

### ADMINISTRATIVE MEMORANDUM NO. 17-237

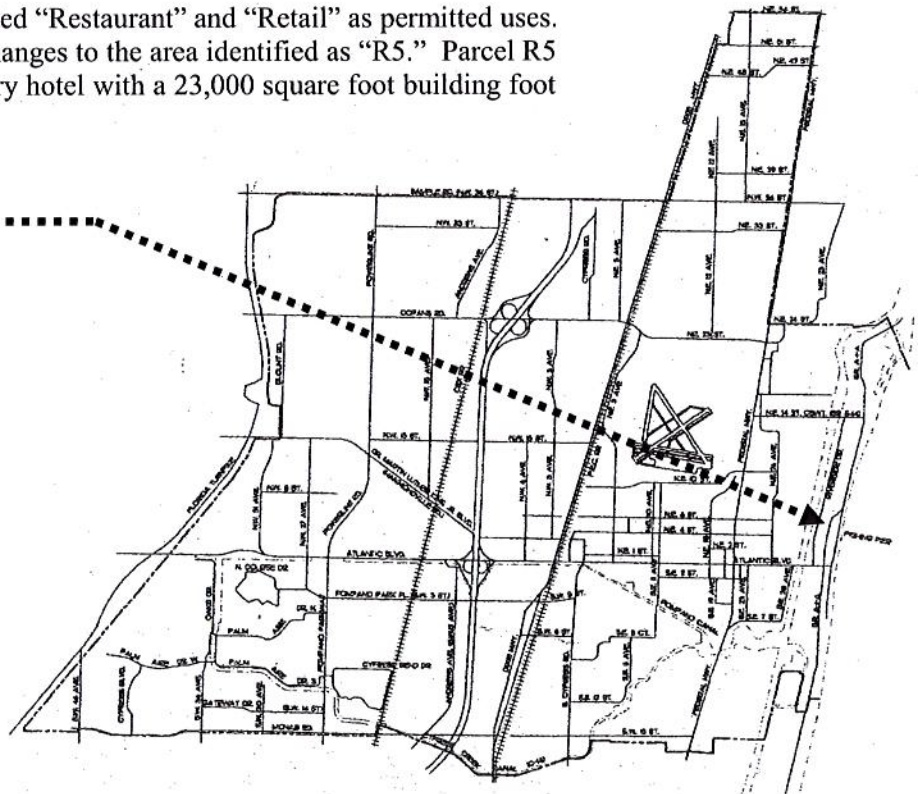
DATE: June 19, 2017  
 TO: Planning & Zoning Board  
 VIA: Robin M. Bird, Development Services Director *RB*  
 FROM: Daniel T. Keester, AICP, Senior Planner *DK*  
 RE: Rezoning – From PD-I/ AOD to PD-I/ AOD (Amended)  
 3410 Pier Street, 215-285 N Pompano Beach Blvd, 3405-3465 Pier Street, 200 N Ocean Blvd  
 June 28, 2017 Meeting P & Z #17-13000003

The purpose of this city initiated rezoning request is to expand the list of permitted uses within this Planned Development. In 2013, the land use plan was amended via Ordinance 2013-69, modifying the land use designation from OR (Open Space Recreation) to Commercial (C). Following the land use amendment, the zoning designation of the property was changed from Parks and Recreation (PR) to Planned Development-Infill (PD-I), within the Atlantic Boulevard Overlay District. A Planned Development was selected for the purposes of creating a consistent development theme that is compatible internally for each building within the block, as well as with the broader beach front area. The Planned Development established a Master Plan for the construction of a new parking garage, several retail and restaurant spaces, on-site ground level parking and the development of “Pier Street.” The site of the former Fire Station and public Library, now houses a 5 story parking garage, and surface parking.

The original PD-I application included “Restaurant” and “Retail” as permitted uses. The revised master plan proposes changes to the area identified as “R5.” Parcel R5 on the Master Plan proposes a 5 story hotel with a 23,000 square foot building foot print.

3410 Pier Street,  
215-285 N Pompano Beach Blvd,  
3405-3465 Pier Street,  
200 N Ocean Blvd

Folio: 484331000521 &  
484331010210



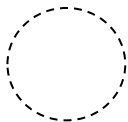
# LEGEND

## FOR LAND USE PLAN

Symbol      Classification Units/ Acre

	Gross Residential Density
	Residential
E	Estate
L	Low
LM	Low- Medium
M	Medium
MH	Medium-High
H	High
* 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
	Boundaries
	City of Pompano Beach

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

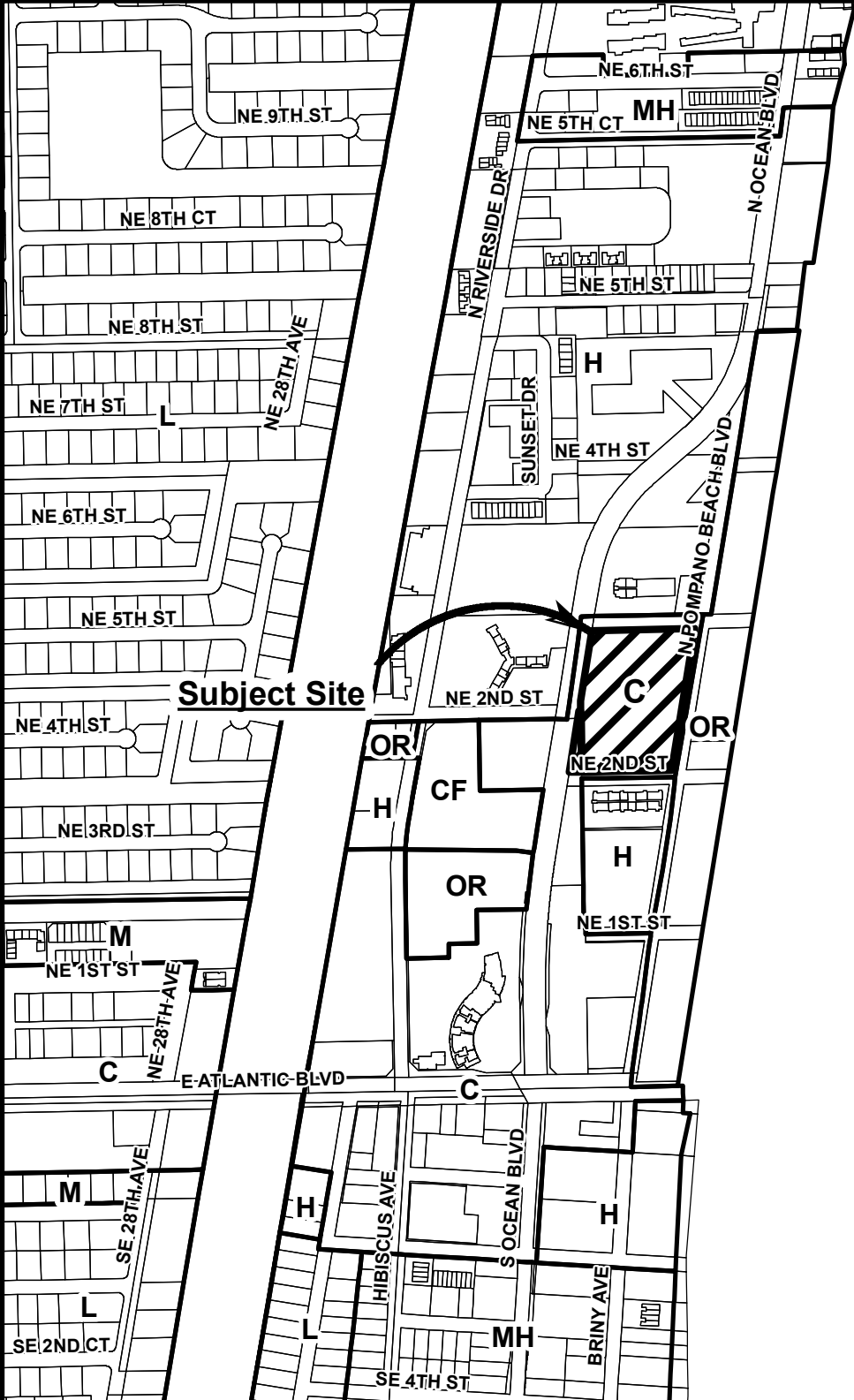
## FOR ZONING MAP

Symbol      District

	RS-1	One-Family Residence
	RS-2	One-Family Residence
	RS-3	One-Family Residence
	RS-4	One-Family Residence
	RD-1	Two- Family Residence
	RM-12	Multi-Family Residence
	RM-20	Multi-Family Residence
	RM-30	Multi-Family Residence
	RM-45	Multi-Family Residence
	RM-45/HR	Overlay
	RPUD	Residential Planned Unit Dev.
*	AOD	Atlantic Boulevard Overlay District
	MH-12	Mobile Home Park
	B-1	Limited Business
	B-2	Neighborhood Business
	B-3	General Business
	B-4	Heavy Business
	RO	Residence Office
	M-1	Marina Business
	M-2	Marina Industrial
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	BP	Business Parking
	BSC	Planned Shopping Center
* >	PD-I	Planned Development Infill
	PCI	Planned Commercial / Industrial Overlay
	PR	Parks & Recreation
	CR	Commerical Recreation
	CF	Community Facilities
	T	Transportation
	PU	Public Utility
	LAC	Local Activity Center

* <b>Existing</b>
> <b>Proposed</b>

# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

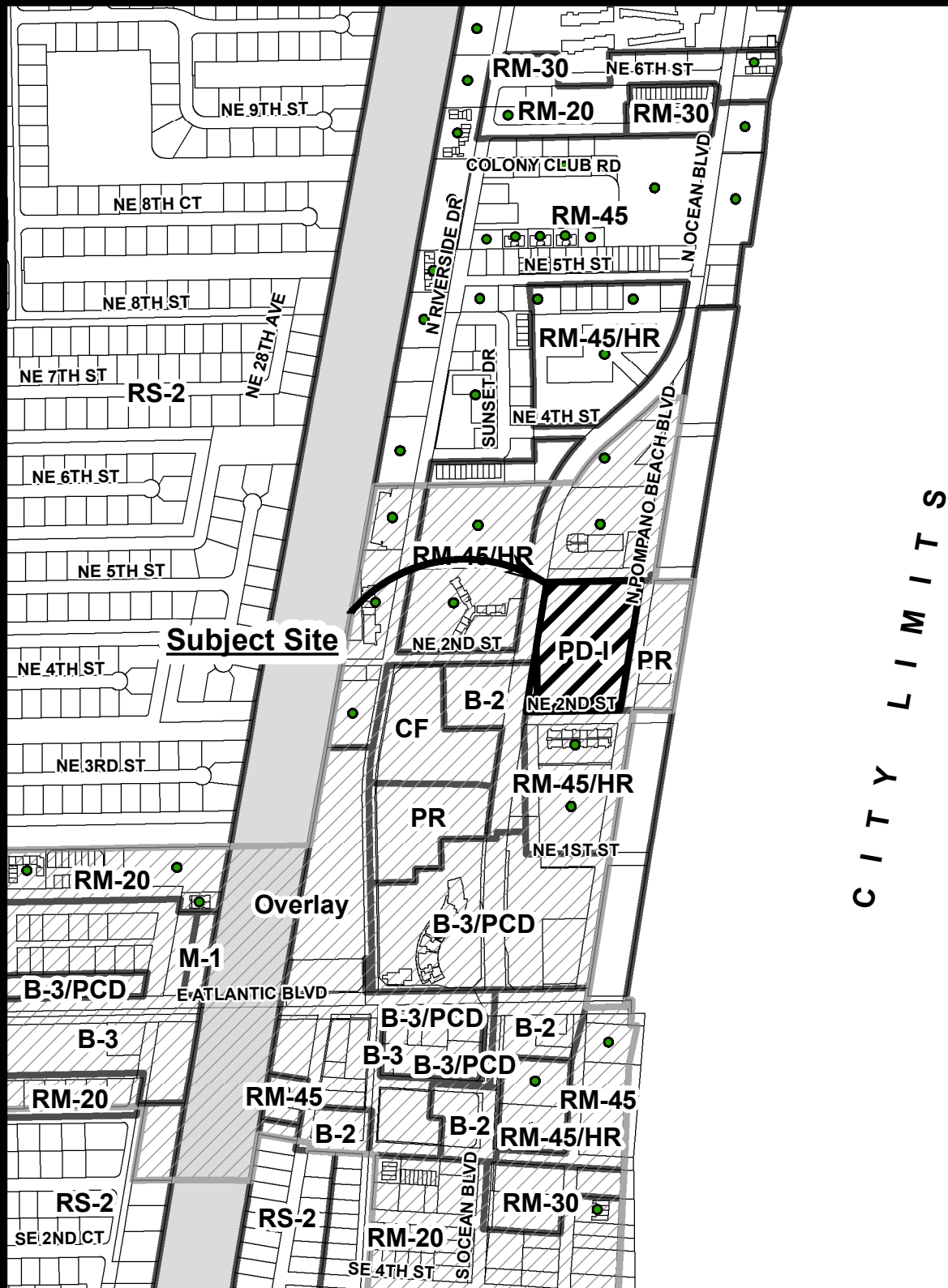


CITY LIMITS

1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# CITY OF POMPANO BEACH AERIAL MAP



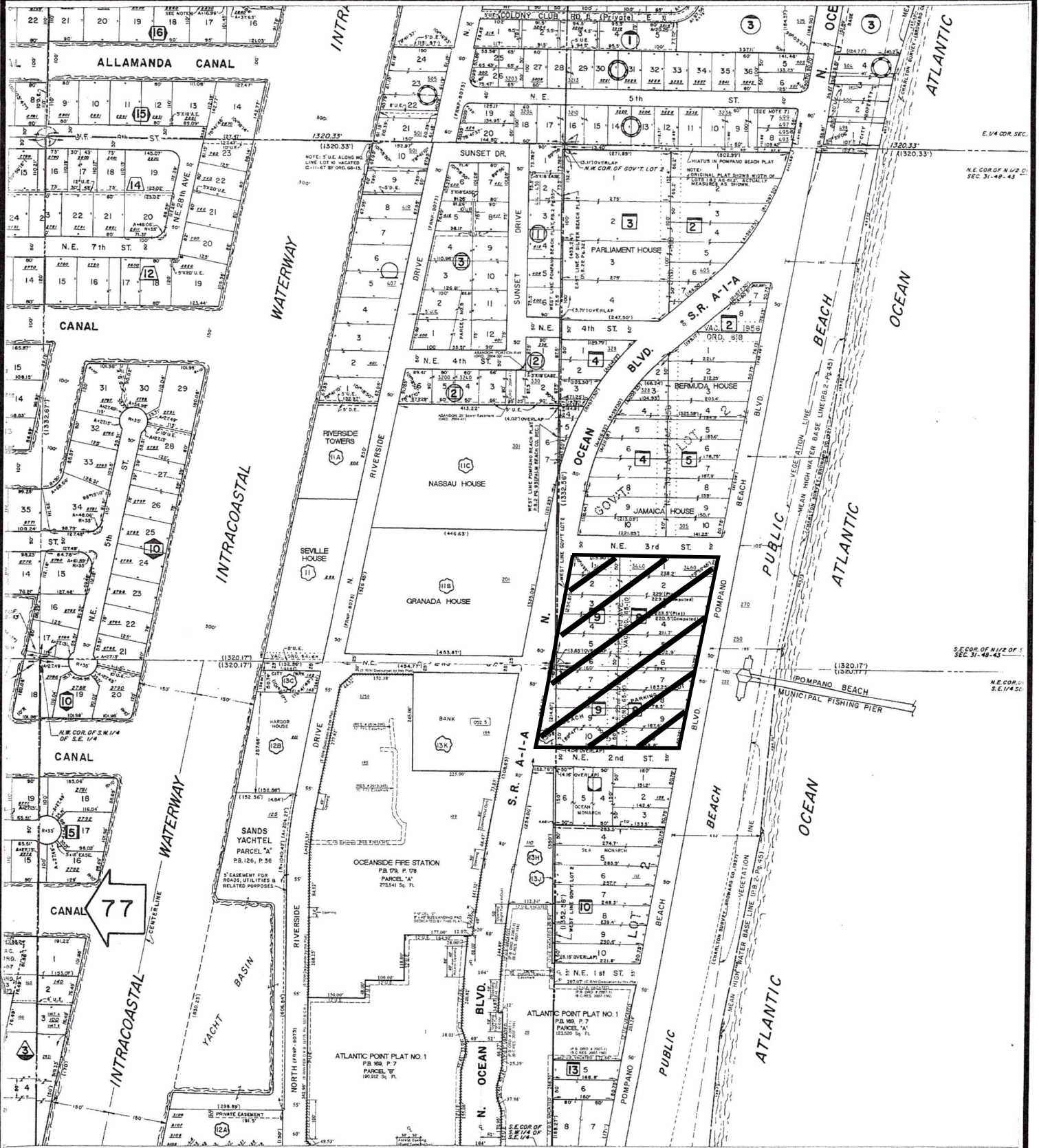
**Subject Site**

1 in = 600 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES



# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

↑  
NORTH

## REVIEW & SUMMARY

- A. Pursuant to Section 155.2207(B) [Development Review Committee Report and Notice to Applicant], the Development Services Director has compiled the department comments from the Development Review (DRC) meeting held on August 20, 2014 and September 17, 2014 which are summarized below:**

### **Planning & Zoning Division:**

1. The proposed outlines on sheet L-0.01 illustrate property east & west of Pompano Beach Blvd. Update the subject property to eliminate the property west of Pompano Beach Blvd as that portion is not being rezoned or amended.
2. The excerpt of the Zoning Map on sheet L-0.01 is not current, the subject property is currently zoned PD-I, not PR. Update the sheet.
3. The existing/proposed zoning on the Master Site Plan must be updated. The existing zoning is PD-I, and the proposed zoning is a PD-I; however, the proposal is to amend the current PD-I zoning.
4. Original Master Plan Indicated the uses allowed within the Planned Development, which were Retail & Restaurant. Currently, sheet L-1.10 simply breaks down the Parking from Non-Residential to Residential. On the Site Plan (Sheet L-1.01), list the permitted uses allowed within this Planned Development (identifying those use categories listed in Article 4).
5. Parking break-down on the Circulation Plan (L-1.10) indicates Non-Residential Uses as 139,936 square feet; however, staff is unsure where this number is coming from as the following would add up to 60,185 square feet of building and 14,487 square feet of deck.
  - a. R1 - allows for a 6,562 square foot building, and 1,442 square foot deck.
  - b. R2 - allows for a 5,207 square foot building, and 3,300 square foot deck.
  - c. R3 - allows for a 6,000 square foot building and 4,154 square foot deck.
  - d. R4 - allows for 6,000 square feet at the ground floor of the parking garage.
  - e. R5 - proposes a 23,000 square foot building.
  - f. C1 - allows for a 6,172 square foot building, and 1,154 square foot deck.
  - g. C2 - allows for a 7,244 square foot building, and a 4,437 square foot deck.
6. Revise the Narrative, page 1 states: "The request at hand is to amend the previously approved master plan (Ordinance 2015-15) to allow for a 150 room hotel on Parcel R5 instead of a."

**Engineering Department:** No comments from the City Engineering Division on this proposed rezoning.

**Fire Department:** This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**Solid Waste:** No Comments.

### **Utilities:**

1. Please note that additional comments may be forthcoming contingent upon future submittals and the development review process.
2. Given the submittal, the City of Pompano Beach Utilities Department has no comment with regard to the requested PD-I to an amended PD-I rezoning at this time.

**Broward Sheriff Office:** Review Complete No Comments

**Building:**

At this time, the Building Department has no objections. Additional comments may follow throughout the remainder of the permitting process. Buildings shall comply with the 2014 Florida Building Code, HVHZ requirements, and appropriate floodplain ordinances.

- 1) Provide Survey, to verify all elevations applicable to the site, in addition, elevations at plans and survey must be in NAVD format and noted at plans and survey.
  - a. Elevations will be in accordance with City Ordinance 152.29 (C)
- 2) 53.14 - Erosion and Sedimentation Control Permit to be submitted at the time of permit
- 3) A construction fence and permit will be required when any construction activity will occur and it shall contain all construction debris, airborne and otherwise, on the subject construction site as per City Ordinance 152.06
- 4) Parking spaces complying with 502 that serve a particular building or facility and shall be located on the shortest accessible route from parking to an entrance complying with 206.4 (FBC Accessibility)

**Urban Forestry:** Any comments will be rendered with the Site Plan.

**B. Zoning Department staff submits the following factual information which is relevant to this rezoning request:**

1. The rezoning was reviewed by DRC on May 17, 2017.
2. The property is platted and is located north of NE 2<sup>nd</sup> Street and east of N Ocean Blvd.
3. The overall site is 4.168 acres.
4. The Zoning and uses of adjacent properties are:

North – RM-45/ HR (Multi-Family Residential), Multi-Family Condominium’s (Jamaica House)  
South – RM-45/ HR (Multi-Family Residential), Multi-Family Condominium’s (Ocean Monarch)  
East – PR/ AOD (Parks and Recreation), Pompano Fishing Pier & 2 proposed restaurants  
West – RM-45/ HR (Multi-Family Residential) & B-2 (Community Business), Multi-Family Condominium’s (Granada House) & Bank (Wells Fargo)

5. The Land Use Designation is currently Commercial.

**C. The following goals, objectives and policies of the City’s Comprehensive Plan have been identified as pertinent to this rezoning:**

**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.

**Policies**

- 01.02.01 Require new commercial and residential (of more than 10 dwelling units) development to provide their primary access to the abutting arterial roadway system with only secondary



access points to local streets so that traffic impacts to single family neighborhoods are minimized.

**Objective Inconsistent Land Uses**

01.03.00 Annually review and periodically update adopted land development regulations and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.

**Policies**

01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

01.03.07 Require the provision of decorative structural or vegetative buffers between different density residential land uses, and residential and non-residential land uses unless the applicant can demonstrate by evidence that the proper buffer is provided.

01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

**Objective Major Corridor Land Use**

01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Policies**

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 amenities are provided, shared parking is provided, or sufficient public parking is nearby.

**Objective Community Redevelopment**

01.08.00 Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

**Policies**

01.08.01 Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

**Policies**

01.12.03 Utilize the existing flexibility provisions to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character.

**E. Recommendation:**

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

**Alternative Motion I**

Recommend approval of the rezoning request from PD-I/AOD to PD-I/AOD amended.

The rezoning is recommended for approval with the following conditions:

1. Include on the Master Plan a list or reference to all the permitted uses for this PD-I; however, if a reference is made to Appendix A make a note that all those listed as prohibited uses in the AOD (155.3703.D.2.a.) are also prohibited in this PD-I.

**Alternative Motion II**

Table this application for additional information as requested by the Board.

**Alternative Motion III**

Recommend denial as the Board finds that the request is not consistent with the following goals, objectives and policies of the Comprehensive Plan, specifically:

- 01.02.02 Consider the preservation of established single-family and low-density neighborhoods in all re-zonings, land use plan amendments, and site approvals.
- 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.
- 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.