



Staff Report

File #: LN-307

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.

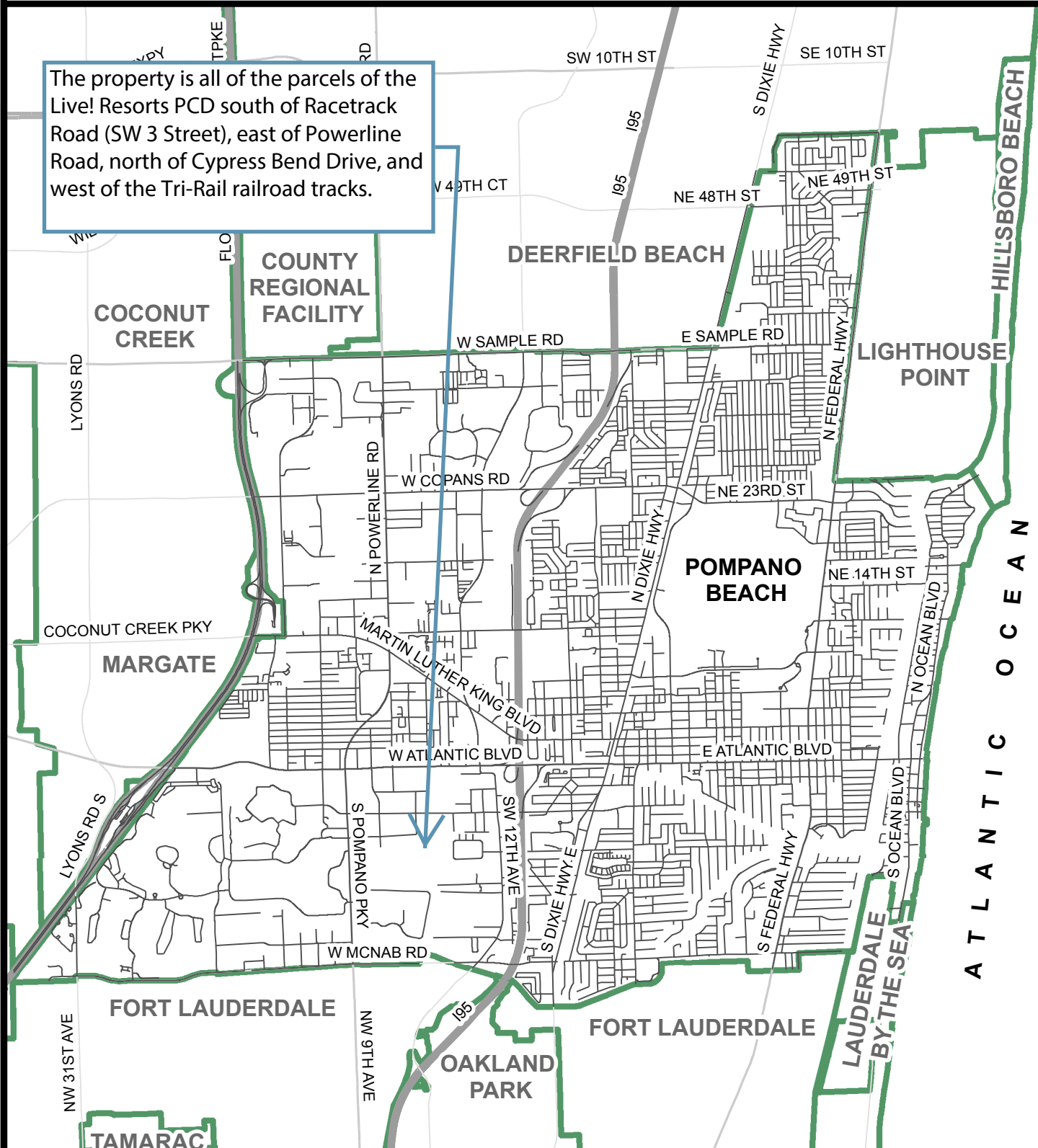
The applicant/owner is the Live! Resorts Pompano PCD Master Developer, for the unified parcels generally located around 777 Isle of Capri Circle. The PCD Master Plan Zoning and Regional Activity Center Land Use are unique districts established for the Live! Resorts development. The reason for the proposed text amendment is to provide a modified Sign Code for the Live! Resorts Pompano PCD (Ordinance 2021-02) 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.

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.

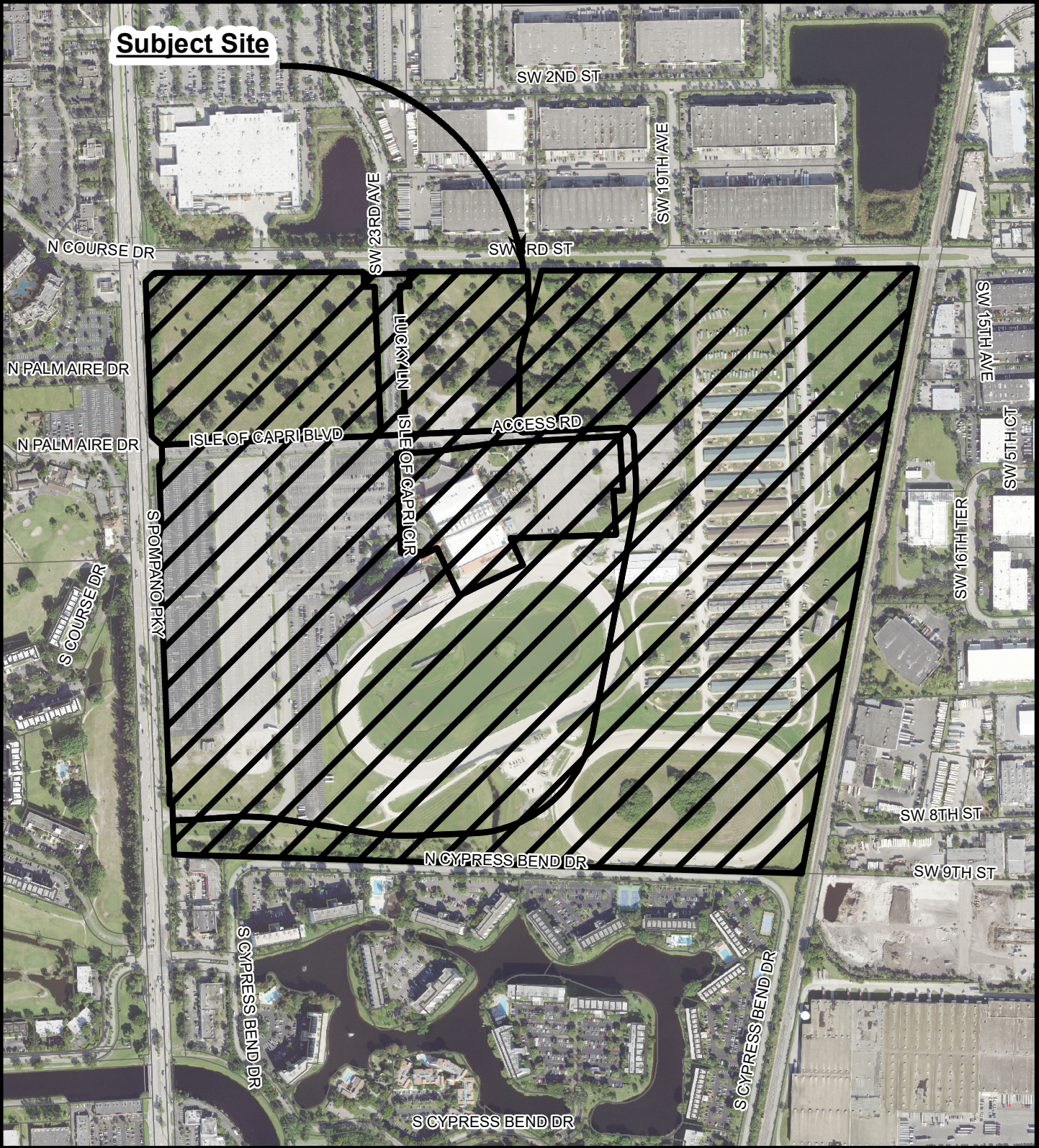


1 in = 1 miles

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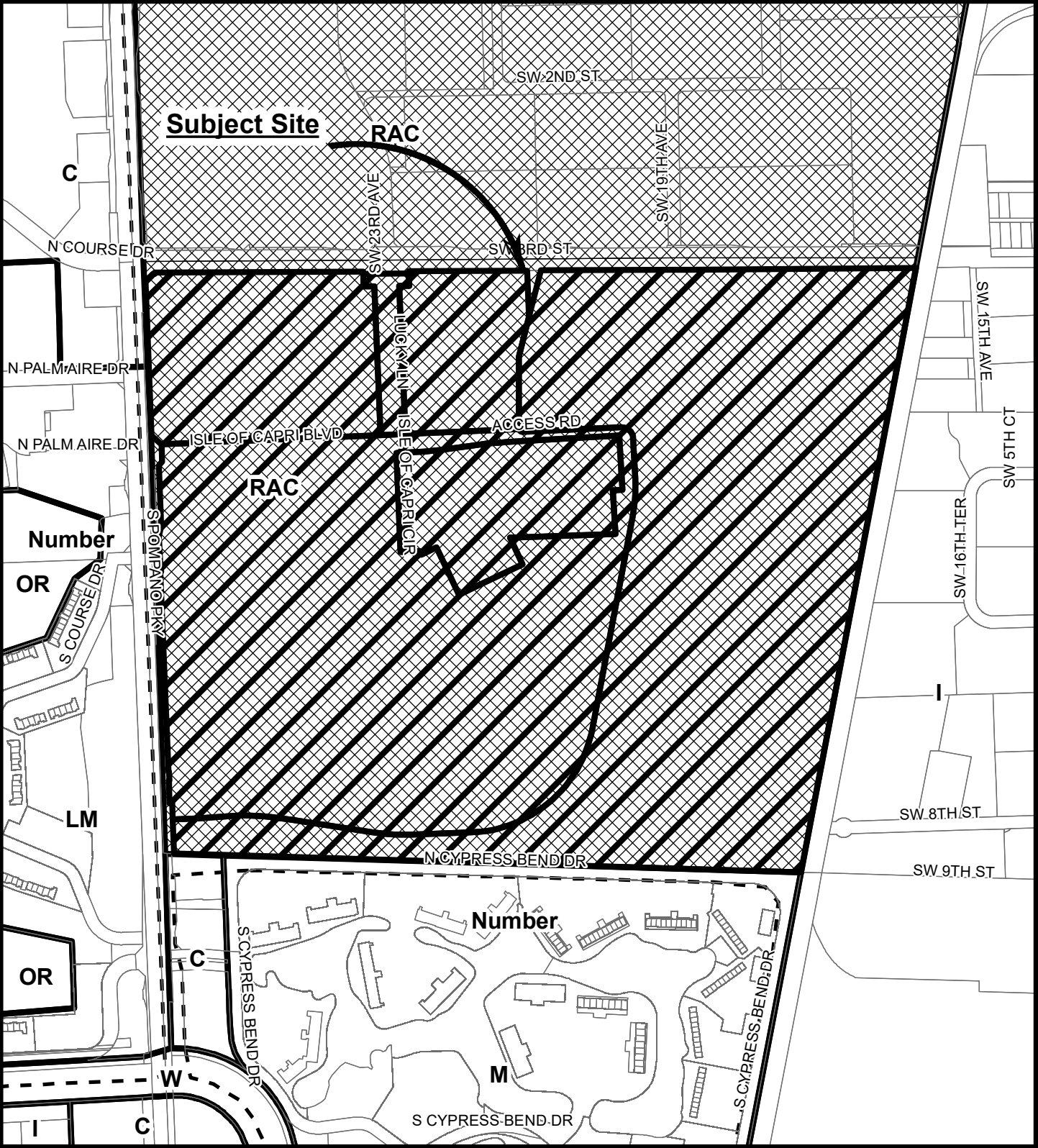
CITY OF POMPANO BEACH AERIAL MAP



1 in = 667 ft

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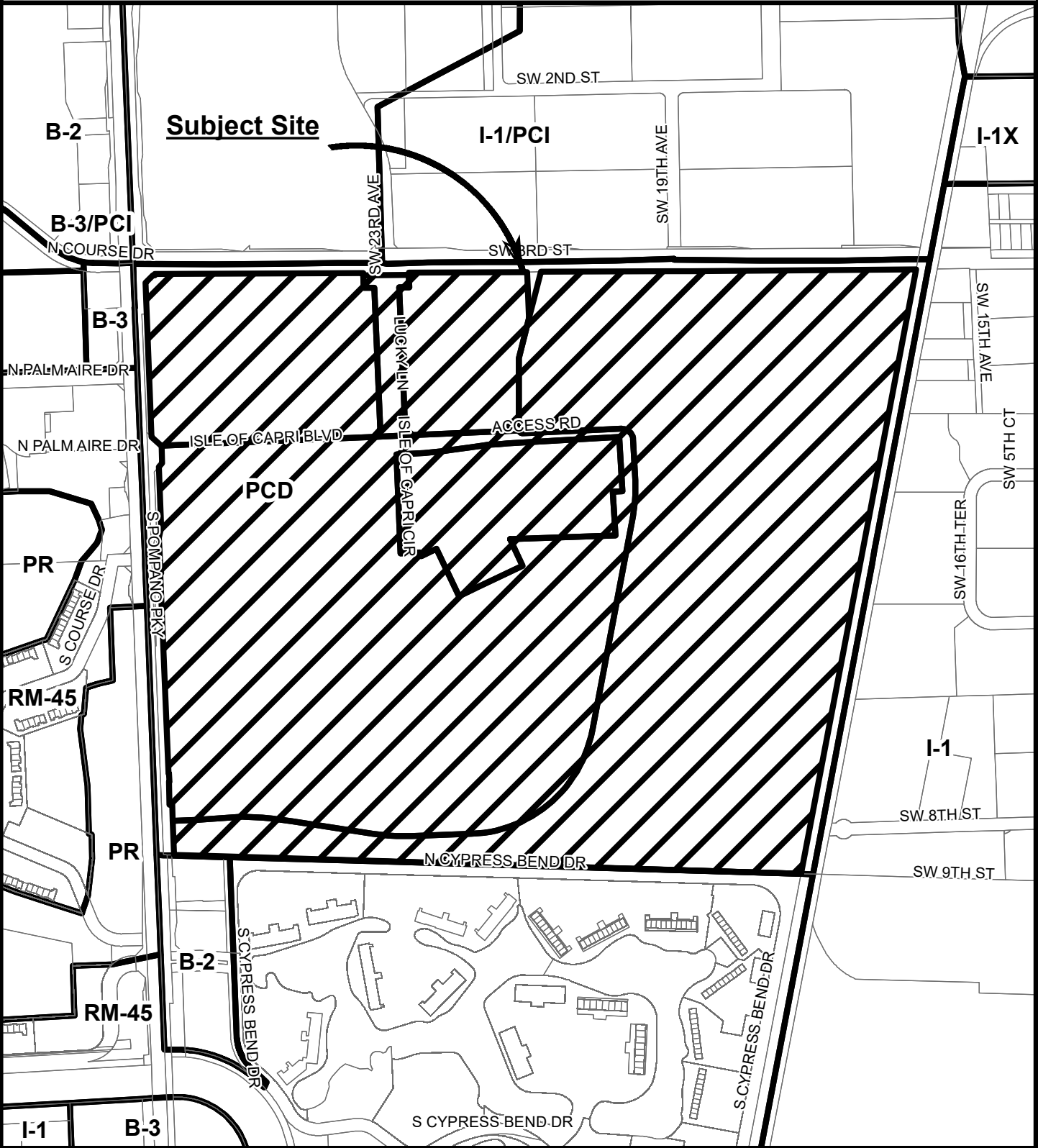
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 667 ft

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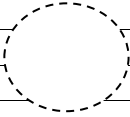
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 667 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
	ETOC	East Transit Oriented	T	Transportation
		Corridor	BP	Business Parking
		Number	LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			*	PCD
				PD-TO
			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 facade; 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.