

February 28, 2024

David Recor, Development Services Director
City of Pompano Beach
Planning and Zoning Department
100 W Atlantic Blvd
Pompano Beach, FL 33060

RE: LIVE! Resorts Pompano
Application PZ24-13000002: PCD Rezoning Amendment – Industrial Uses
Keith Project No. 10230.09

Dear Mr. Recor:

Per Section 155.2404 of the City of Pompano Beach Zoning Code, KEITH is submitting an Amendment to a PCD Rezoning Ordinance (2019-107, 2021-01, and 2021-02) for the LIVE! Resorts Pompano project. The original PCD was approved in September of 2019. A major PCD amendment was approved in October of 2020 to allow for industrial use. The development team is now proposing to amend the permitted use list (per Exhibit “Q”) to allow several light manufacturing uses that are presently permitted on properties zoned General Industrial (I-1) but which were previously excluded within the PCD.

PCD History:

- Approval of Land Use Plan Amendment (Ordinance 2020-39)
- Approval of Rezoning Application (Ordinance 2019-107)
- Approval of PCD Rezoning Amendment (Ordinance 2021-01)
- Approval of PCD Rezoning Amendment (Ordinance 2021-02)

This Rezoning Amendment request seeks only to include a modification to Exhibit “Q” to revise the permitted industrial uses within the PCD.

The PCD currently prohibits several industrial uses defined within the City of Pompano Beach’s zoning code, including light manufacturing and electric motor repair. As demonstrated by the attached Case Studies, Ownership believes there are demonstrated benefits to both the community and City in broadening the allowable uses in order to pursue a cross section of users within these currently restricted uses. Ownership believes the proposed change could help bring additional world-class companies to the region while upholding and promoting the image of a modern, best-in-class logistics park. The targeted users operate modern, clean, and sophisticated facilities that would fit well with the overall image of the park and are not the heavy industrial, old-economy uses that the original code intended to restrict.

The changes would allow the park to attract incremental national and multi-national companies that would bring highly-skilled, high-quality, and well-paying jobs to Pompano Beach. These targeted tenants historically make a significant investment within their space, resulting in stable and long-term commitments to a location,

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and also bring colocation requirements from suppliers, logistics firms and other services, thus multiplying their positive economic impact to the community.

The Rezoning Amendment to the PCD seeks to permit the following industrial uses within the industrial portion of the Live! Resorts Pompano Master Plan:

- Manufacturing, fabrication, or assembly – light;
- Advanced machinery and technology repairs, services, and assembly (per discussion with staff such use is a subset of “manufacturing, fabrication, or assembly – light”) that would allow, in an enclosed and orderly space, the repair, service, and assembly of advanced machinery and technology, including but not limited to jet engines and aerospace components, hybrid and electric motors, advanced medical equipment, and advanced electronics;
- Electric motor repair.

Ownership is seeking approval of these uses so that it can better meet the revolutionary and growing industrial demand it has seen throughout South Florida generated by the onshoring of advanced manufacturing, the rapid electrification of the transportation industry, advancements in 3-D printing, and production and distribution of key goods and services addressing the recent demographic shifts in the region.

Please refer to the attached document regarding case studies of intended industrial uses demonstrating intent and benefits of inclusion into the PCD.

Per the City of Pompano Beach Land Development Code, an application for a Site Specific Amendment (Rezoning) must meet the following review standards. Below are the responses to the review criteria established in Section 155.2404(C).

1. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans;

RESPONSE: The Land Use Designation for this site is Regional Activity Center (RAC). The proposed request to amend the permitted industrial uses is consistent with the Pompano Beach Comprehensive Plan, and the Future Land Use Element Goals, Objectives and Policies contained therein:

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.

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 manmade resources.

Objective 01.15.00 – Regional Activity Center

The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education and recreational activities.



Policy 01.15.01 The Planned Development Land Development Regulations shall provide the zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

Policy 01.15.12 The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers

KEITH appreciates your consideration of the Rezoning Amendment to Exhibit "Q". If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Michael Amodio, AICP

Principal Planner, KEITH

Attachments:

- Attachment 1 - Revised Exhibit Q - PG16
- Attachment 2 - Revised Exhibit Q - PG18
- Attachment 3 - Case Studies

DRC

