



## Staff Report

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**File #:** LN-307

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**PLANNING AND ZONING BOARD**

Meeting Date: JUNE 22, 2022

**TEXT AMENDMENT - LIVE! RESORTS POMpano**

**Request:** Text Amendment  
**P&Z#** 22-81000001  
**Owner:** Pompano Park JV Northwest Corner LLC & Pompano Park JV Land Holdings LLC  
**Project Location:** 777 Isle of Capri Circle  
**Folio Number:** Multiple Folios  
**Land Use Designation:** RAC (Regional Activity Center)  
**Zoning District:** B-3/PCD (Planned Commercial Development)  
**Commission District:** 5 (Cindy Floyd)  
**Agent:** Michael Amodio (954-788-3400)  
**Project Planner:** Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

**Summary:**

The applicant, represented by Debbie Orshefsky of Holland & Knight, is requesting approval of a text amendment of the approved Planned Development, amending the Master Sign Plan as allowed by Section § 155.3604, PLANNED COMMERCIAL/INDUSTRIAL (PCD) of the City's Zoning Code.

The applicant/owner is the Live! Resorts Pompano PCD Master Developer, for the unified parcels generally located around 777 Isle of Capri Circle. The PCD Master Plan Zoning and Regional Activity Center Land Use are unique districts established for the Live! Resorts development. The reason for the proposed text amendment is to provide a modified Sign Code for the Live! Resorts Pompano PCD to reflect the scale and intensity of the variety of developments and uses of the district, distinguish the unique character of the district, and provide visitors, residents, or businesses within the district safe and clear signage regulation.

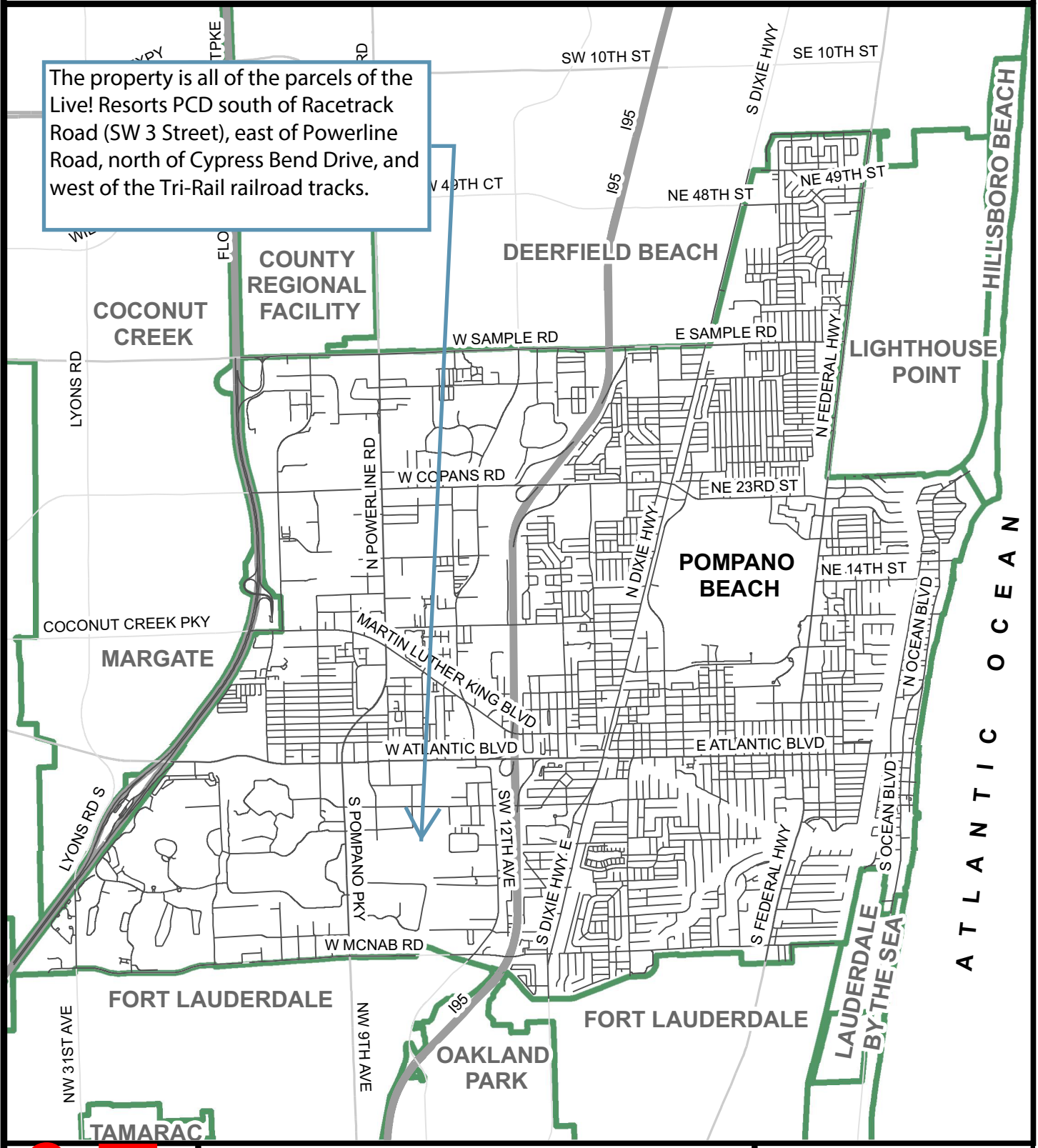
The amendment proposes a new exhibit (Sign Regulations) to the PCD Master Plan document and updates the table of contents.

**P&Z**

# CITY OF POMPANO BEACH LOCATION MAP

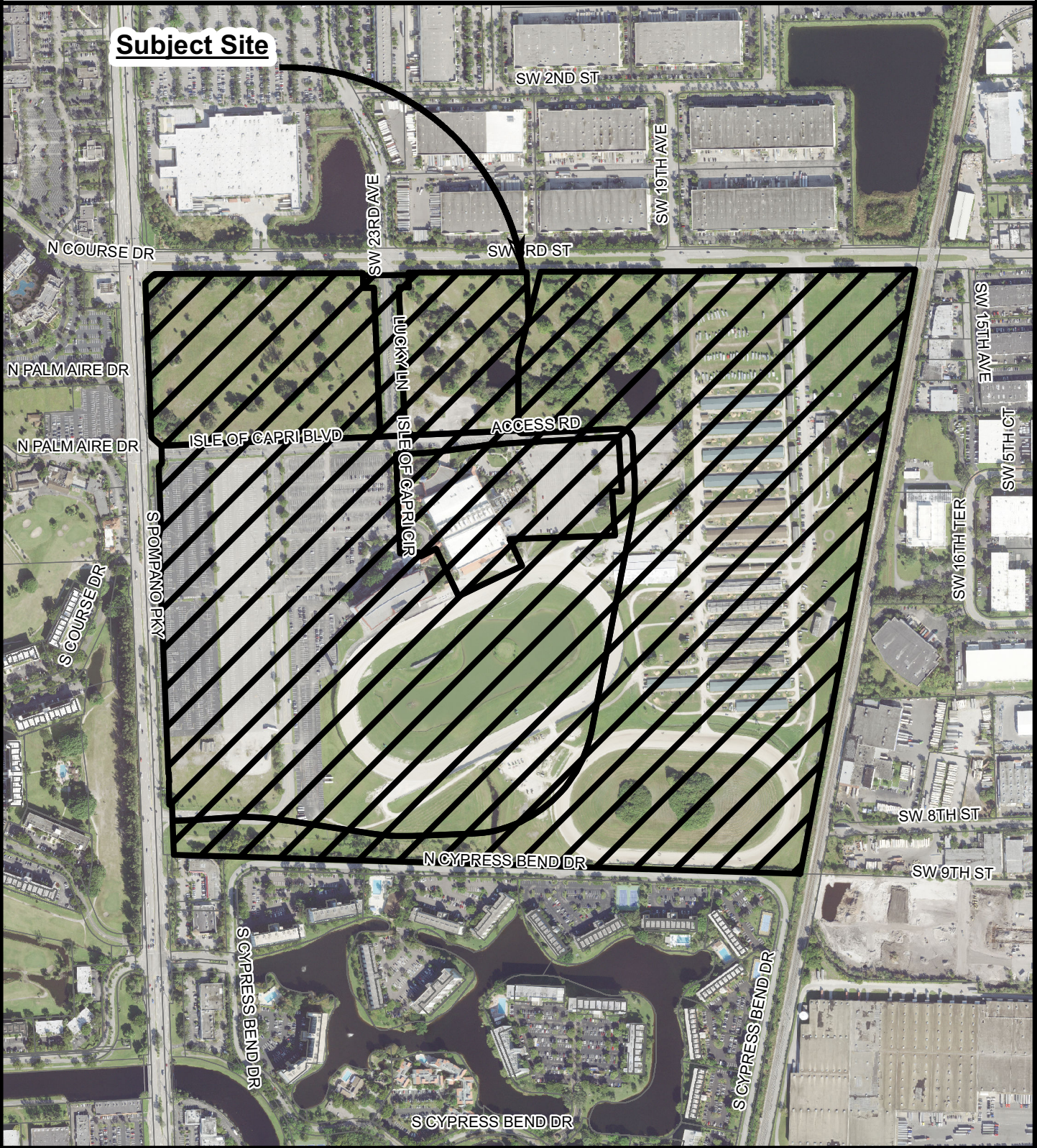


The property is all of the parcels of the Live! Resorts PCD south of Racetrack Road (SW 3 Street), east of Powerline Road, north of Cypress Bend Drive, and west of the Tri-Rail railroad tracks.





# CITY OF POMPANO BEACH AERIAL MAP



**Subject Site**

SW 2ND ST

SW 19TH AVE

N COURSE DR

SW 19TH ST

SW 23RD AVE

N PALMAIRE DR

SW 15TH AVE

N PALMAIRE DR

ISLE OF CAPRI BLVD

ACCESS RD

LUCKY LN ISLE OF CAPRI CIR

S POMPANO PKY

S COURSE DR

SW 16TH TER

SW 8TH ST

SW 9TH ST

N CYPRESS BEND DR

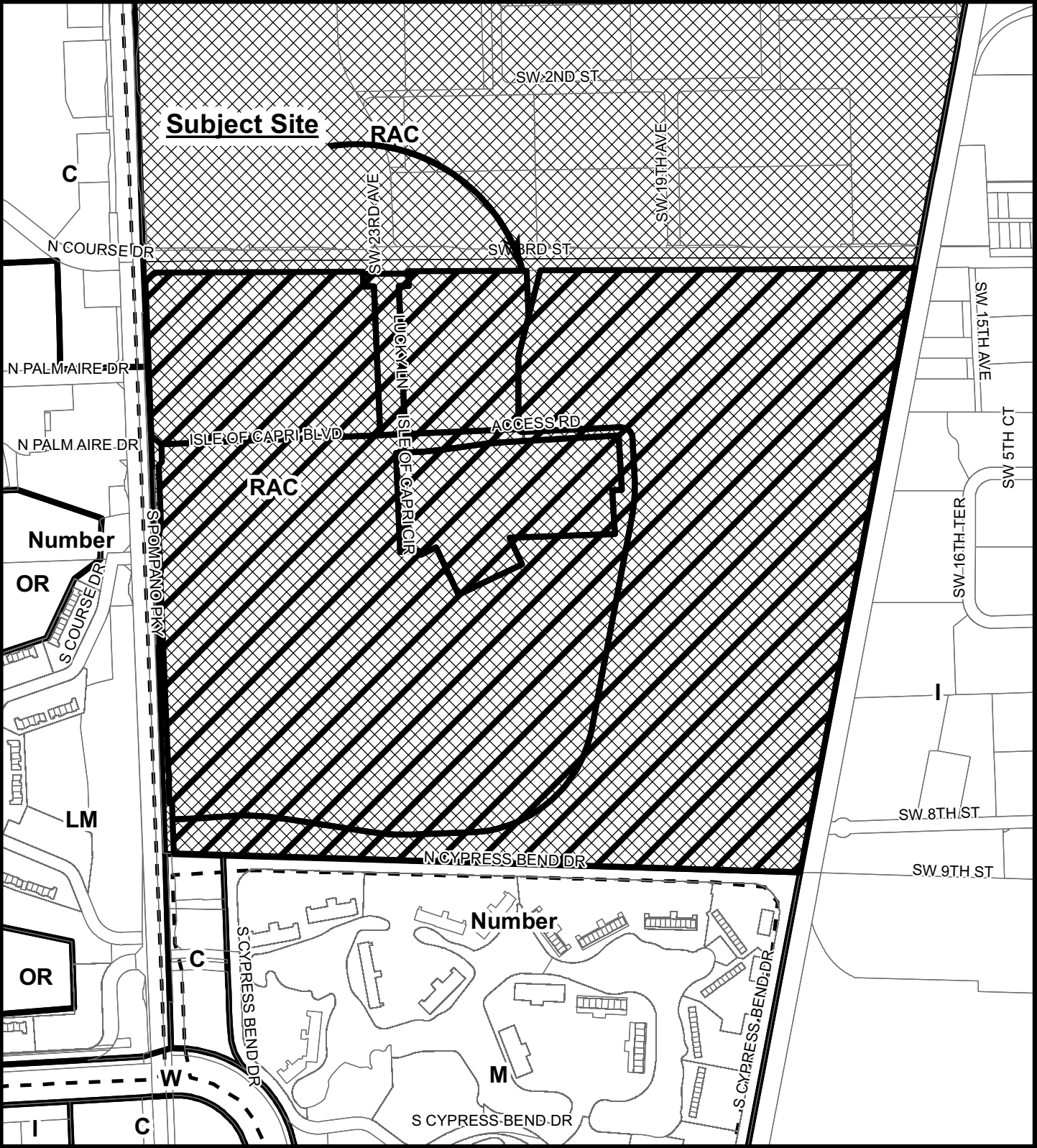
S CYPRESS BEND DR

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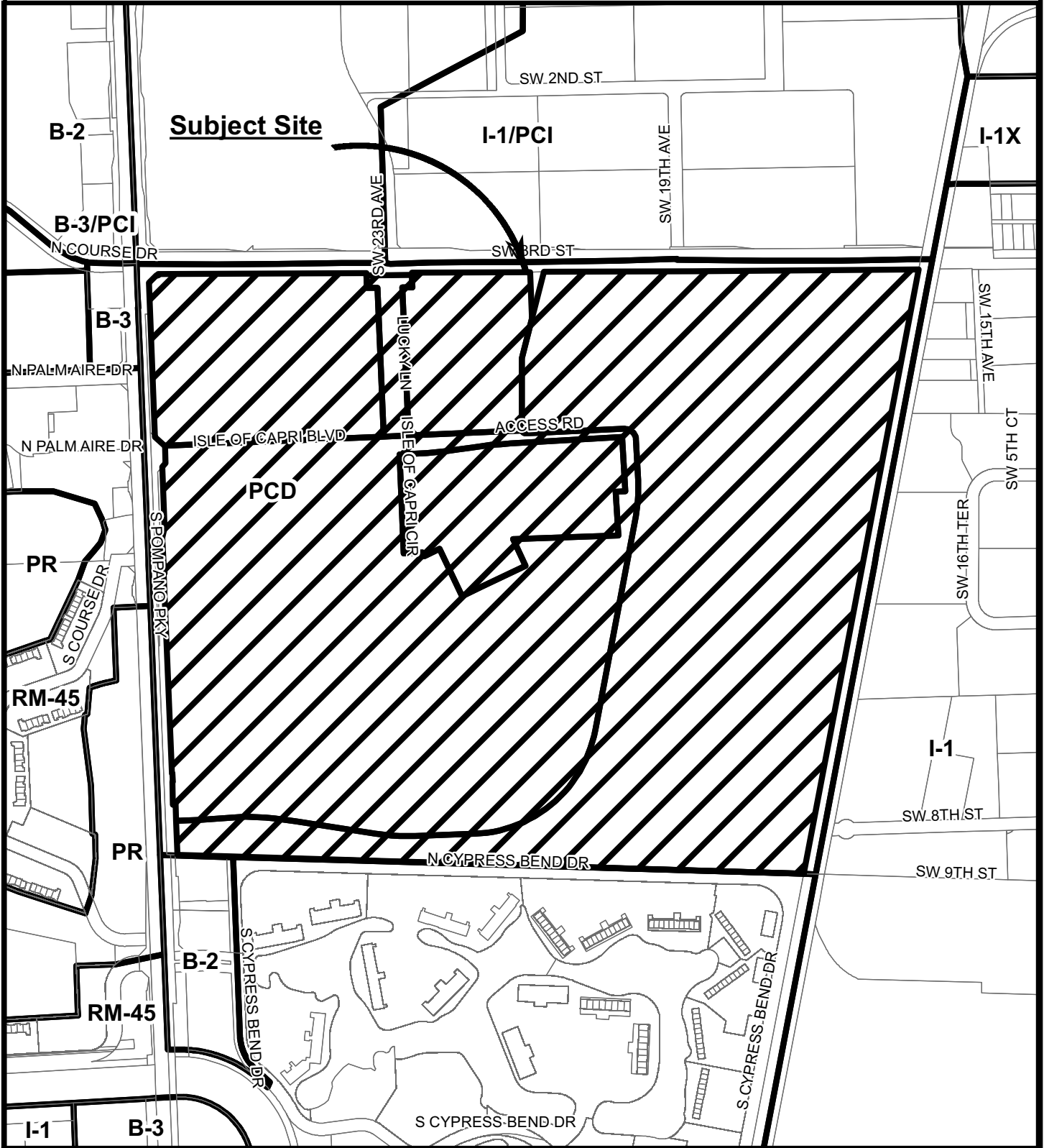
CITY OF POMPANO BEACH  
OFFICIAL LAND USE MAP



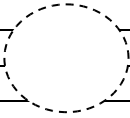
**P&Z**  
6/2/2022 TheRaf

PZ22-81000001  
6/22/2022

CITY OF POMPANO BEACH  
OFFICIAL ZONING MAP



**P&Z**  
1 in = 66' 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 Leisureville	
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	
			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	

**Staff Analysis:**

The proposed text amendment is consistent with the Land Use entitlement for the Live! Resorts Pompano Regional Activity Center, recently adopted via Ordinance 2021-01. This text amendment will revise the Live Resorts Pompano Master PCD Special Base Zoning District recently adopted via Ordinance 2021-02.

The request is to supplement the City's Sign Code (Chapter 156, Code of Ordinances) with new Sign Regulations for this PCD.

**Overview of Regulations:**

- Sign Code Compliance Permit Review - all signs within a single development parcel (Site Plan boundary) may be consolidated in to one Sign Code Compliance permit review (rather than reviewing individual permits for each sign).
- Master Sign Program required for all development parcels, common areas, and for signage containing off-premise commercial messaging (general advertising/sponsorship signs).
- Neither Sponsorship/Advertising Signs nor digital components are permitted within the 300 foot southern buffer.

**Comparisons to Chapter 156 (Sign Code):**

**Pylon Sign (freestanding sign)**

- PCD: 50 ft. height - 800 sf. each - 6 locations within exterior zone
- Citywide: Not Permitted by Chapter 156 Sign Code.

**Monument Sign (freestanding sign)**

- PCD: 20 ft. height - 300 sf. each - 16 locations within exterior zone
- Citywide: 16 ft. height - 48 sf. to 150 sf. each - One sign per 200 lineal feet of frontage (32 signs at 48 sf. and 21 signs at 150 sf.)

**Gateway Sign (freestanding sign)**

- PCD: 30 ft. height - 300 sf. each - 4 locations within exterior zone
- Citywide: Not Permitted by Chapter 156 Sign Code.

**Sponsorship/General Advertising Sign (building/freestanding sign)**

- PCD: 500 sf. each/facade
- Citywide: Not Permitted by Chapter 156 Sign Code.

**Flat Sign (building sign)**

- PCD: 250 sf. each - 4 per tenant per facade
- Citywide: 200 sf each - one sign on up to two building facades.

**Roof Sign (building sign)**

- PCD: 500 sf. each - one per facade
- Citywide: Not Permitted by Chapter 156 Sign Code.

**Building Sign (building sign)**

- PCD: 25% of building façade; maximum 2,500 sf. - 20 locations within exterior zone
- Citywide: 10% of building facade; maximum 200 sf. - One sign per street frontage

**Code Amendment Review Standards:**

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

**155. 2402. C, Text Amendment Review Standards**

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.



**Department Recommendation:**

Given the information provided to the Board, as the finder of fact, the Development Services Department 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 text amendment to the City Commission for their consideration.

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 Future Land Use Goals, Objectives and Policies, or does not address the review standards for a code amendment as listed in this report.

Staff recommends alternative motion #1.