



Staff Report

File #: LN-697

PLANNING AND ZONING BOARD
Meeting Date: JULY 23, 2025

FLORIDA INDOOR TENNIS

Request: Major Site Plan
P&Z# 23-12000009
Owner: Florida Indoor Tennis LLC
Project Location: W Atlantic Blvd
Folio Number: 484232000143
Land Use Designation: CR (Commercial Recreation)
Zoning District: CR (Commercial Recreation)
Commission District: 5 (Darlene Smith)
Agent: Michael Jadrnicek
Project Planner: Jonathan Cady (954-786-5578 / Jonathan.Cady@copbfl.com)

Summary:

The applicant is requesting Major Site Plan approval to construct a new Racquet Sports Facility that includes facilities for tennis, pickleball, and related recreational uses, along with a clubhouse featuring associated amenities. The primary building is approximately 27,000 square feet and stands 32'-3" tall. The applicant plans to build a racquet club recreation facility on the property, with four (4) indoor and two (2) outdoor courts. The city also received a Plat application for an acre of undeveloped property located on the south side of Atlantic Blvd., across Atlantic Blvd. from NW 33rd Avenue. The subject property includes one parcel (Parcel A, Florida Indoor Racquet Club Plat) that will have access on Atlantic Boulevard. The total site area is 217,800 square feet, with a lot coverage of 108,895 square feet.

The Major Site Plan application was reviewed by the Development Review Committee (DRC) on October 4, 2023, January 17, 2024, October 2, 2024, January 2, 2025, and March 5, 2025, and was heard by the Architectural Appearance Committee on April 1, 2025.

The site is located south of West Atlantic Blvd, adjacent to the south end of NW 31 Street.

SITE PLAN REVIEW STANDARDS

An application for a Major Site Plan or Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the development, as proposed:

1. Is consistent with the land use designation in the comprehensive plan;

P&Z *The land use designation for the Major Site Plan portion of this property is CR (Commercial*

Recreation). The Development is consistent with the City of 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 01.02.02. *Approve site plans, plats and other development approvals on the condition that the applicant will dedicate right-of-way according to the requirements of the Broward County Trafficways Plan and the City's street standards in Chapter 100 of the City's Code of Ordinances.*

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.*

Policy 01.14.07. *All site plans will be reviewed for Crime Prevention Through Environmental Design (CPTED) design principles such as lighting, street design, natural surveillance, natural access control, and territorial reinforcement. CPTED infrastructure such as security lighting, security cameras, bollards and other access control methods will be required based on the specific needs of the project.*

2. Complies with the applicable district, use, and intensity and dimensional standards of this Code (Articles 3, 4, and 5);

Article 3: Zoning Districts

The project complies with the Intensity and Dimensional Standards of the CR Zoning District in Article 3.

Article 4: Use Standards

The development proposes a residential use that complies with the use-specific standards in Article 4: Use Standards and is consistent with section 155.4217.K. Racquet Sports Facility.

Article 5: Development Standards

See Section 3 below.

3. Complies with the applicable development standards of this Code (Article 5);

The DRC and project applicant have worked together to present a project that satisfies the requirements of Article 5 for new development requiring Major Site Plan approval, with the exception of the conditions listed for approval.

The Architectural Appearance Committee (AAC) reviewed the project's building design on April 1, 2025.

As part of the Major Site Plan and Building Design application, the applicant has provided a narrative addressing how the project will achieve the required sustainability points. The project has met the required 12 sustainability points for nonresidential developments.

4. Complies with all other applicable standards in this Code;

The proposed site plan complies with applicable standards in the Code.

5. Complies with all requirements or conditions of any prior applicable Development Orders;

The existing site is currently vacant. There are no prior applicable development orders of record.

6. The concurrency review has been completed in accordance with (Planning) of the Code of Ordinances;

Based on the estimated demand calculated below, the proposed project complies with concurrency requirements.

Wastewater Treatment Demand	1,920.00 gallons per day *
Water Treatment Demand	2,277.12 gallons per day *
Raw Water Demand	2,459.29 gallons per day *
Park Acreage Required	N/A
School Impacts	N/A
Transportation	Transit fees are paid to Broward County to meet concurrency.
Solid Waste Generation	384.00 lbs. per day (City has a contract with Waste Management for disposal of all solid waste through 2033)

** The City has adequate capacity to serve the proposed project.*

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

The development is located on W Atlantic Blvd, a street identified on the Broward County Trafficways Plan. The project is designed to provide safe, adequate, and paved vehicular access from this street.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

The property is located within a wellfield protection area, as identified on the Broward County Wellfield Protection Zones map. This project is not anticipated to require hazardous material licensing.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural

As part of the Major Site Plan application, the applicant's design team has developed a separate CPTED security plan which addresses the CPTED standards for natural surveillance, natural access

control, territorial reinforcement, maintenance and activity support.

10. Complies with the adopted Fire Codes and Standards pursuant to City Code Section 95.02;

The proposed site plan was reviewed by a Fire Plans Examiner during DRC and must meet all applicable standards before building permits are approved.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan;

The proposed development is not within an area that will have an impact on environmentally sensitive lands as defined in the Broward County Land Use Plan.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another Zoning Code provision.

The proposed development is not located within the areas proposed as part of the approved Transportation Corridor Study.

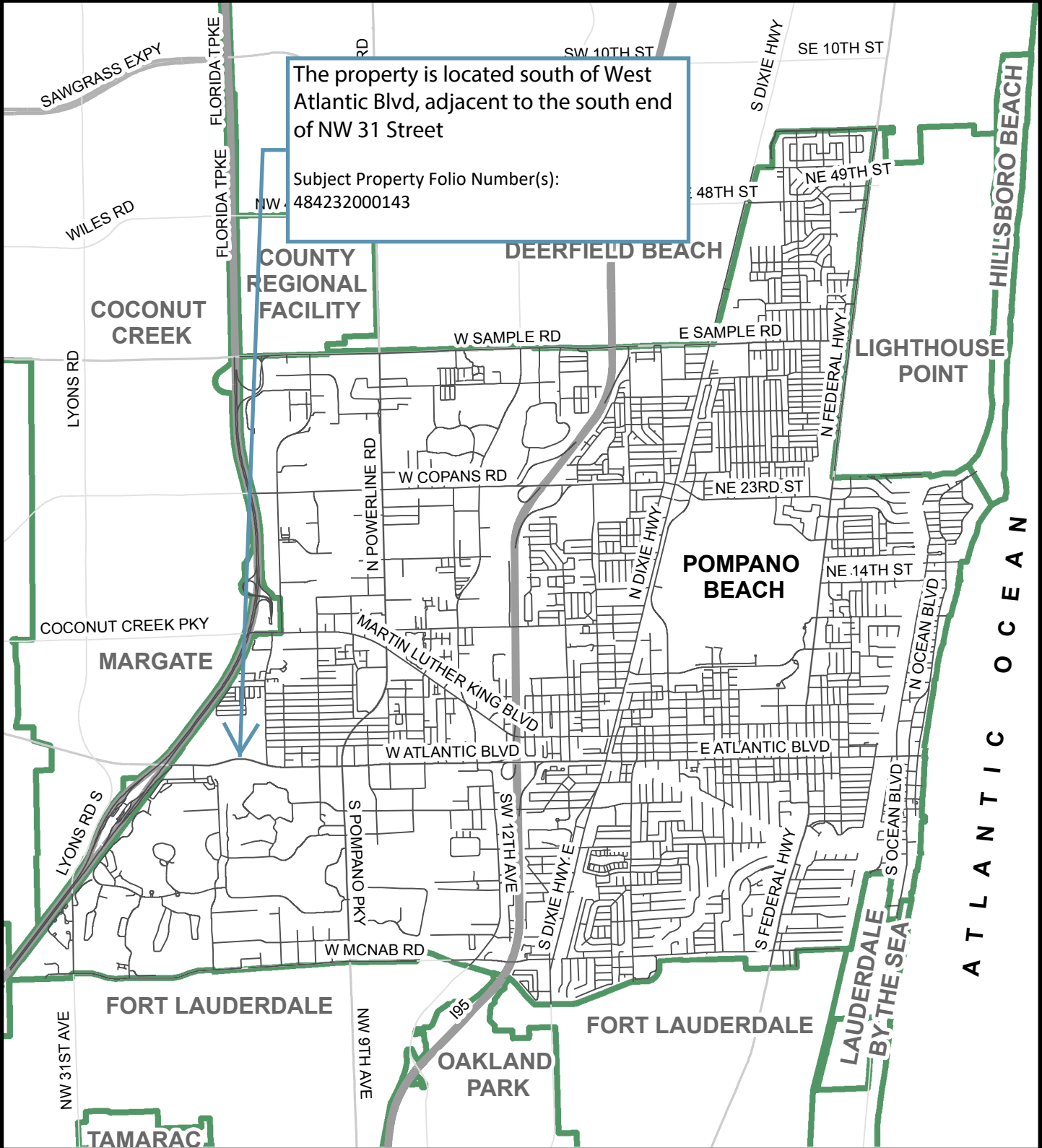
STAFF CONDITIONS

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Standard Conditions of Approval and/or Specifications required prior to Building Permit / Zoning Compliance Permit issuance:
 - a. Plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
 - b. The applicant shall provide evidence of compliance for the 12 points used for the Sustainability Narrative as submitted to the DRC in accordance with Table 155.5802: Sustainable Development Options and Points.
 - c. Landscape and Irrigation Plans must comply with all Zoning Code requirements as verified by the City's Urban Forestry Division.
 - d. A copy of the CPTED plan approved by the Broward Sheriff's Office must be submitted for Zoning Compliance Permit approval.

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	
			LAC	Local Activity Center	
			RPUD	Residential Planned Unit Dev.	
			PCD	Planned Commercial Development (Ord. 21-02)	
			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	

CITY OF POMPANO BEACH LOCATION MAP



The property is located south of West Atlantic Blvd, adjacent to the south end of NW 31 Street

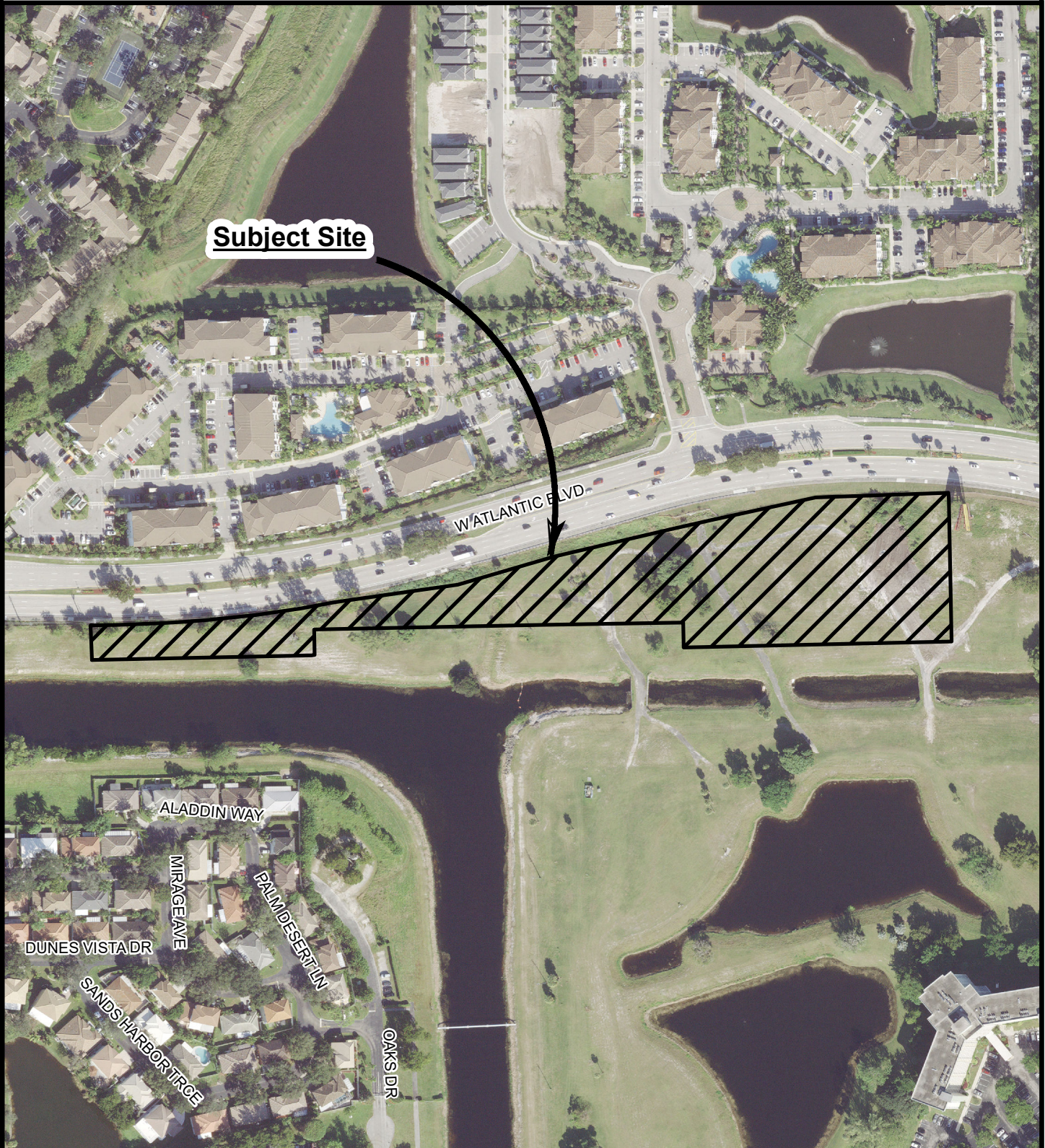
Subject Property Folio Number(s):
484232000143

P&Z

1 in = 1 miles

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP



1 in = 250 ft

7/8/2025

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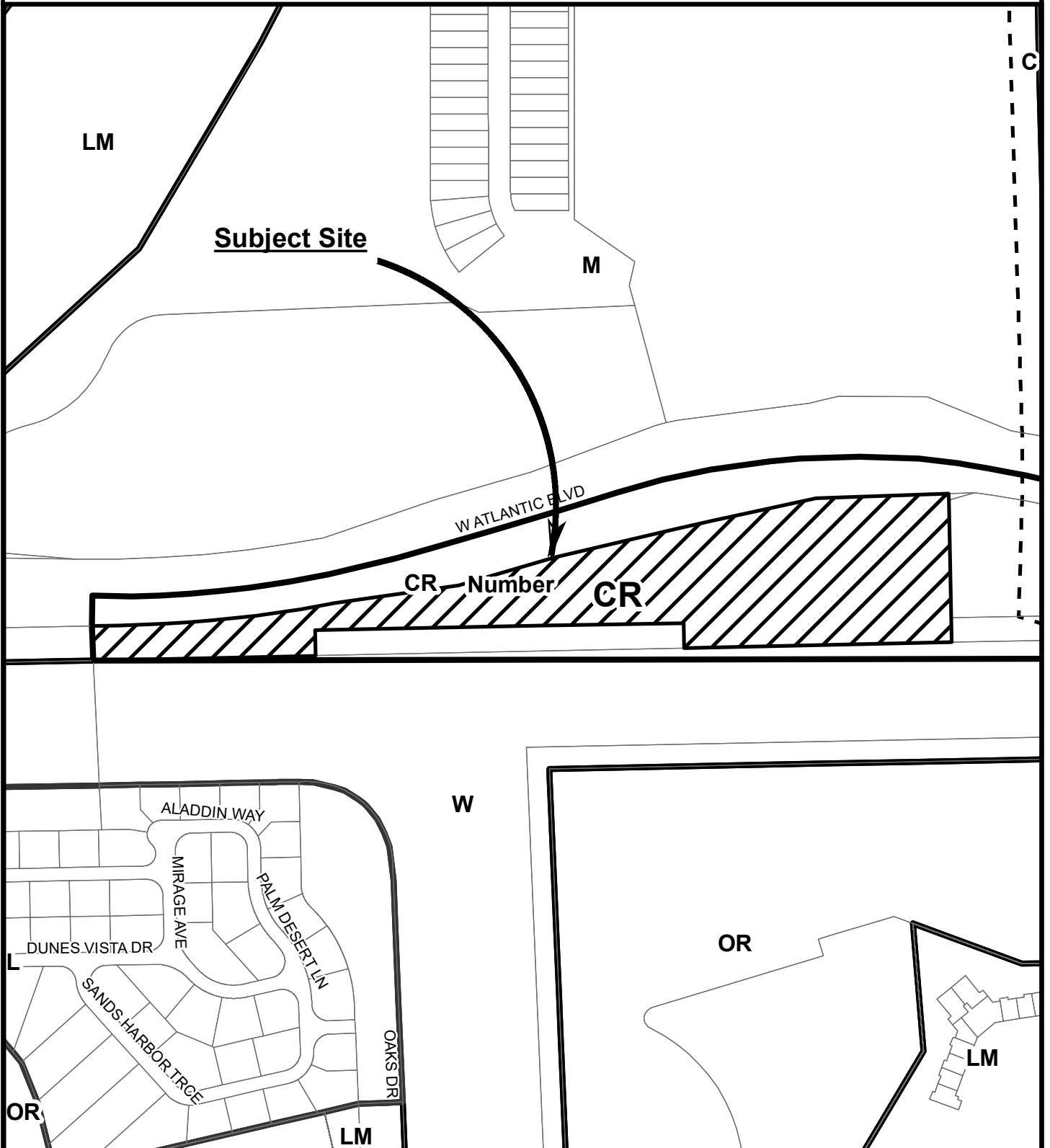
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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



B-4

RM-45

Subject Site

RPUD

W ATLANTIC BLVD

CR

CR

T

ALADDIN WAY

MIRAGE AVE

PALM DESERT LN

RPUD-6

DUNES VISTA DR

SANDS HARBOR TRCE

OAKS DR

RM-45

PR

RM-45

1 in = 250 ft

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