



Staff Report

File #: LN-532

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: NOVEMBER 1, 2023

101 S OCEAN BLVD REZONING

Request: Rezoning
P&Z# 23-13000002
Owner: Claridge Homes 101 Hotel LP
Project Location: 101 S Ocean Blvd
Folio Number: 494306060690
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 1 (Andrea McGee)
Agent: Andrew Schein (954-617-8919 / aschein@lochrielaw.com)
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Introduction:

The subject property, currently zoned B-2, is immediately adjacent to B-3 zoning on both the north and west. Both of these existing B-3 properties were rezoned from B-2 in 2006 (Ordinances 2006-43 and 2006-44) and currently have approved site plans for the projects known as Atlantic 3350 and Pure Residence. The 2006 rezoning of these two blocks results in the subject property being an isolated B-2 outparcel which given its location fronting on A1A appears out of context. The subject B-2 parcel is also immediately adjacent to an RM -45 HR zoning district to the east which further supports a more intensive zoning on the subject site.

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM

jean.dolan@copbfl.com

954.786.4045

Status: Review Complete pending Development Order

The criteria for approving rezonings comes down to compatibility with adjacent properties and consistency with the Comprehensive Plan. The B-3 zoning is allowed under the Commercial land use category of the site. Based on the proposed rezoning for a hotel on the site, the proposal is supported by the following Goals, Objectives and Policies in the Comprehensive Plan.

Policy 01.03.11

Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;

- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and.
- G. Proximity to mass transit.

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.06.12

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

Policy 01.08.01

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

Policy 01.03.10

Support and promote hotels, motels and other tourist accommodations in designated residential, commercial and commercial recreation land use designations.

Policy 01.07.13

Through ongoing updates to the land development regulations provide incentives for hotel development.

Comments:

1. The legal description in WORD appears to have a typo in the first sentence. Please review and correct that legal as we use it in the Ordinance for rezoning.

RESPONSE: This has been corrected in the resubmission.

ZONING

Plan Reviewer: Lauren Gratzner

Review Status: Review Complete pending Development Order

1. The applicant is proposing a rezoning from B-2 to B-3. The property is also within the Atlantic Blvd Overlay District (AOD). This overlay is not changing.

2. A formal site plan submittal has been provided under PZ# 23-12000042. See this application for all relevant site plan comments.

3. Staff has no opposition to this site specific rezoning.

LANDSCAPE

Plan Reviewer: Wade Collum

Review Status: Review Complete pending Development Order

10.14.23

Comments will be rendered at time of site plan submittal.

Provide landscape plans in accordance with 155.5203, 155.3501, 155.3709 for the site.

Provide a comment response sheet to DRC comments at every resubmittal.

RESPONSE: Landscape comments were addressed in the site plan resubmittal.

WASTE MANAGEMENT

Plan Reviewer: Beth Dubow

Review Status: Review Complete pending Development Order

Environmental Services Comments

Project Name: 101 S Ocean Blvd REZONING

Address: 101 S Ocean Boulevard

P&Z#: 23-13000002

Review: 10/16/2023

DRC Meeting: 11/01/2022

The Environmental Services Department has no objections to the proposed rezoning application. However, the site plan submitted to DRC concurrently with this application appears to have several conflicts with regard to garbage truck access.

RESPONSE: Waste Management comments were addressed in the site plan resubmittal.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents.

Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr

Review Status: Review Complete pending Development Order

10-3-23

No comments.

BSO

Development Review Committee Date Reviewed: 10-9-2023

Subject: CPTED and Security Strengthening Report: PZ: 23-13000002

Project Name and Address: 101 SOUTH OCEAN BLVD - REZONE

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach

Patrick_Noble@sheriff.org

M-(954) 709-7006 (Call, Text & Email, No Voicemail).

Monday - Thursday, 8 AM - 4 PM

PLEASE THOROUGHLY READ ALL THE FOLLOWING IMPORTANT STATEMENTS

*** MUST INDICATE IF THERE WILL BE ANY LATE-NIGHT BUSINESS OPERATIONS PLANNED FOR THIS PROPERTY, OR THE OPTION TO HAVE ONE IN THE FUTURE." NOTE THAT THE MUNICIPAL ORDINANCE ABSOLUTELY REQUIRES ADDITIONAL SPECIAL CONDITIONS TO BE MET FOR ANY LATE-NIGHT BUSINESS, THEREFORE ALL DEVELOPMENT PROJECTS, NEW AND RETROFIT, MUST INCLUDE THE REQUIRED CONDITIONS FOR A LATE-NIGHT BUSINESS TO LEGALLY OPEN AND OPERATE. IF A DEVELOPMENT PROJECT IS AUTHORIZED AND COMPLETED WITHOUT INCLUDING ALL THE LATE-NIGHT BUSINESS SAFETY AND SECURITY CONDITIONS, IT CANNOT OPEN AFTER THE FACT UNTIL ALL THE REQUIRED CONDITIONS ARE FIRST MET WHICH MAY RESULT IN MUCH MORE ADDITIONAL COSTLY AND DISRUPTIVE RETROFIT CONSTRUCTION ALTERATIONS, ETC.

LATE-NIGHT BUSINESS NOW OR LATER? YES ____ OR NO **X**

SIGN FULL NAME: **Andrew Schein**

*** ATTENTION IMPORTANT ***

*** CPTED & SECURITY STRENGTHENING CONDITIONS required for approval must each be included and described in detail on the narrative and drawing plans. Also, developer and/ or legal agent must initial each individual listed item declaring acknowledgement and compliance. ***

P&Z

Initials AS

*** ATTENTION IMPORTANT ***

The services of an independent, and highly experienced, qualified, and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

Initials AS

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Initials AS

*** CPTED & SECURITY STRENGTHENING CONDITIONS REQUIRED FOR APPROVAL: ***

Note: if these SECURITY STRENGTHENING AND CPTED Drawing AND Narrative Plans are a resubmittal, you may include 'comment responses' to conditions, but you must absolutely include your responses with details onto both the actual drawing and narrative plans, DO NOT JUST SAY "ACKNOWLEDGED", "WILL COMPLY," a detailed description of HOW it will comply is required.

Initials AS

FOR PRELIMINARY APPLICATION REVIEWS ONLY (PAM):

Please note that all comments made by the Broward Sheriff's Office regarding your plan are preliminary only, as additional SECURITY STRENGTHENING AND CPTED attributes may be required as development progresses.

Initials AS

***ATTENTION IMPORTANT ***

155.2407.E SITE PLAN REVIEW STANDARDS

COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING AND CPTED STANDARDS, THIS REQUIRES BOTH TO BE ADDRESSED.

Initials AS

*** ATTENTION IMPORTANT ***

AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

Initials AS

*** ATTENTION VERY IMPORTANT ***

Regarding your ORIGINAL PLAN responses, please place the following ADDITIONAL CONDITIONS on the ACTUAL SECURITY STRENGTHENING CPTED DRAWING SAFETY & SECURITY PLAN, NOT ONLY ON THE NARRATIVE.

Initials AS

response: Comments were addressed in the resubmittal.

UTILITIES

Nathaniel Watson

Review Status: Review Complete pending Development Order

1. Please note that additional comments may be forthcoming contingent upon future site plan submittal for DPB review process.

P&Z

PZ23-13000002

5/22/2024

2. The City of Pompano Beach Utilities Dept. has no comment at this time for the requested Rezoning approval of the subject property from B-2 Community Business to B-3 General Business.

BUILDING DIVISION

Plan Reviewer:

Todd Stricker

todd.stricker@copbfl.com

Review Status: Review Complete pending Development Order

BLDG 10-4-23

No comments.

FIRE DEPARTMENT

Jim Galloway

Review Status: Review Complete pending Development Order

CRA

Kimberly Vazquez

Review Status: Review Complete pending Development Order

The applicant is proposing a rezoning from B-2 to B-3 in the Atlantic Boulevard Overlay District (AOD). The CRA has no objection to the rezoning to allow for 252-room hotel located at 101 S Ocean Blvd.