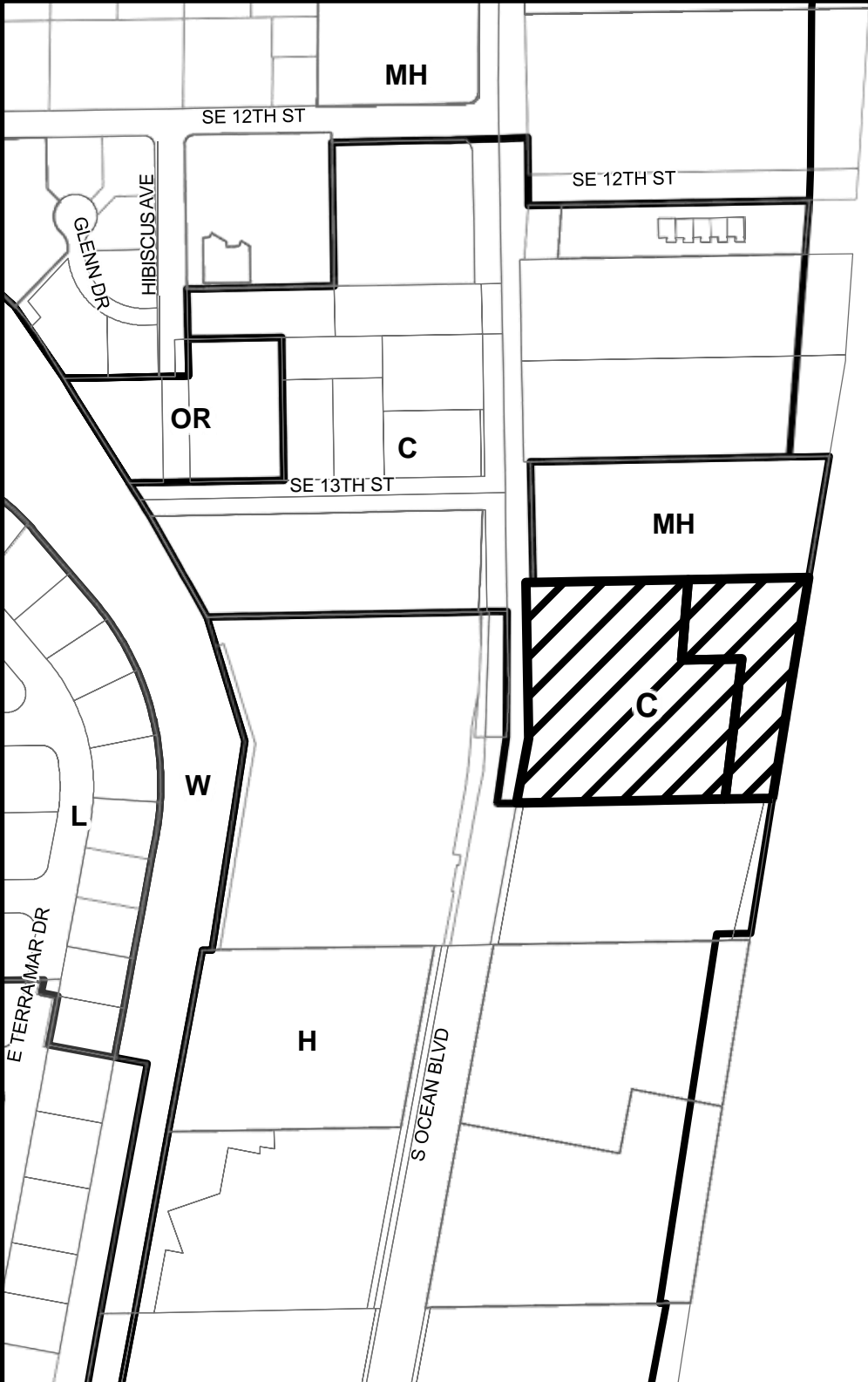
CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

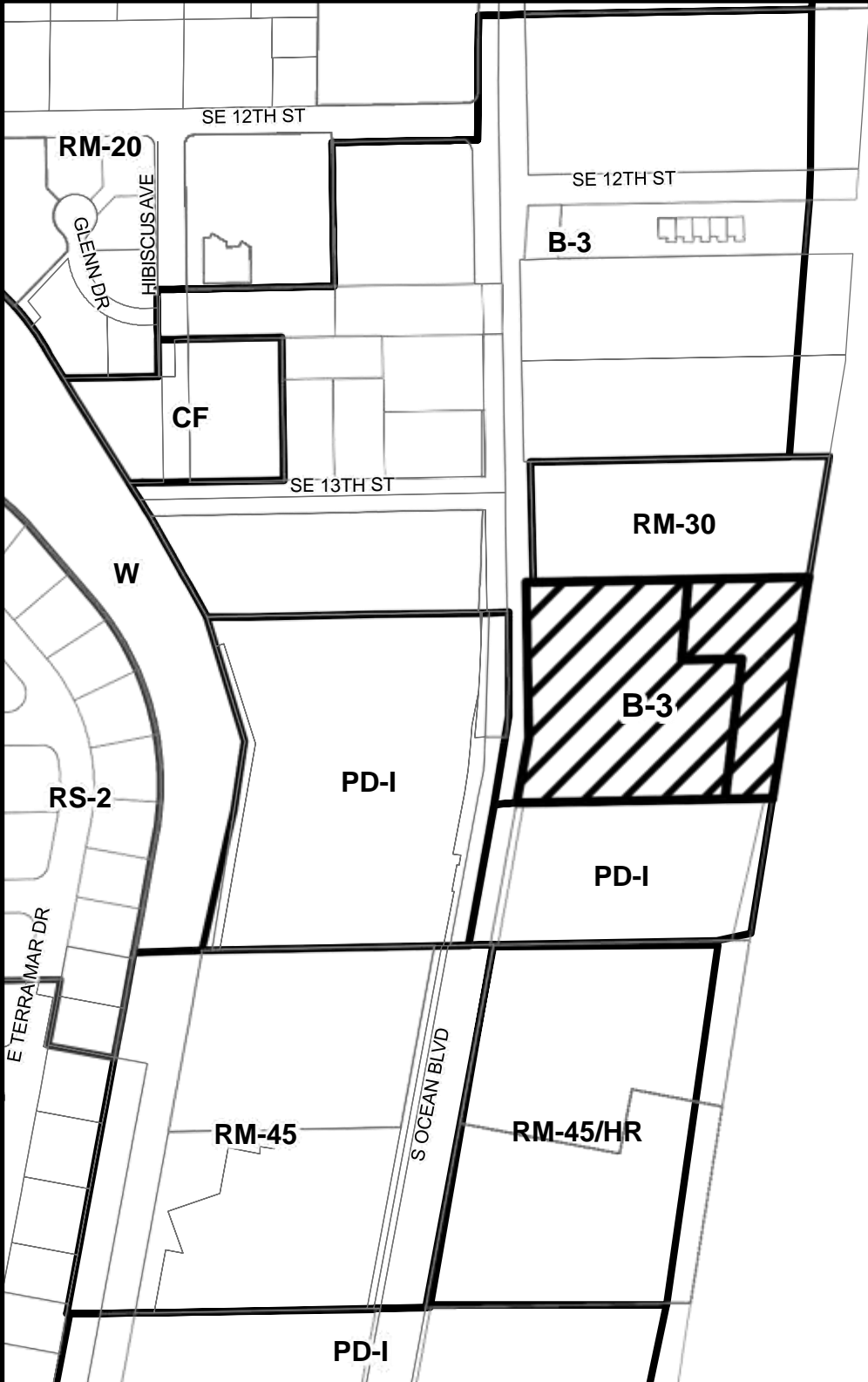
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

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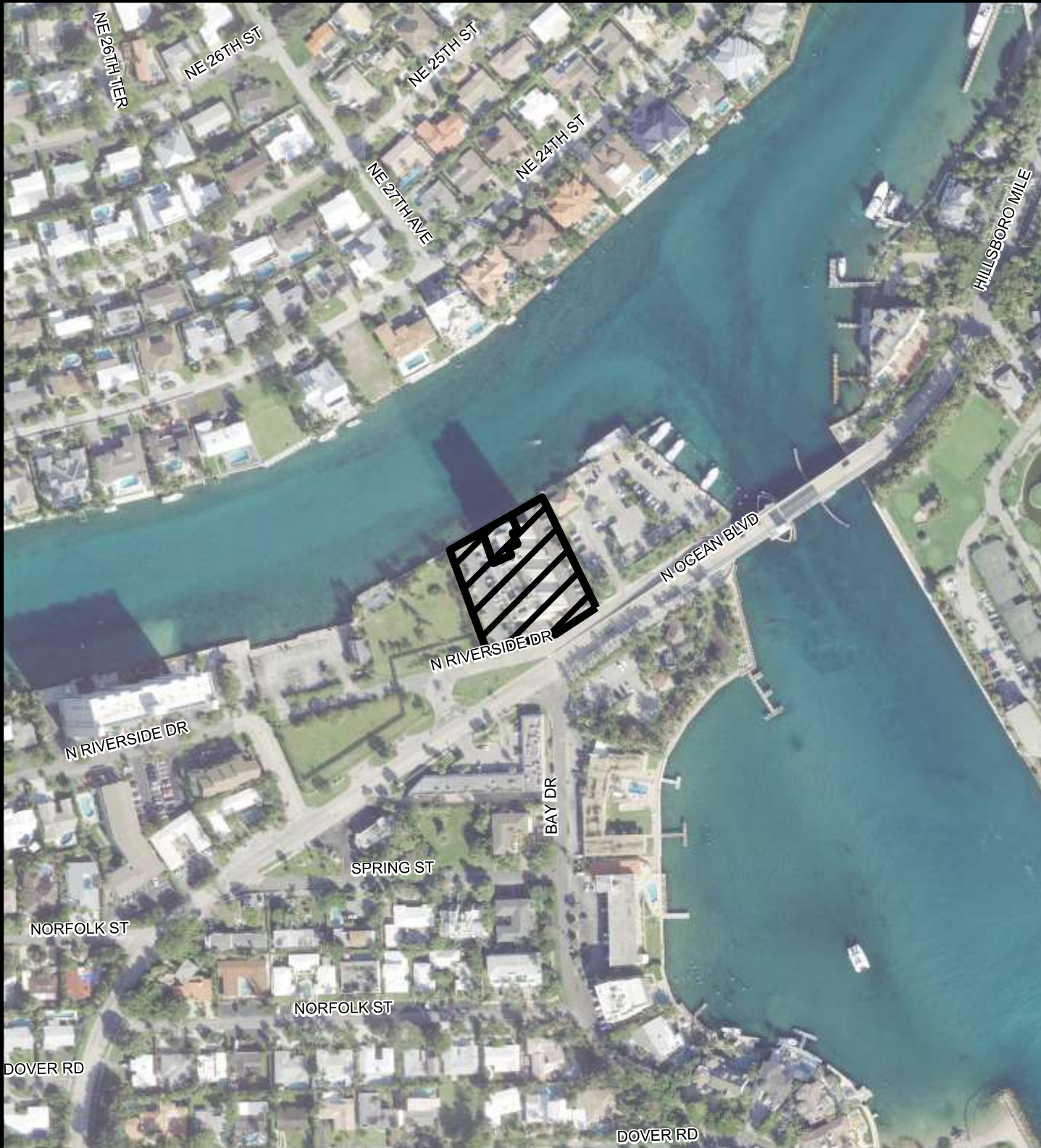
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 250 ft

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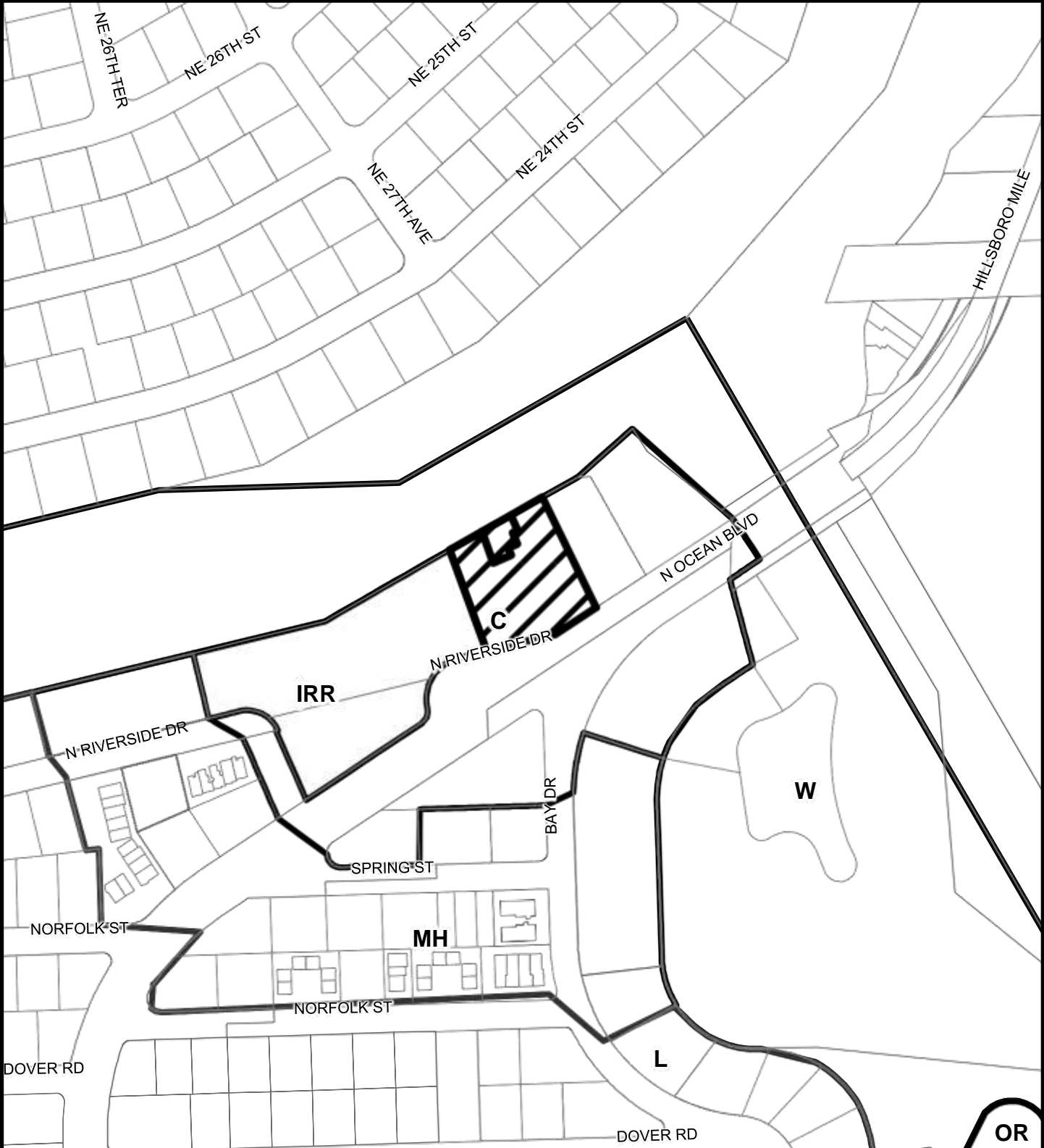
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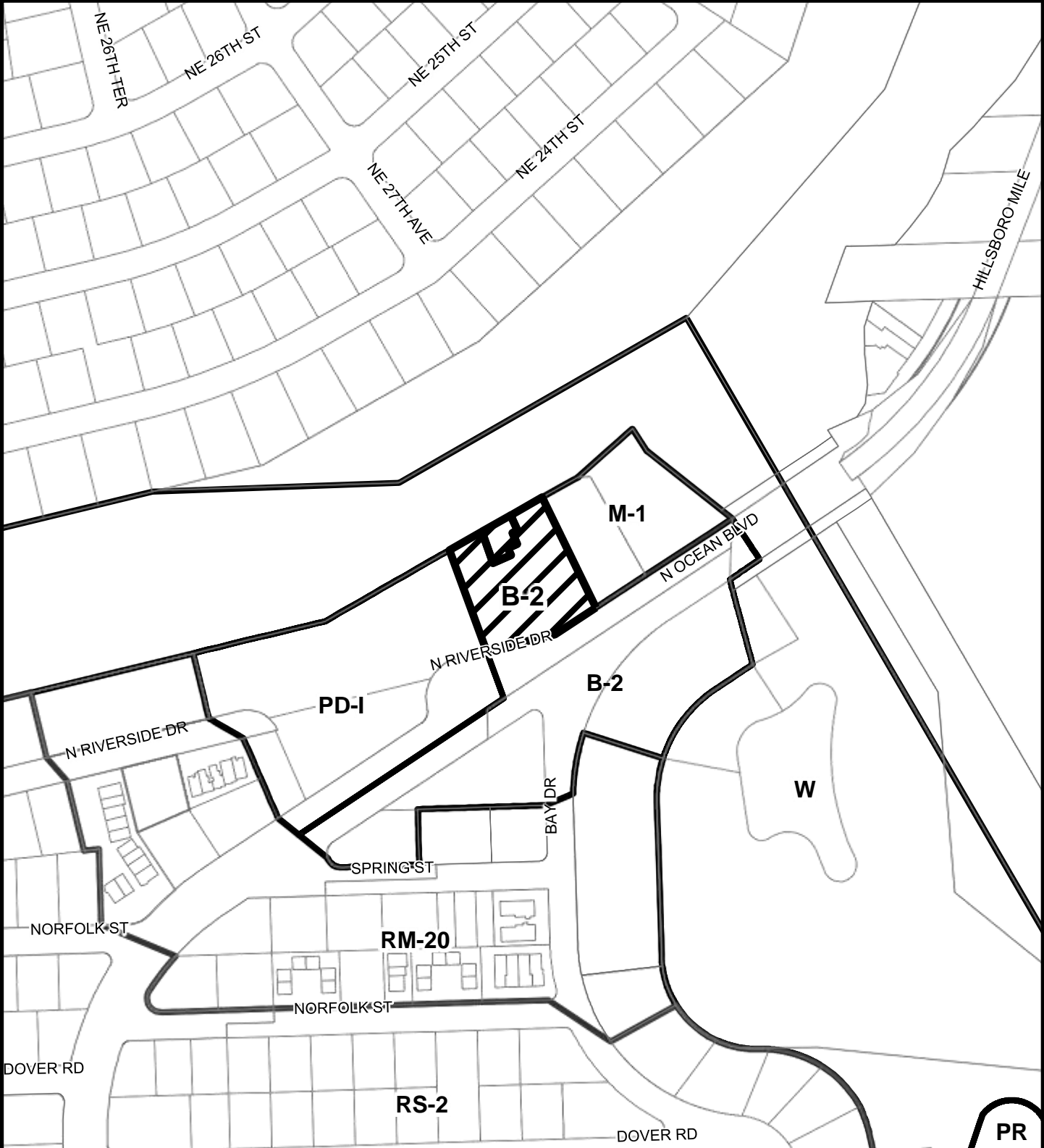
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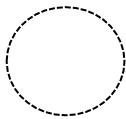
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LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification</u>	<u>Units/ Acre</u>
	Residential	
L	Low (1-5 DU/AC)	
LM	Low- Medium (5-10 DU/AC)	
M	Medium (10-16 DU/AC)	
MH	Medium-High (16-25 DU/AC)	
H	High (25-46 DU/AC)	
12	Irregular Density	
36	Irregular Density	
* C	Commercial	
CR	Commercial Recreation	
I	Industrial	
T	Transportation	
U	Utilities	
CF	Community Facilities	
OR	Recreation & Open Space	
W	Water	
RAC	Regional Activity Center	
LAC	Local Activity Center	
DPTOC	Downtown Pompano Transit Oriented Corridor	
	Number	

>



Reflects the maximum total number of units permitted within the dashed line

*	Existing	
>	Proposed	

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
RS-1	Single-Family Residence 1
RS-2	Single-Family Residence 2
RS-3	Single-Family Residence 3
RS-4	Single-Family Residence 4
RS-L	Single-Family Residence Leisureville
RD-1	Two- Family Residence
RM-7	Multiple-Family Residence 7
RM-12	Multiple-Family Residence 12
RM-20	Multiple-Family Residence 20
RM-30	Multiple-Family Residence 30
RM-45	Multiple-Family Residence 45
MH-12	Mobile Home Park
B-1	Limited Business
* B-2	Neighborhood Business
* B-3	General Business
B-4	Heavy Business
M-1	Marina Business
CR	Commercal Recreation
I-1	General Industrial
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
RPUD	Residential Planned Unit Dev.
PCD	Planned Commercial Development
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