



Staff Report

File #: LN-248

PLANNING AND ZONING BOARD

Meeting Date: May 25, 2022

IDI LOGISTICS LUPA

Request: Local-Only Land Use Plan Amendment
P&Z# 22-92000001
Owner: Festival Real Estate, LLC.
Project Location: 2900 W Sample Road
Folio Number: 484221070010
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 4 (Beverly Perkins)
Agent: Dennis D. Mele (954-527-2409)
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

A. Request

The Applicant is requesting to change the entitlements for a 27.3 gross acre site, currently home to the Festival Flea Market, located at the southeast corner of W. Sample Road and the Florida Turnpike. The corner of W. Sample Road and NW 27th Avenue will remain a commercial outparcel for a proposed Racetrac Gas Station and Market. The existing Festival Flea Market building on the site will be demolished in order for the new industrial warehouse/distribution project to be constructed.

B. Proposed Development and Net Change in Entitlements

The Applicant is proposing to change the Land Use to Industrial from its current Commercial designation to build a warehouse/distribution use. The Broward County land use plan has the site designated "Commerce" which allows both commercial and industrial land uses so this change on the City's land use map does not require a Broward County land use plan amendment. A change from Commercial to Industrial will always result in a reduction of building square footage entitled and thus a reduction in public facility impacts due to the reduction in intensity between commercial and industrial land use. Commercial land use allows for 60% lot coverage and 105 feet in height (roughly 10-stories) which equates to a FAR of 6. Industrial land use allows for 65% lot coverage but only 45 feet in height (which translates into only 2-stories given the higher height per floor for industrial uses) and this equates to an FAR of only 1.3.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Current Land Use	Current Entitlements Per City Commercial Intensity Standards	Proposed Entitlements by Applicant for Industrial Land Use	Net Change
Commercial	7,135,120 SF	773,000 SF*	-6,362,120
1,546,000 SF of industrial is allowed by the City’s intensity standards assuming the 45’ height could allow for 2 stories which reduces the net change to -5,589,120 SF. The Applicant, however, is assuming all their needs can be met with the one-story calculation for square footage.			

Applicant’s Rationale for the Proposed Amendment

The Subject Property is currently designated Commercial on the City of Pompano Beach Land Use Plan and Commerce on the Broward County Land Use Plan. The Festival Flea Market currently occupies the Subject Property. The trends in the retail sector have changed dramatically due to the impacts of the COVID-19 Pandemic. Prior to COVID-19, consumers were shifting to on-line shopping and that trend was magnified due to COVID-19. The impacts of COVID-19 will likely impact the way people shop well into the future which will continue to reduce the need for brick and mortar stores as people do more of their shopping on-line.

This trend towards on-line shopping has increased the demand for industrial warehouse space. The Subject Property provides an ideal location for redevelopment of an existing commercial space to industrial warehouse space. The Subject Property is located on a major east/west thoroughfare that provides access to Florida’s Turnpike, I-95 and the Sawgrass Expressway. This access will increase the efficiency and speed of delivery of goods to customers and also provides efficiency in delivery of goods to businesses located in the surrounding industrial area.

Surrounding Land Uses

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

EXISTING AND PLANNED USE OF ADJACENT AREAS

Land Use	Site	North	South	East	West
Future Land Use Map Designation	Commercial (C)	Commerce	Industrial (I)	Commercial (C)	Turnpike ROW (roads do not have a land use designation)
Existing Uses	Festival Flea Market	Monarch Landfill in Unincorporated Broward County	Private Lake serving Pompano Industrial Park DRI	Closed Gas	Turnpike

C. Impact Analysis

As noted above, a change from Commercial land use to Industrial land use will always result in a reduction in

public facilities demand due to the fact that commercial land use allows nearly 5 times the development rights as industrial land use (FAR of 6 compared to FAR of 1.3). The Applicant assumed a maximum of one story of retail and 9 stories of office as a likely mix of uses that could get to the maximum buildout of the commercial land use entitlements. That was compared to their proposed one-story of industrial uses at maximum lot coverage allowed for industrial use. Staff considers these to be a reasonable assumptions. The results of the impact analyses are provided below:

Sanitary Sewer

The net impact on sanitary sewer treatment demand from the change in entitlements is a decrease of 218,869 gallons per day (0.22 MGD). Broward County Water and Wastewater Services reviewed the assumptions made in the Application and did not disagree with the projected decrease in sanitary sewer demand thereby confirming their ability to continue to serve the proposed sanitary sewer treatment demand generated by the change of this parcel from commercial to industrial.

Potable Water

The net impact on potable water demand from the proposed amendment is a decrease of 270,559 gallons per day (0.27 MGD). Broward County Water and Wastewater Services reviewed the assumptions made in the Application and did not disagree with the projected decrease in potable water demand thereby confirming their ability to continue to serve the proposed potable water treatment and raw water supply demand generated by the change of this parcel from commercial to industrial.

Drainage

The City of Pompano Beach completed a Citywide Stormwater Management Master Plan (SMMP) in 2013, which includes a list of recommended stormwater capital improvement projects throughout the City. The subject property was not identified as having any existing drainage issues and no capital improvements are proposed for the associated drainage basin in the SMMP.

The lake to the south of the subject property will continue to serve this parcel as well as others within the original Pompano Industrial Park DRI. The drainage permit for this site will need to be revised prior to the issuance of building permits and the restrictions related to that lake to the south will be reaffirmed during that process.

Solid Waste

The net impact on solid waste demand from a maximum build-out of the proposed entitlements is a decrease of 334,161 pounds per day. No response has been received from Waste Management to confirm receipt of this Application, however, the considerable decrease in demand from changing to an industrial land use makes this unnecessary given the contract the City has for waste disposal at the Monarch landfill that commits to accepting all of the city's waste through September 30, 2027.

Recreation and Open Space

The change in land use from Commercial to Industrial land use has no impact on demand for recreation and open space land or uses.

Mass Transit

The subject property is serviced by the Pompano Beach Community Bus System, the Coconut Creek Community Bus System and Broward County Transit (BCT) routes. It is expected that few warehouse workers or drivers would likely come from Coconut Creek so that service could stop once the Festival Flea Market use is no longer operational.

Traffic Impact

According to the Applicant's analysis, the traffic generation resulting from the amendment results in a net decrease of 7,076 PM peak hour trips when compared to maximum buildout of the commercial entitlements currently allowed on the site. It must be noted that the Applicant is using the ITE trip generation rate (LUC 110) which is for "light industrial" uses. That trip generation rate is not likely reflective of a warehouse distribution use for "last-mile" package delivery which is the type of use indicated by both the Applicant's rationale and the scale of the proposed project. That said, there will be a net reduction in "theoretical" traffic based on the significant decrease between Commercial and Industrial entitlements regardless of the accuracy of the trip generation rate used for the warehouse facility.

A traffic study to analyze traffic patterns and specific impacts on the immediate vicinity based on actual traffic counts for an existing "last mile" distribution facility (IDI owns such a site immediately south of the subject property currently used by Amazon) will be required as part of the rezoning review of the parcel. Due to the fact that Sample Road in this vicinity is operating at LOS F with or without this project, all attempts will be made to encourage the future user of this site to mainly use the Turnpike for access to the site.

Natural and Historic Resources

No record of historic or archaeological resources were found on or near the subject property.

Affordable Housing

The proposed change from Commercial land use to Industrial land use is not required to address affordable housing issues.

Land Use Compatibility

This proposed land use plan amendment is compatible with existing adjacent land use designations and existing land uses.

Hurricane Evacuation

The subject property is not within a hurricane evacuation area.

Redevelopment Analysis

The subject property is not located within one of the Community Redevelopment Areas.

Intergovernmental Coordination

The subject property is the western-most property in Pompano Beach on Sample Road and is adjacent to Coconut Creek to the west and a portion of the Unincorporated Area of Broward County (the landfill) to the north.

Public Education

The change from Commercial to Industrial has no effect on public school demand.

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

Policy 01.01.02

Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards which may be adjusted over time to address the impacts of sea level rise and climate change.

Policy 01.01.03

Phase development concurrent with the availability or phasing of infrastructure, potable water, wastewater, transportation, solid waste, schools and drainage capacity.

Policy 01.01.05

Review proposals for new development, including future land use plan amendments, to identify the cumulative impacts of the proposed development on public services and facilities.

Policy 01.01.11

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

Policy 01.01.15

The City will continue to differentiate on the adopted Future Land Use and Zoning Maps, the commercial and industrial land use categories and zoning designations which are consistent with but more specific than the County's Commerce land use category in regard to intensity, permitted uses and compatibility with adjacent and surrounding land uses.

Policy 01.03.04

Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

Policy 01.03.08

Establish criteria to protect residential areas and other land uses that are adjacent to industrial and commercial areas from excessive, odors, traffic and parking impacts.

Policy 01.03.09

Discourage Future Land Use Map amendments, rezonings or other methods that would place residential units into or adjoining industrial land use designations.

Policy 01.03.11

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

Policy 01.03.13

Future industrial land uses shall be located with access to major transportation facilities including highways,

airports, railroads, and seaports.

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 01.14.01

The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

Objective 01.23.00 - Economic Development

Expand the economic based by attracting Class A office space and higher education institutional uses, continuing to support the industrial and manufacturing sectors while protecting tourism as well as the quality of life and delivery of services to local residents.

F. Alternative Motions

- (1) Motion to recommend approval of the proposed IDI Logistics Future Land Use Map Amendment** as the Board finds the proposed map change compatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan and note that the project will be ready for review by City Commission after completion of the traffic study associated with the concurrent rezoning package.
- (2) Motion to table** the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public including and not limited to the results of the detailed traffic study being completed as part of the concurrent rezoning application.
- (3) Motion to recommend denial** of the proposed Future Land Use Map Amendment as the Board finds it to be incompatible with the Goals, Objectives and Policies in the Comprehensive Plan.

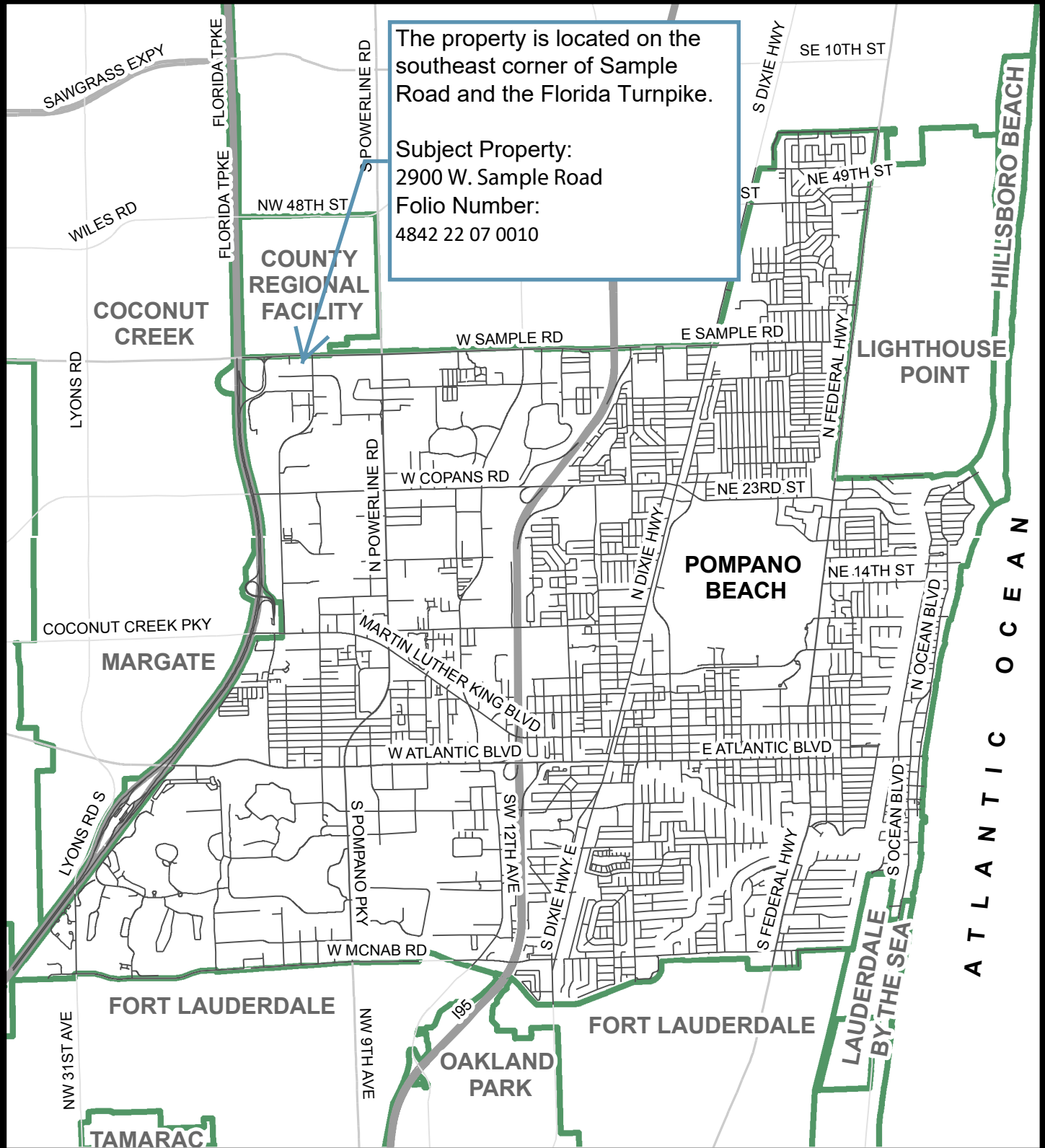
Staff recommends motion number (1).

CITY OF POMPANO BEACH LOCATION MAP



The property is located on the southeast corner of Sample Road and the Florida Turnpike.

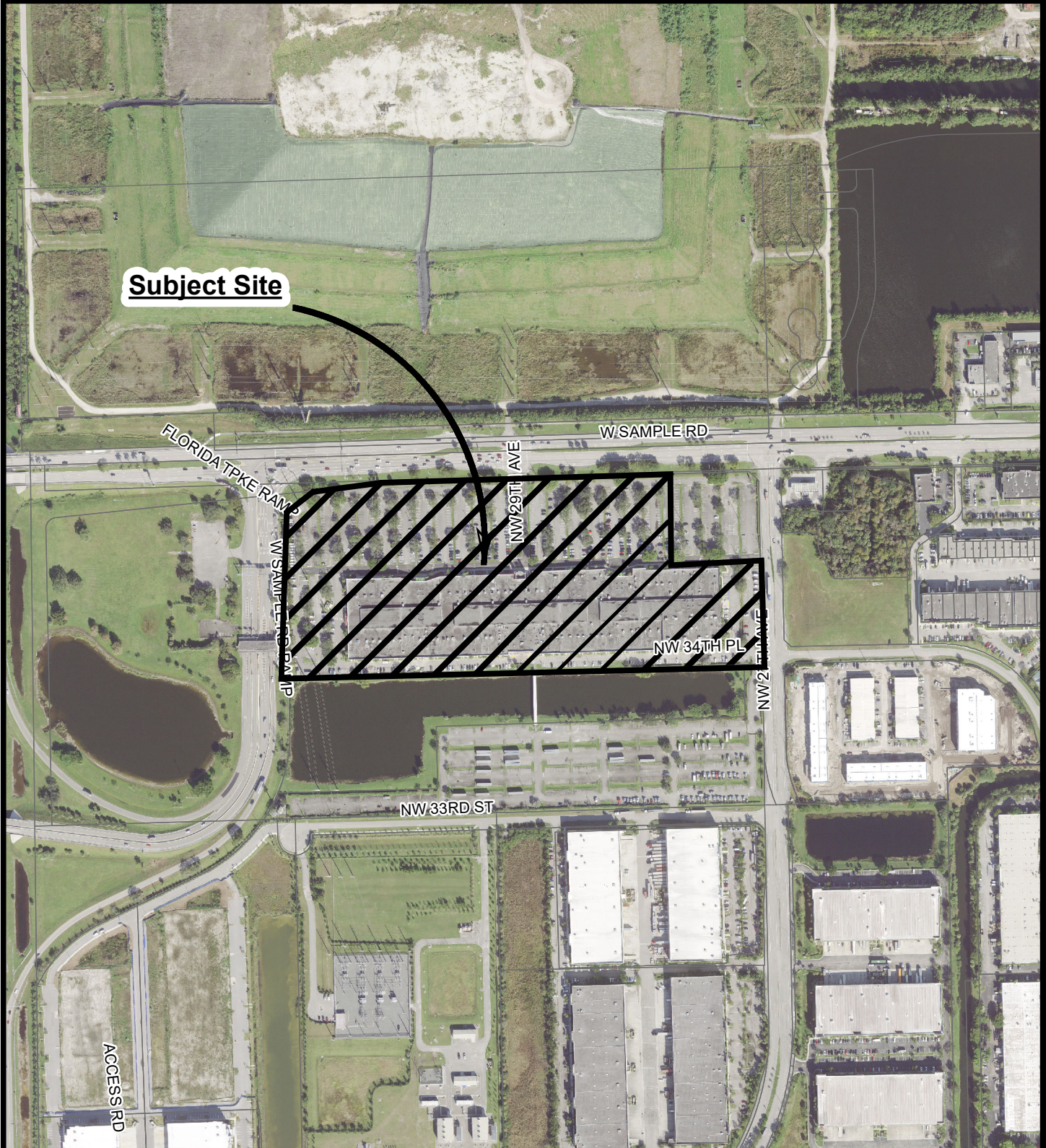
Subject Property:
2900 W. Sample Road
Folio Number:
4842 22 07 0010



1 in = 1 miles

PREPARED BY:
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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

FLORIDA TPKE RAMP
W SAMPLE LN

W SAMPLE RD

NW 29TH AVE

NW 34TH PL

NW 27TH AVE

NW 33RD ST

ACCESS RD

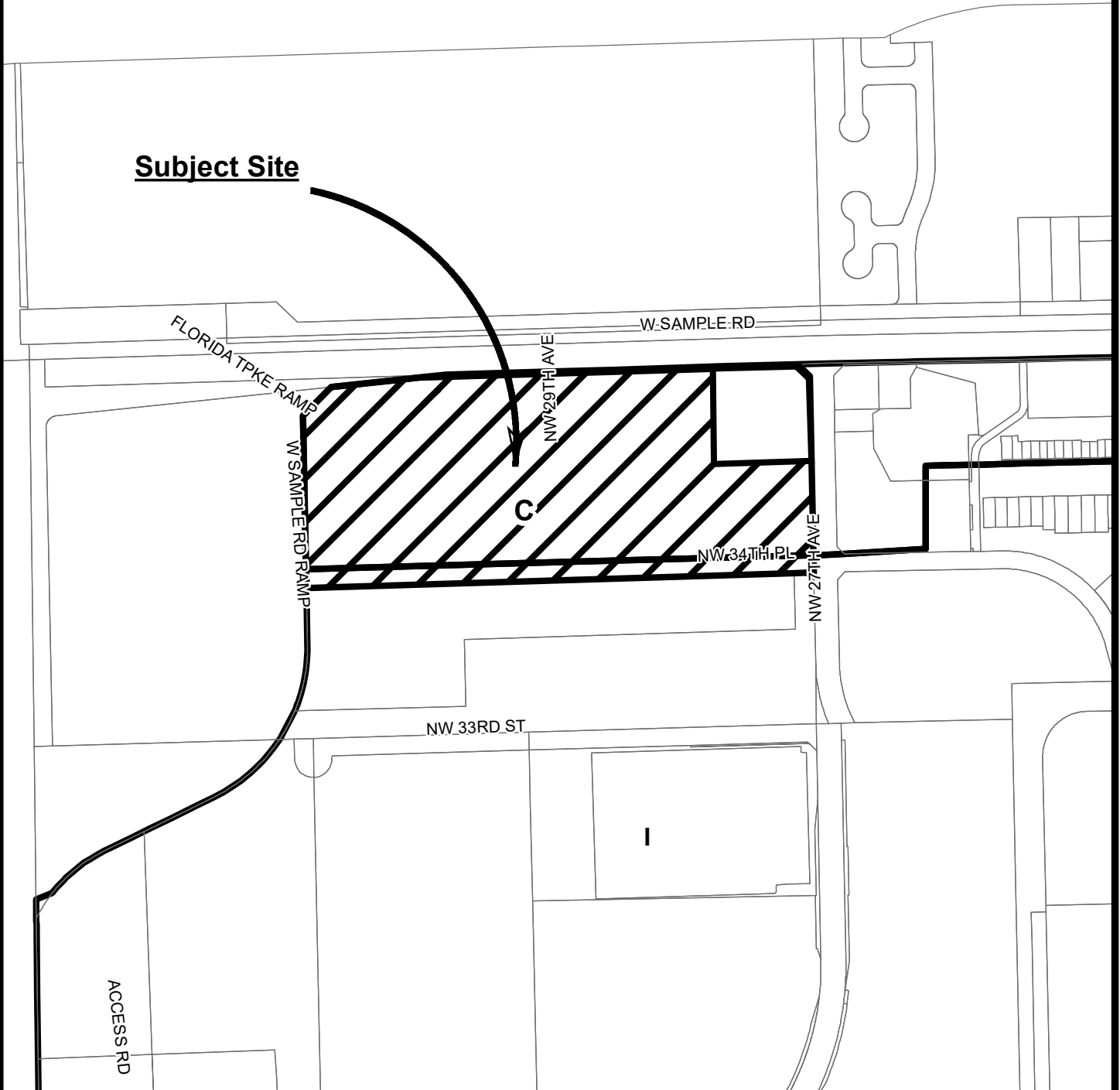
1 in = 500 ft

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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



Subject Site



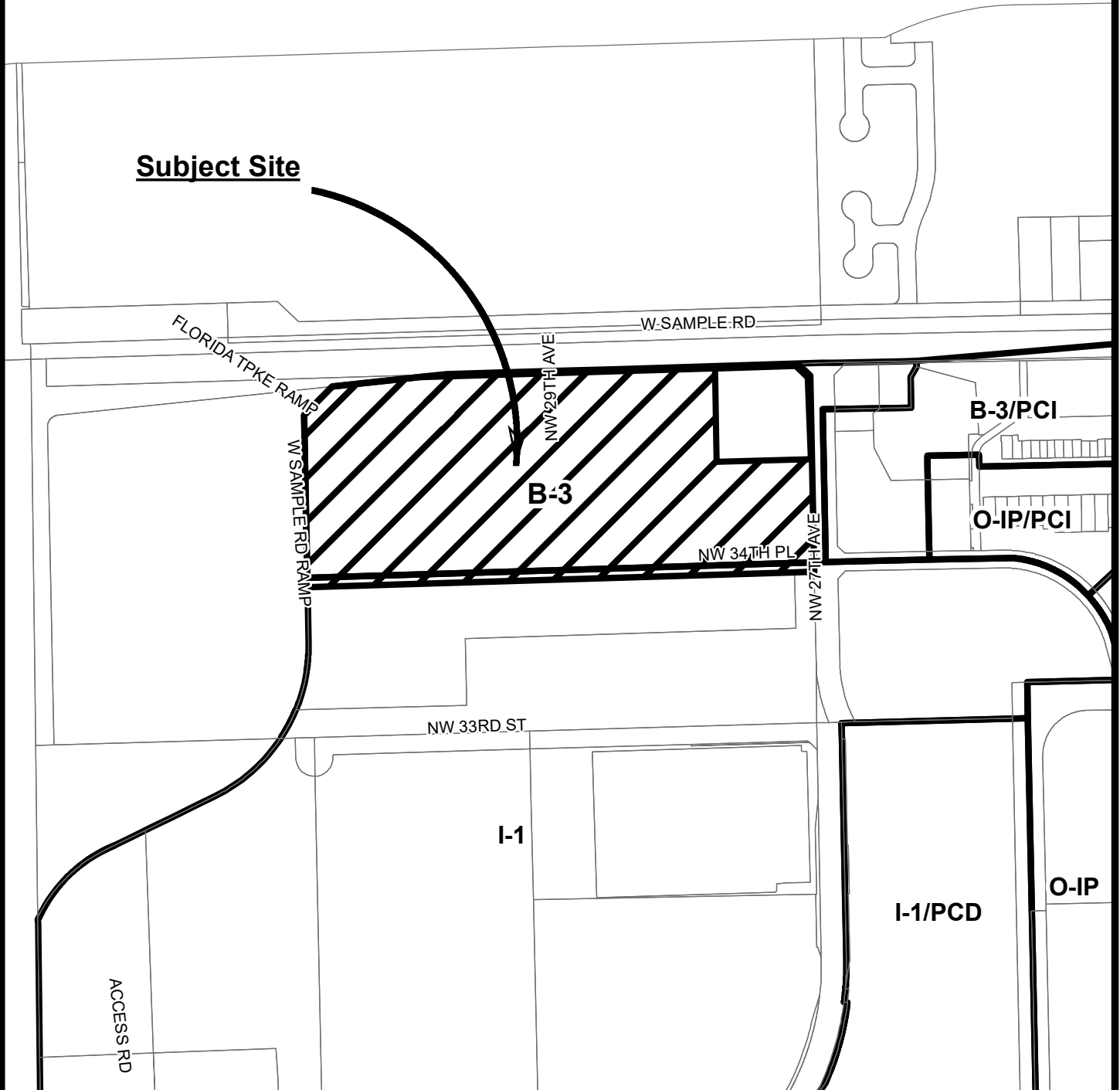
1 in = 500 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



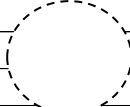
Subject Site



1 in = 500 ft

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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
	 Number	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