

ADMINISTRATIVE MEMORANDUM NO. 19-165

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*
FROM: Daniel T. Keester-O'Mills, AICP, Principal Planner *DKO*
SUBJECT: Oceanside – Land Use Plan Amendment (P&Z: 19-92000001)
DATE: June 18, 2019

A. Request

The Applicant is requesting to change the Land Use designation of 4.2 acres from OR (Open Space Recreation) and CF (Community Facilities) to C (Commercial). The subject property is generally located at 109 N Ocean Blvd. While the application is limited to 4.2 acres, the total site area is approximately 6.2 acres, the portion of property not a part of this application has a Land Use designation of CF and houses a Library and Fire Station. The southern portion of the parcel has an OR Land Use designation, currently developed as a public surface parking lot for the beach area. It supports beach users as well as the Sands hotel, restaurants along the Intracoastal and provides overflow public parking for the newly developed commercial uses at the Pier.

B. Proposed Development and Net Change in Entitlements

The Applicant is proposing to change the Land Use designation from OR (Open Space Recreation) and CF (Community Facilities) to C (Commercial) on the City Land Use Plan and County Land Use Plan. The application and justification use a Floor Area Ratio (FAR) of 1 to determine the vested rights. Under the current entitlements, the 4.2 acres of Open Space would permit a maximum building size of 182,952 square feet. The request proposes to limit the total amount of retail to 50,000 square feet, and increase the number of hotel rooms to 300. The number of parking spaces are also included in the application; however, the number of parking spaces is not limited by the land use or zoning categories. There are currently 279 parking spaces on the subject property and the application proposes a total of 750 parking spaces on the site, which is an increase of 471 parking spaces. This proposal is a net decrease of 132,952 square feet of retail use and an increase of 300 hotel rooms.

C. Rationale for the Proposed Amendment

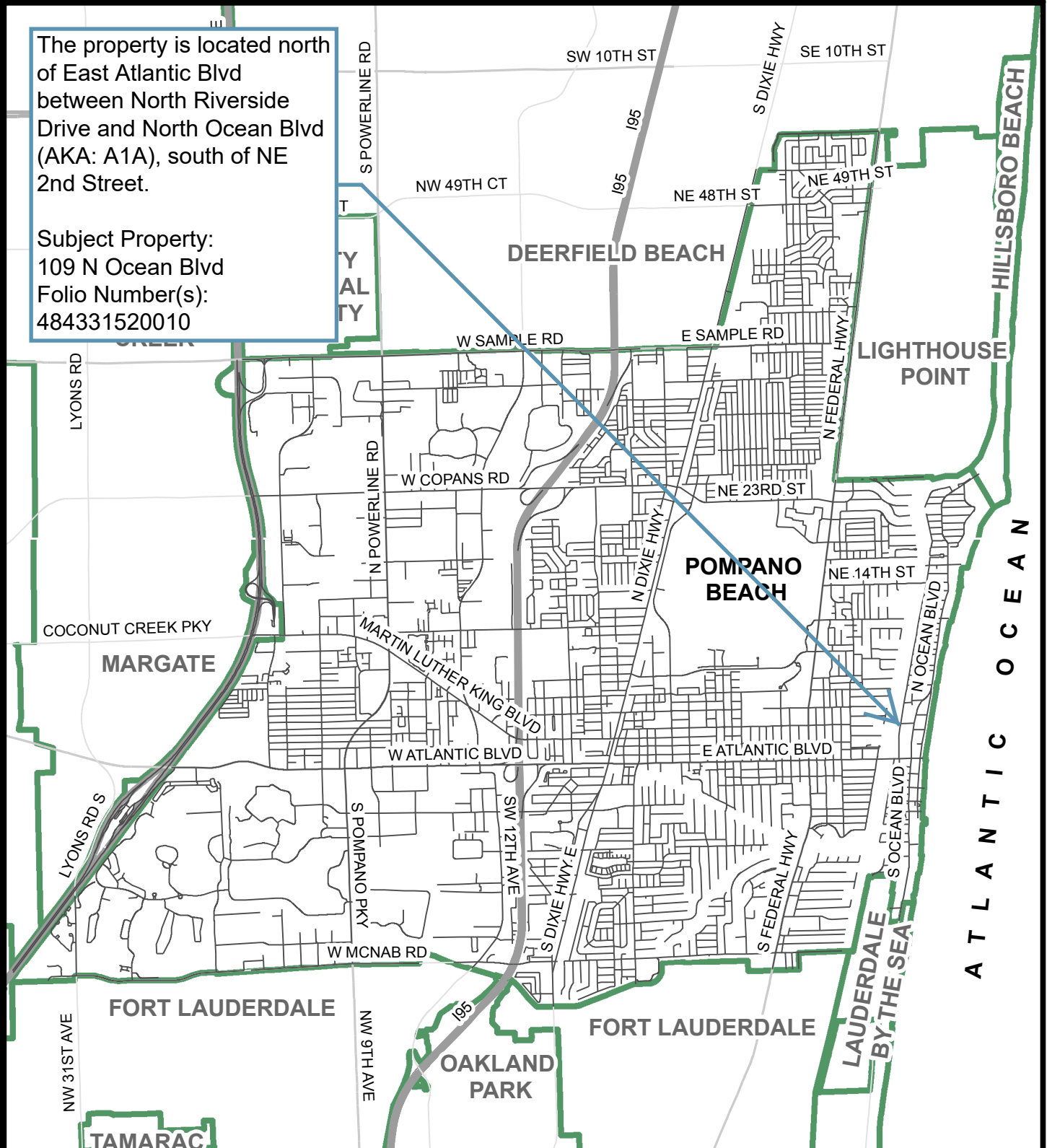
The City and County Land Use at the Pier was amended in 2013 from OR to Commercial, in order to allow the development of a City public parking garage, several restaurants, retail space and hotel built under a City/Developer agreement. The project is still building out and is a popular destination for both residents and visitors of Pompano Beach. The City and CRA are looking to build a public parking structure on the subject property along with hotel uses, a beach grocery store and other potential commercial uses (retail or office).

CITY OF POMPANO BEACH LOCATION MAP



The property is located north of East Atlantic Blvd between North Riverside Drive and North Ocean Blvd (AKA: A1A), south of NE 2nd Street.

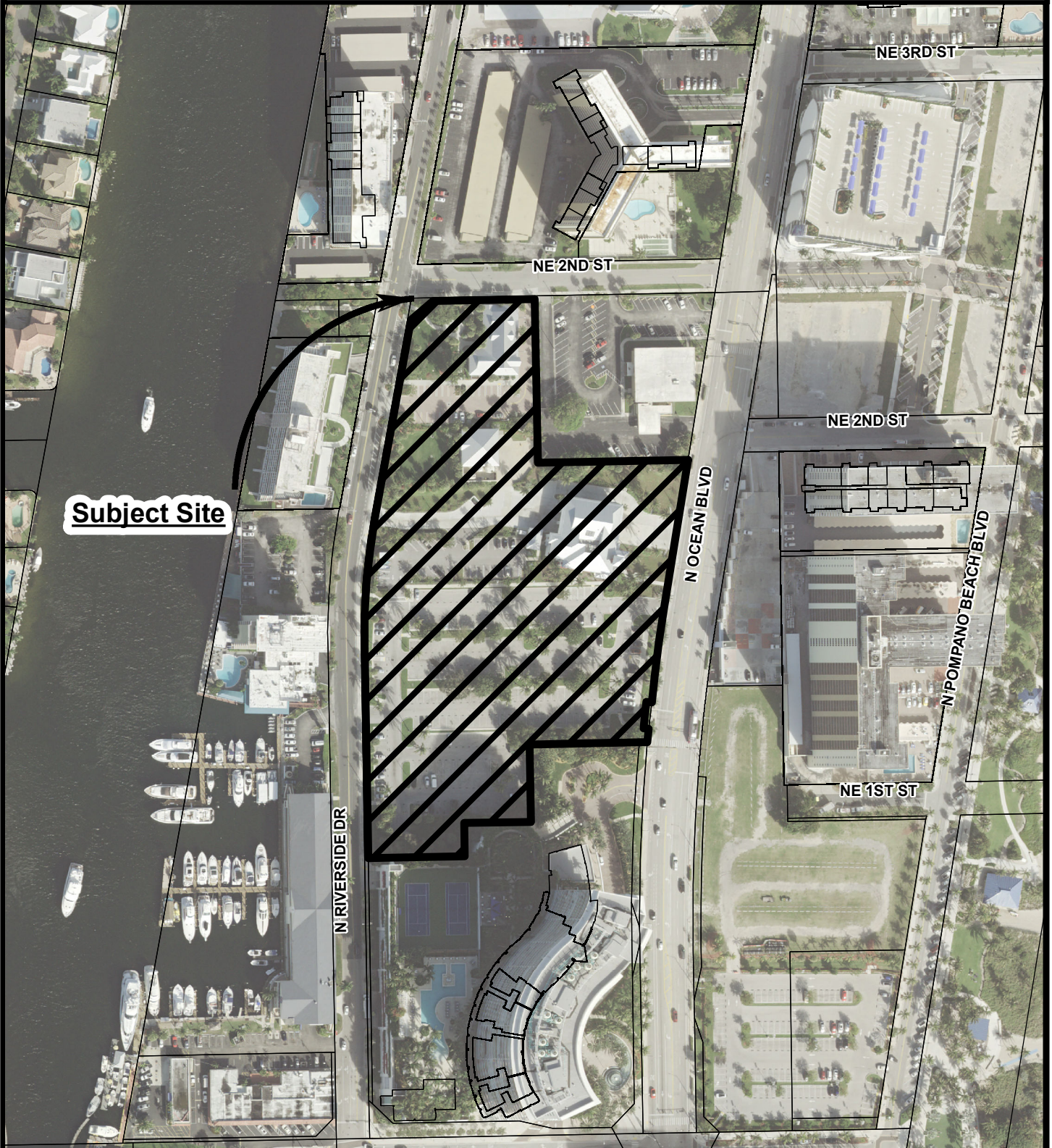
Subject Property:
109 N Ocean Blvd
Folio Number(s):
484331520010



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

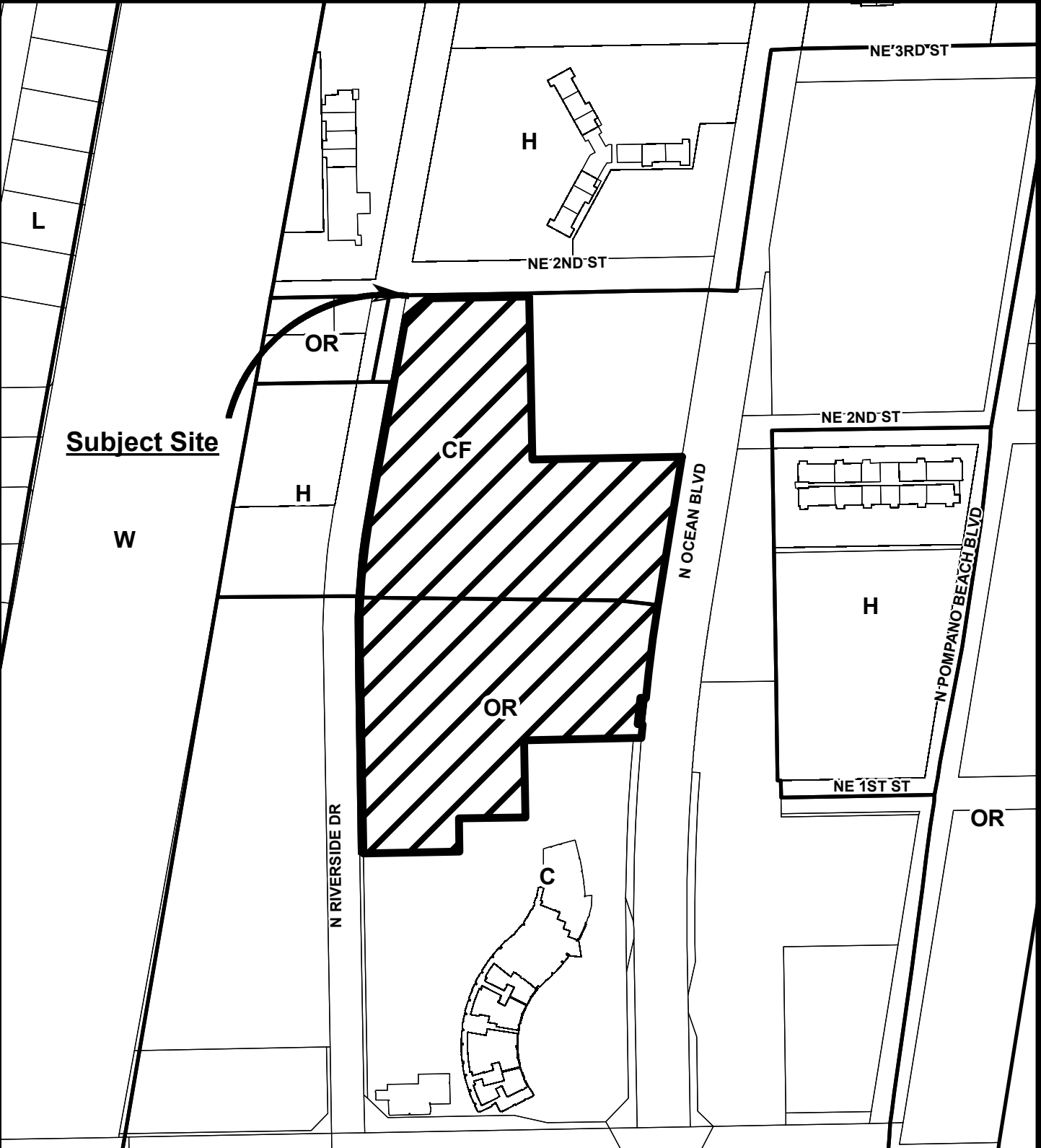
CITY OF POMPANO BEACH AERIAL MAP



1 in = 208 ft

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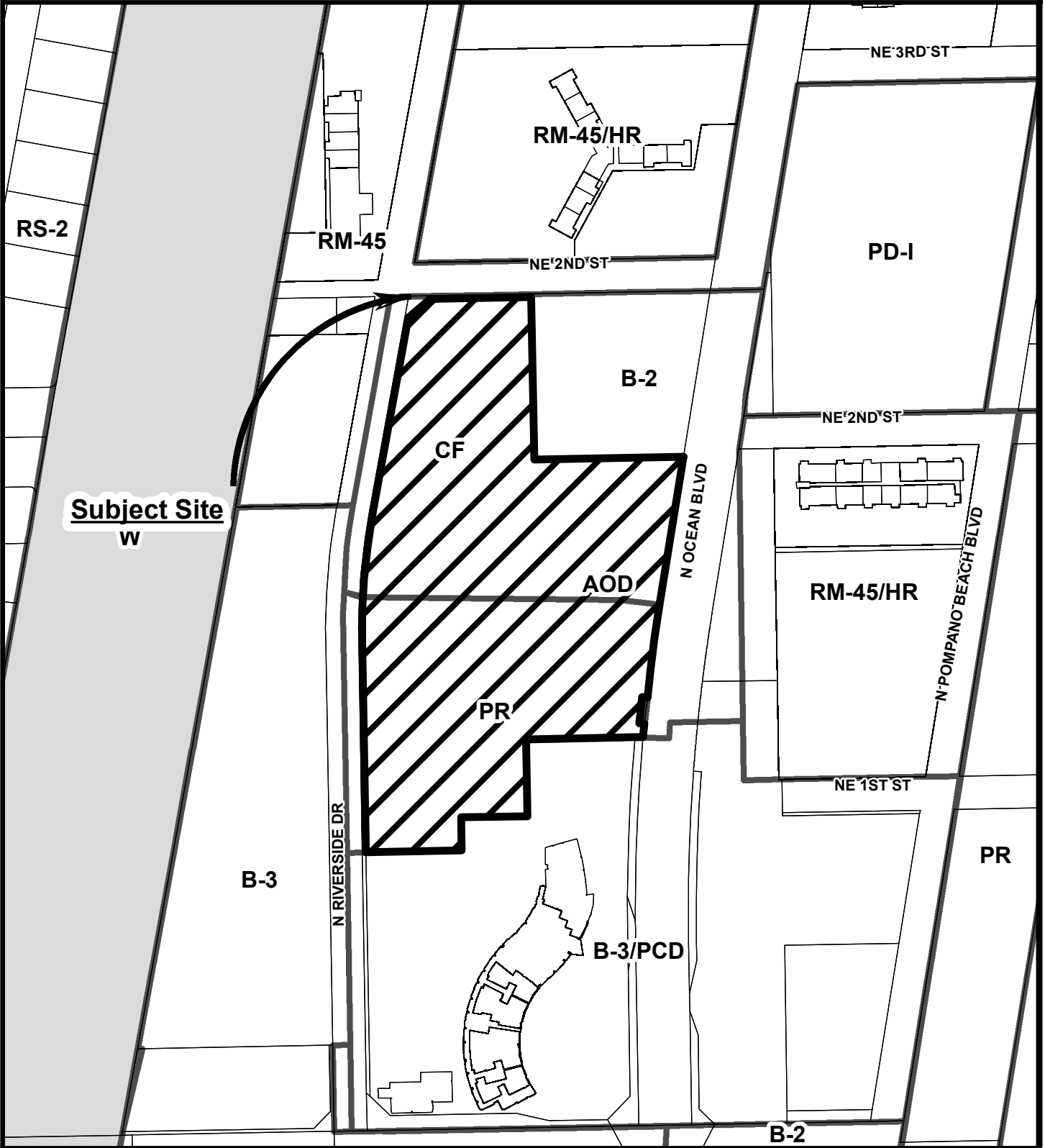
CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 208 ft

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 208 ft

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LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Residential

L	Low (1-5 DU/AC)
LM	Low- Medium (5-10 DU/AC)
M	Medium (10-16 DU/AC)
MH	Medium-High 16-25 DU/AC)
H	High (25-46 DU/AC)
12	Irregular Density
36	Irregular Density

>

C	Commercial
CR	Commercial Recreation

I Industrial

T Transportation

U Utilities

*

CF Community Facilities

*

OR Recreation & Open Space

W Water

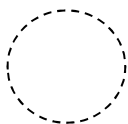
RAC Regional Activity Center

LAC Local Activity Center

DPTOC Downtown Pompano
Transit Oriented Corridor

ETOC East Transit Oriented
Corridor

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

RS-1 Single-Family Residence 1

RS-2 Single-Family Residence 2

RS-3 Single-Family Residence 3

RS-4 Single-Family Residence 4

RS-L Single-Family Residence
Leisureville

RD-1 Two- Family Residence

RM-7 Multiple-Family Residence 7

RM-12 Multiple-Family Residence 12

RM-20 Multiple-Family Residence 20

RM-30 Multiple-Family Residence 30

RM-45 Multiple-Family Residence 45

MH-12 Mobile Home Park

B-1 Limited Business

B-2 Neighborhood Business

B-3 General Business

B-4 Heavy Business

M-1 Marina Business

CR Commerical Recreation

I-1 General Industrial

I-1X Special Industrial

O-IP Office Industrial Park

M-2 Marina Industrial

TO Transit Oriented

*

PR Parks & Recreation

*

CF Community Facilities

PU Public Utility

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

D. Surrounding Land Uses

The adjacent site uses are Commercial to the east (Strip Shopping Center), west (Hotel/ Marina) and south (Residential Condominium, with ground floor commercial uses), and Community Facilities (Fire Station and Library) to the north.

E. Proposed City Land Use Designation

The proposed Land Use designation is Commercial.

F. Impact Analysis

The proposal requests a maximum allowed development of 50,000 square feet commercial and 300 hotel rooms, which has been analyzed to ensure there is sufficient infrastructure capacity to serve any future development. The results of the impact analyses are provided below:

Sanitary Sewer

The net impact on sanitary sewer demand from a maximum build-out of an 182,952 square feet building(s) to a 50,000 square feet commercial use with 300 hotel rooms is an increase of 31,705 gallons per day.

SANITARY SEWER IMPACT			
	Use	Calculation	Total (GPD)
Current	Retail/Concessions (182,952 sq. ft.)	x .1 GPD per sq. ft.	= 18,295 GPD
Proposed	Retail/Office Beach Grocery (50,000 sq. ft.)	x .1 GPD per sq. ft.	= 5,000 GPD
Proposed	Hotel (300 Rooms)	x 150 GPD / du	= 45,000 GPD
Source: Broward County LDC Part II Chapter 5 Article IX. Division 2 Sec. 5-182 (g); Broward County Sanitary Sewer Element Table 10			change + 31,705 GPD

The City of Pompano Beach City Engineer has provided a letter verifying that there is adequate wastewater treatment capacity to serve the proposed change for the Oceanside amendment. It should be noted that the City has a User Agreement whereby Pompano Beach has committed capacity.

Potable Water

The net impact on potable water demand from a maximum build-out of an 182,952 square feet building(s) to a 50,000 square feet commercial use with 300 hotel rooms is an increase of 31,705 gallons per day.

POTABLE WATER IMPACT			
	Use	Calculation	Total (GPD)
Current	Retail/Concessions (182,952 sq. ft.)	x .1 GPD per sq. ft.	= 18,295 GPD
Proposed	Retail/Office Beach Grocery (50,000 sq. ft.)	x .1 GPD per sq. ft.	= 5,000 GPD
Proposed	Hotel (300 Rooms)	x 150 GPD / du	= 45,000 GPD
Source: Broward County LDC Sec. 5-182 (f)(2)			change + 31,705 GPD

The City of Pompano Beach Utilities Department has provided a letter verifying that there is adequate water supply and treatment capacity to serve the proposed change for the Oceanside amendment.

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.

A letter from the City Engineer has been provided verifying the drainage information provided in the application.

Solid Waste

The net impact on solid waste demand from a maximum build-out of an 182,952 square feet building(s) to a 50,000 square feet commercial use with 300 hotel rooms is a decrease of 148 pounds per day.

SOLID WASTE IMPACT			
	<i>Use</i>	<i>Calculation</i>	<i>Total</i>
Current	Retail/Concessions (182,952 sq. ft.)	X 4 lbs./ 100 SF / Day	= 7,318 lbs./Day
Proposed	Retail/Office Beach Grocery (50,000 sq. ft.)	X 9 lbs./ 100 SF / Day	= 4,500 lbs./Day
Proposed	Hotel (300 Rooms)	X 8.9 lbs./ Day / Unit	= 2,670 lbs./Day
change			- 148 lbs./Day

A letter from the solid waste provider (Waste Management, Inc., of Florida) has been provided to verify the information provided in the application. It should be noted that the City has a contract with Waste Management, Inc., that provides for solid waste disposal through the year 2022.

Recreation and Open Space

The adopted Level of Service for Broward County is 3 acres/1,000 residents. The City's adopted Level of Service is 5 acres/1,000 residents. This amendment does not propose any Residential units, and although this amendment will not increase park demand, it will affect the total park acreage per the City's park inventory because the parking lot is currently within the Recreation and Open Space Land Use category. The proposed Oceanside parking lot redevelopment project will provide more public parking spaces for the beach area than currently provided by the surface parking lot.

Since the parking lot is not used as a functional open space or for any recreational purposes, there is no reduction in the ability to meet the recreation and open space needs of the Pompano Beach community resulting from this proposed land use plan amendment. The amendment will not require any additional Recreational land to support this application.

Mass Transit

The subject property is serviced both by the Pompano Beach Community Bus System and Broward County Transit lines, which are located within a ¼ mile from the subject site. The project will help balance land uses on the barrier island by providing a grocery store. The public parking component is replacing public surface parking with public structured parking to better serve the existing new beach uses. The proposed project is not generally related to mass transit usage.

Traffic Impact

The average P.M. Peak traffic daily traffic generation from a maximum build-out of an 182,952 square feet building(s) is a net decrease of 166 trips.

TRAFFIC IMPACT			
<i>Use</i>		<i>ITE Code</i>	<i>Calculation (Trips)</i>
			<i>PM Peak</i>
Current	Retail/Concessions (182,952 sq. ft.)	820	561
Proposed	Retail/Office Beach Grocery (50,000 sq. ft.)	820	207
Proposed	Hotel (300 Rooms)	310	188
		change	166

Source: ITE 9th Edition Trip Generation Report Spreadsheet

Natural and Historic Resources

The proposed project will have no impact on natural and/or historic resources. A review of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the Comprehensive Plan indicates that no known natural or historical resources are located on the site, but the map included with the letter identifies A1A as a historic resource adjacent to the site.

Affordable Housing

The project is intended to be of a commercial nature and therefore not required to address affordable housing issues.

Land Use Compatibility

The planned development of the Oceanside lot will be compatible with adjacent land uses.

Hurricane Evacuation

The proposed redevelopment of the lot will include commercial properties that will be closed after hurricane warnings are issued so hurricane evacuation times will not be affected. According to SFRPC (South Florida Regional Planning Council) Hurricane Evacuation Behavioral Study for Broward County, hotel guests are not considered a source of shelter demand.

Redevelopment Analysis

The subject property is located within the City's East Community Redevelopment Area (CRA), with support from the agency.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments.

Public Education

The proposal is to change the Future Land Use designation to Commercial. The project is intended to be of a commercial nature and thus will not increase the demand for public school capacity.

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

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.

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.

01.08.00 Amend the Land Use Plan map and Zoning map to support new development and redevelopment in the Community Redevelopment Areas.

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

01.11.00 Identify Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes within the existing urban service area of the City of Pompano Beach.

01.11.03 Redevelopment activities in the Community Redevelopment Areas shall be guided by their respective Community Redevelopment Plans, adopted pursuant to Chapter 163, Part III, Florida Statutes.

01.12.00 Establish criteria which encourage development of urban infill and community redevelopment areas to promote economic development, increase housing opportunities and maximize the use of existing public facilities and services.

01.12.01 Designated Urban Infill Areas and Community Redevelopment Areas, adopted pursuant to Chapter 163, Part III, Florida Statutes shall be exempt from any applicable transportation roadway concurrency requirements.

01.12.02 Continue to support the allowance of mixed use land uses at strategic locations within Urban Infill, Urban Redevelopment and Downtown Revitalization Areas.

10.00.00 Manage development efforts in the City of Pompano Beach Coastal Zone to maximize aesthetic, environmental, recreational and economical resources.

10.03.05 The City shall seek additional beach access in redevelopment.

10.03.06 The City shall develop a capital improvement program to improve the beach access locations.

10.05.00 The City will take steps to improve the built environment of the coastal area and beach by cleaning it up, and planning general improvements.

10.05.01 The City will encourage greater public use of the coastal area and beach through maintenance and planning general improvements such as sitting and observation areas, and where feasible, additional parking.

H. Alternative Motions

- (1) Motion to recommend approval of the proposed Future Land Use Map Amendment** as the Board finds the proposed Land Use Map change compatible with the Goals, Objectives and Policies in the Comprehensive Plan.
- (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.
- (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 as provided in the staff report.

Staff recommends motion number (1).