



City of Pompano Beach Planning & Zoning Board

Commission Chambers
100 West Atlantic Blvd.
Pompano Beach, FL
33060

DRAFT MINUTES

Wednesday, March 26, 2025

6:00 PM

(00:25)

A. CALL TO ORDER

The meeting was called to order by Chair Stacer at 6:03 PM.

(00:30)

B. ROLL CALL

Rich Dally
Gigi Doubek
Paul Fisher
Robert Hartsell
Tundra King
Carla Coleman
Fred Stacer

Also in Attendance:
James Saunders, Assistant City Attorney
Meredith Rollins
Nguyen Tran
Lauren Gratzner
Max Wemyss

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(45:36)

3. LN-700

TEXT AMENDMENT - MODIFIED AOD PERMITTED USES

Request:	Text Amendment
P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	N/A
Project Planner:	Lauren Gratzner

Ms. Lauren Gratzer, Project Planner, introduced herself to the Board and presented the proposed text amendment presentation. She explained the city-initiated text amendment proposed changes to the modified use standards within the Atlantic Overlay District (AOD), which is intended to serve as a vibrant hub for residents and visitors and act as a gateway to the beachfront. Ms. Gratzer states that the overlay promotes economic revitalization, pedestrian activity, beautification, and mixed-use development. Ms. Gratzer states that currently six specific uses are permitted in the AOD regardless of underlying zoning. Ms. Gratzer states that the proposed city-initiated amendment would add museums and other indoor commercial or membership-based recreation and entertainment uses to that list. Ms. Gratzer states that this addition supports economic growth and enhances the district's role as a destination, whether these uses are stand-alone or part of a mixed-use development. Ms. Gratzer states that the proposal was reviewed under seven standards outlined in the staff report.

Ms. Gratzer states that the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion. Staff finds that the proposed text amendment is consistent with the 7 review standards for a text amendment and recommends approval.

Alternative Motion(s):

1. Table the item for additional information as requested by the Board
2. Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies, or addressed the review standards for a code amendment as listed in this report.

Chair Stacer asked the Board if there were any questions.

Vice Chair Coleman asked if the amendment would allow uses not typically permitted in the city. Ms. Gratzer clarified that the proposed uses are already established standard uses within the city code.

Mr. Hartsell asked if the amendment was tied to a specific project. Ms. Gratzer replied the change responds to interest in opening a museum or interactive entertainment venue and aligns with existing uses in Article 4. Mr. Hartsell asked for examples of "Other Indoor Commercial Membership Recreation/Entertainment Uses". Mr. Max Wemyss, Principal Planner, and Ms. Gratzer state some examples include laser tag, bowling alley, indoor putt-putt, rock climbing gyms, or indoor skydiving—membership-based indoor recreation not already defined in the code.

Ms. Yana and Irina Yanovsky, 1919 SE 6th Avenue, Fort Lauderdale, introduced themselves to the board as a potential business that would benefit from the text amendment and presented the following: Jellyfish World; About Us; Creatures; Jellyfish Exhibition; and School Field Trips.

Mr. Nguyen Tran, CRA Director, expressed support for the proposed text amendment. He stated the jellyfish museum is a strong fit for the Wells Fargo building on Ocean Boulevard and complements city efforts like Wahoo Bay, Shipwreck Park, and the Fishing Village. He said the use would enhance the area year-round, especially during slower summer months. Mr. Tran noted the museum, run by a family from Ukraine, has two existing locations and selected Pompano Beach for a permanent exhibit. He added that FAU, the University of Miami, and the Wahoo Bay board have expressed support. The lease is pending approval of the use.

Assistant City Attorney Saunders clarified that because this is a text amendment, and questions were raised, staff referred to the code definition in Section 155.4217.M. This section defines "other indoor commercial recreation/entertainment uses" as private, enclosed uses for sports and recreation activities operated primarily for financial gain and not specifically listed in the principal use table. Examples include health and fitness centers, spas, gymnastic facilities, and dance halls. He noted the definition would not impact a museum, but the Board could recommend exclusions from the definition if there were concerns.

Vice Chair Coleman expressed concern about unintentionally permitting inappropriate uses, such as a gentleman's club, through the amendment. Coleman supported the proposed museum and similar uses but emphasized the importance of maintaining appropriate standards on the beach. Assistant City Attorney Saunders clarified that sexually oriented businesses are separately defined and would not be permitted under this amendment. Saunders noted that other uses, such as cigar lounges, are also specifically defined elsewhere in the code and would not fall under this amendment.

MOTION by Carla Coleman and seconded by Rich Dally that the Board recommend approval of the text amendment to the City Commission for their consideration. All voted in favor. The motion was approved.

(1:07:03)

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DRAFT