

Staff Report

File #: LN-849

PLANNING AND ZONING BOARD

Meeting Date: JUNE 24, 2026

LA PLAGE LAND USE AMENDMENT

Request: Land Use Amendment
P&Z# 25-92000002
Owner: Turks Capital Acquisitions LLC
Project Location: 552 & 600-604 N Ocean Blvd
Folio Number: 484331DA0060, 484331DA0050, 484331DA0040, 484331DA0030,
484331DA0020, 484331DA0010, 484331110030
Land Use Designation: (MH 25)
Zoning District: (RM-20)
Commission District: 1 (Audrey Fesik)
Agent: Mike Amodio
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

A. Request

The Applicant (Turks Capital Acquisitions, LLC) is requesting to change the underlying land use on a 1.29 gross acre parcel located at 552 N Ocean Blvd and 600-604 N Ocean Blvd, which is generally located on the east side of State Road A1A at the eastern terminus of NE 6th Street in the City of Pompano Beach. The Broward County Property Appraiser has assigned the following property ID numbers to the Property: 484331DA0040, 484331DA0030, 484331DA0020, 484331DA0010, 484331DA0060, 484331DA0050, and 484331110030. The Property is currently designated Medium High 16-25 DU/AC, on the City's Future Land Use Plan map and Medium High 25 Residential on the County's Land Use Plan map.

B. Applicant's Rationale for the Proposed Amendment

(The following is an excerpt from the Application)

"The Property is currently developed with aging multifamily residential structures that are no longer the highest and best use of the Property. The population in the City is steadily growing, particularly post-pandemic with many moving to the City from out of state, and housing costs rising astronomically due to high demand and low supply. While the City continues to work hard to increase housing inventory, the existing housing stock within the City does not provide sufficient housing opportunities for the projected population to live within the City. As such, to address this significant need, Petitioner proposes to aggregate the parcels into a master planned mixed use development to be developed with a vibrant new mixed use residential community with up to 54 luxury apartments."

C. Proposed Development and Net Change in Entitlements**CURRENT AND PROPOSED ENTITLEMENTS**

| Type of Use | Current Entitlements (Medium High 25 du/ac) | Proposed Entitlements (Irregular 42 du/ac) | Net Change |
|-------------|---|--|------------|
| Residential | 32 units | 54 units | +22 units |

There are currently only 10 units built on this property. The Applicant can build an additional 22 units without a land use plan amendment to increase the entitlements. The current zoning on the property is RM 20 which only allows for 35 feet in building height so it is likely the site would have to be rezoned to enable all 32 units currently entitled on this property to be built.

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

| | North (614 N. Ocean) | South (520 N Ocean) | West (south of NE 6 th Street) | West (north of NE 6 th Street) |
|--|---|---|---|---|
| Existing Use | Sea Garden Resort (4 stories) | Ocean Townhomes (4 stories) | Townhomes (3 stories) | Surf and Sand Hotel (2 stories) |
| City Land Use Plan Designation and Zoning District | H 46 land use RM 45 zoning (allows 105' height) | H 46 land use RM 45 zoning (allows 105' height) | MH 25 RM 30 (allows 105' height) | MH 25 RM 20 (allows 35' height) |

The mismatch shown in this table between the existing building heights (2-4 stories) and the heights allowed by the current land use and zoning designations (105' which is 9-10 stories and 35' which is 3-stories), provide examples of properties with existing but unbuilt residential entitlements in this immediate area. The fact that there are properties like these is one of the reasons that Staff does not support land use plan amendments that further increase residential entitlements on the barrier island.

D. Impact Analysis

The results of the impact analyses from the above change in entitlements are provided below:

Sanitary Sewer

The net impact on sanitary sewer treatment demand from the change in entitlements is an increase of 5,500 gallons per day (0.0055 MGD). The City's utility department has reviewed the projected increase in sanitary sewer demand and confirmed the ability to continue to serve the proposed sanitary sewer treatment demand generated by the increase in entitlements on this parcel from 32 units to 54 units.

Potable Water

The net impact on potable water demand from the proposed amendment is an increase of 5,500 gallons per day (0.0055 MGD). The City's utility department has reviewed the projected increase in potable water demand and confirmed their ability to serve the increase in entitlements on this parcel from 32 units to 54 units.

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.

Solid Waste

The net impact on solid waste demand from a maximum build-out of the proposed entitlements is an increase of 195.8 pounds per day. Waste Management has been asked to provide a service provider letter confirming their ability to accept this increase in solid waste disposal demand.

Recreation and Open Space

The City's level of service standard for parks is 5 acres per 1,000 residents. The city has enough park land to meet this standard for the projected population beyond the current planning horizon of 2040. The increase of 22 units on this site will increase the demand on parks by approximately 11,500 square feet (0.264 acres) and can be accommodated by the current supply of park land.

Mass Transit

The vicinity of the subject property is served by the Community Shuttle Green Route and Broward County Transit route 11. BCT Route 42 also runs to and from the NE Transit Center and A1A along Atlantic Boulevard. The proposed project will have no significant impact on mass transit.

Traffic Impact

The trip generation under the proposed land use designation shows an increase of 98 average daily trips; an increase of five AM peak hour trips and a decrease of one PM peak hour trip compared to the current land use designation. This is based on the ITE trip generation rates for the high-rise building type, which will be necessary to accommodate the total 54 units and the mid-rise building type that could likely accommodate the current 32 units entitled on the property.

Natural and Historic Resources

The Applicant has demonstrated that the project will have no significant impact on existing natural or historic resources in this location.

Affordable Housing

The proposed change to the land use plan only increases the entitlements on this site by 22 units. Affordable housing is not required to be addressed unless the land use plan amendment creates 100 or more units in additional entitlements.

Land Use Compatibility

This proposed land use plan amendment is to a land use designation (Irregular 42 du/ac) that is similar to and compatible with the density of adjacent properties that have not yet been redeveloped to realize their maximum allowed intensity based on their current land use designation and zoning district. The fact that there are properties like these that have additional development potential by right, is one of the reasons Staff does not support land use plan amendments that further increase residential entitlements on the barrier island.

Hurricane Evacuation

The Applicant's hurricane evacuation impact analysis does not estimate the number of people that may seek

shelter when evacuating from a hurricane. On page 27 of the LUPA Application, the Applicant notes that the maximum number of cars that could evacuate from the 54-unit site is 108 vehicles (2 cars per unit) and notes this is a small percentage increase over current traffic volumes on Pompano's evacuation routes.

Staff's concern is not just about evacuation traffic from this small increment of growth but also for shelter capacity and the cumulative impact of growth on the barrier island in Pompano and in the entire region that can be affected by hurricane evacuation. It should be noted that for evacuation planning purposes, the persons per car is assumed to be 2.3 persons. The 108-car maximum assumed by the Applicant, equates to 248 people. In Hurricane Irma in 2017, the shelter capacity of Pompano High School, the only hurricane shelter in Pompano Beach, was only 302 persons and it reached maximum capacity in that evacuation.

The larger projects recently developed on the barrier island that were not part of the Irma evacuation and were built with their *existing residential entitlements* include Casamar (119 units); Entourage in the Sun (42 units); The Ritz-Carlton (205 units); and Salato (42 units). These projects alone total 408 units.

The above new project numbers don't include The Waldorf-Astoria (92 units) or The W (77 condos and 303 condo-hotel units). The residential units (excluding the condo-hotel) in these two projects could add another 169 units to any new hurricane evacuation impact.

Using the same "maximum" math as the Applicant, these 577 units could add 1,154 cars to the evacuation and 2,654 people to the potential population seeking shelter. This is over 8 times the 302-person Pompano High School shelter capacity in 2017.

Hurricane evacuation is not a city-only issue. In Irma, the evacuation was from the Florida Keys north. Some of the people in the hurricane shelters were likely evacuees from areas south of Pompano that were unable to get gas and had to stop at their nearest shelter that still had capacity. Southeast Florida has not had an evacuation since Irma that would give any indication of the cumulative effect of growth on evacuation traffic or the adequacy of hurricane shelter capacity since 2017.

The fact that the population in the evacuation areas in the region continue to grow and there is no cumulative impact analysis that can possibly determine what the next storm and required evacuation will entail, is one of the reasons Staff does not support land use plan amendments to increase residential entitlements on the barrier island.

Redevelopment Analysis

The subject property is not located within the East CRA Community Redevelopment Area or within the Atlantic Overlay District (AOD) which is the area given zoning incentives to encourage redevelopment of the *existing entitlements* within that area. The Planned Development (PD) zoning district is the tool used in Pompano outside the AOD to encourage redevelopment on the barrier island. Rezoning to a PD does NOT increase a property's land use entitlements but provides for flexible building height and the use of gross density which are the primary features of a PD that makes it possible to achieve a property's full potential redevelopment.

Staff has consistently recommended denial of LUPA applications on the barrier island that increase residential entitlements since at least 2010 and flex units have not been permitted on the barrier island since 2011. This is because of the already existing supply of unbuilt residential entitlements and concerns over hurricane evacuation and shelter capacities and the impact of additional development on general sustainability and resilience in the context of climate change.

Intergovernmental Coordination

The subject property is not adjacent to any other local government jurisdiction.

Public Education

The small increase in theoretical student generation from this 22-unit increase in residential units can be accommodated by the existing schools serving the area.

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

The goals, objectives and policies in the Comprehensive Plan that apply to this project fall within the following 3 categories:

(1) General Land Use Plan Amendment, concurrency and compatibility related GOPs:

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 01.01.12

The City's Future Land Use Map will be in conformance with the County's Land Use Plan and will implement the County's regional vision including provision of essential public services and facilities, enhanced sustainability and livability and give priority to protecting public beach access sites.

Policy 01.03.05

All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

Policy 01.03.11

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

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 07A.01.08

The City of Pompano Beach shall review all proposed land use plan map amendments within the City limits for adequacy of water supplies.

Policy 07A.08.07

Review all land use plan map and text amendments, rezonings and site plan applications to ensure that there are sufficient potable water resources available to serve the proposed development and the land uses are consistent with the wellfield protection zone regulations.

(2) Evacuation and hurricane shelter related GOPs:

Policy 01.09.01

Continue to reject future land use plan amendments for increased density in the coastal area unless a



consistency determination can be made with the Broward County Hurricane Evacuation Plan, or unless a finding can be made that the amendment will not increase current evacuation times and/or exceed emergency shelter capacities.

Policy 01.09.08

Discourage new uses, such as, mobile home parks, community homes and other special needs facilities from locating in Hurricane Evacuation Zones, which require mandatory evacuation during hurricane or tropical storm warnings.

Policy 03.04.03

The City shall discourage the location of new ACLF homes on the barrier island due to the evacuation requirements during hurricane threats.

Policy 02.07.14

Support the maintenance of the County's evacuation routes as shown on the County Trafficways Plan.

Policy 08.08.07

Work cooperatively to identify and evaluate SLR and other water related climate change impacts, such as storm surge, high tide flooding and inland drainage, which will affect the design of transportation infrastructure projects, and the associated stormwater management system, that must provide long-term, functional access to property, services, and evacuation routes in a cost-feasible manner.

Policy 13.12.02

The City shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

(3) Barrier Island and Coastal zone related GOPS:

Coastal Zone Element

Purpose and Direction: The goals, objectives, and policies in the Coastal Zone Management Element address both development and shoreline protection in the City's coastal areas with a focus on hurricane preparedness and adaptation to climate change while maintaining and enhancing an active and vibrant recreational character for the beach area.

The direction of these policies discourage residential land use plan amendments and prohibit the use of flex units on the barrier island, encourage hotel development in the commercial land use designations, encourage stormwater management related capital improvements and higher finished floor elevations in areas vulnerable to sea level rise and tidal flooding, and focus on maintaining emergency preparedness procedures to adapt to hurricanes projected to be bigger, wetter and slower due to climate change.

Policy 11.06.10

The city will, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the City's Sea Level Rise and Flood GIS map layer, as well as the County's Coastal High Hazard Areas and Priority Planning Areas for Sea Level Rise Maps, determine how the proposed development will be served by adequate storm water management and drainage facilities and that it will not adversely affect area-wide flooding.

"Broward County Coastal High Hazard Area" means the land and water eastward of the Atlantic Intracoastal Waterway to the Atlantic Ocean including any coastal protection structures.

Objective 11.09.00 - Infrastructure Phasing in the Coastal Zone

The provision of infrastructure within the coastal zone will be done in a manner which ensures public health, safety and welfare and limits the use of public funds in coastal high hazard areas unless necessary to enhance public beach access, hurricane evacuation clearance times or to mitigate the effects of sea level rise.

Policy 11.09.01

The coastal high hazard areas shall be those areas below the elevation of the Category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, consistent with Chapter 163.3178(2)(h), F.S.

Policy 11.09.03

City funded public facilities shall not be built in the coastal area unless the facility provides public access, enables resource restoration, replaces existing infrastructure, is necessary to protect the public health, safety and welfare, will enhance hurricane evacuation clearance times or will mitigate the effects of sea level rise.

Policy 11.07.04

The city will continue to prohibit the use of flex and redevelopment units on the barrier island by excluding it from the City's flex and redevelopment unit receiving area map.

Objective 14.02.00 - High Hazard Coastal Area

The City will limit the expenditure of public funds in high hazard coastal areas to the projects, which contribute to the upgrade and maintenance of existing capital facilities, increase public access to the beach, accommodate sea level rise and improve community resilience.

Policy 14.02.01

Restrict the funding of capital improvement projects in coastal high hazard areas to projects which serve a public purpose.

F. Staff Analysis

The increase in units when considered cumulatively with recent development and unbuilt but existing land use and zoning entitlements that are yet to be developed on the barrier island, the proposed land use plan amendment will negatively impact hurricane evacuation clearance times, available shelter capacities and the general sustainability and resilience of the barrier island.

There were only 10 units in the 3 buildings that were on the subject property when it was purchased by the Applicant so building the currently entitled 32 units would still increase the housing supply by 22 units and provide a more sustainable building, thus meeting the Applicant's stated rationale. There are existing rezoning options that the Applicant can explore that, if approved by City Commission, could enable the current 32 units entitled on this property to be built without a land use plan amendment.

G. Staff Recommendation:

(1) Staff recommends denial of the proposed Land Use Map Amendment as the proposed map change is inconsistent with the Goals, Objectives and Policies in the Comprehensive Plan related to the cumulative



impacts of development on hurricane evacuation times, hurricane shelter capacity and sustainability/resiliency on the barrier island.

- (2) **If desired, the Board could 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) **If the Board recommends approval of the Land Use Plan amendment**, the following condition of approval should be included:
- All service provider letters must be received prior to any City Commission hearing.

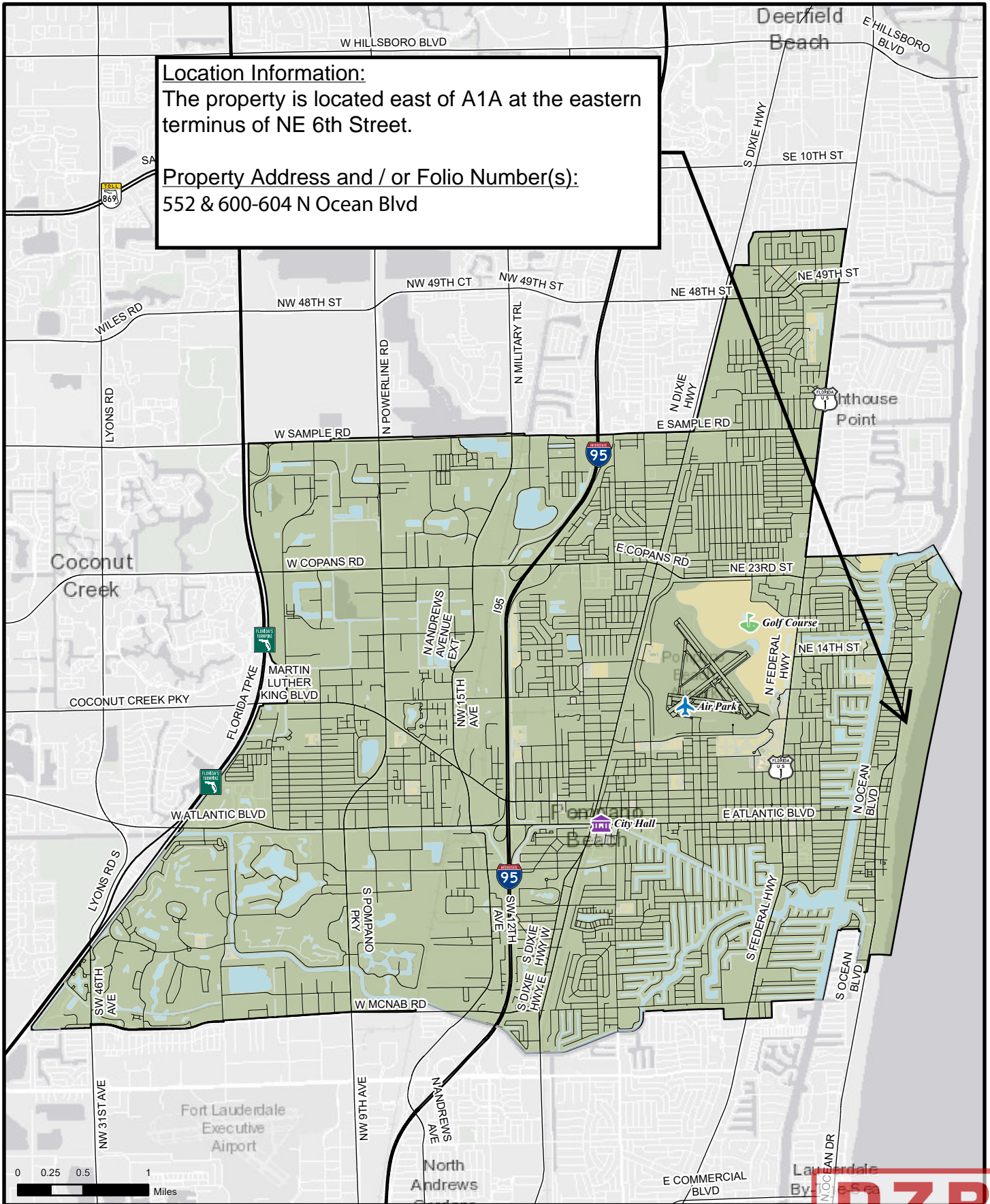


Location Information:

The property is located east of A1A at the eastern terminus of NE 6th Street.

Property Address and / or Folio Number(s):

552 & 600-604 N Ocean Blvd



0 0.25 0.5 1
Miles

1 inch = 1 mile

Created by: Engineering Division
GIS Department | B.C.

City of Pompano
Beach



PZB
pompano
beach
PZ25-92000002
06/24/2026

CITY OF POMPANO BEACH




AERIAL MAP



NE 7TH PL

NE 7TH ST

Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

N OCEAN BLVD

NE 6TH ST

NE 5TH CT

COLONY CLUB RD



PZB

PZ25-92000002
LUPA
06/24/2026

Created by:
Department of
Development Services



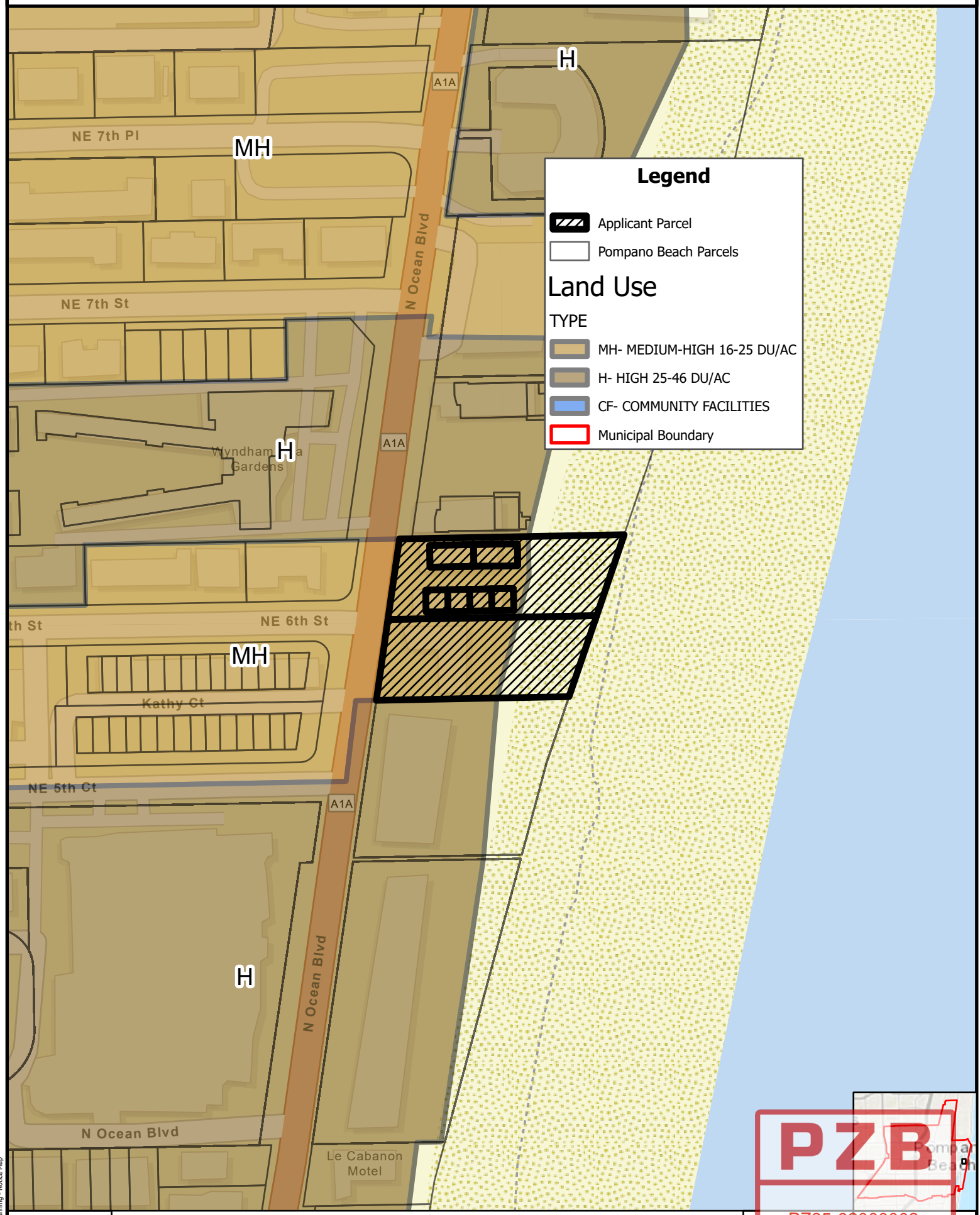
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Date Exported:
6/4/2026


552 & 600-604 N Ocean Blvd
Turks Capital Acquisitions LLC


CITY OF POMPANO BEACH

LAND USE MAP




Legend


 Applicant Parcel


 Pompano Beach Parcels


Land Use

TYPE

 MH- MEDIUM-HIGH 16-25 DU/AC

 H- HIGH 25-46 DU/AC

 CF- COMMUNITY FACILITIES

 Municipal Boundary

Scale:
1:1,800

Date Exported:
6/4/2026

552 & 600-604 N Ocean Blvd


Turks Capital Acquisitions LLC

PZB

PZ25-92000002

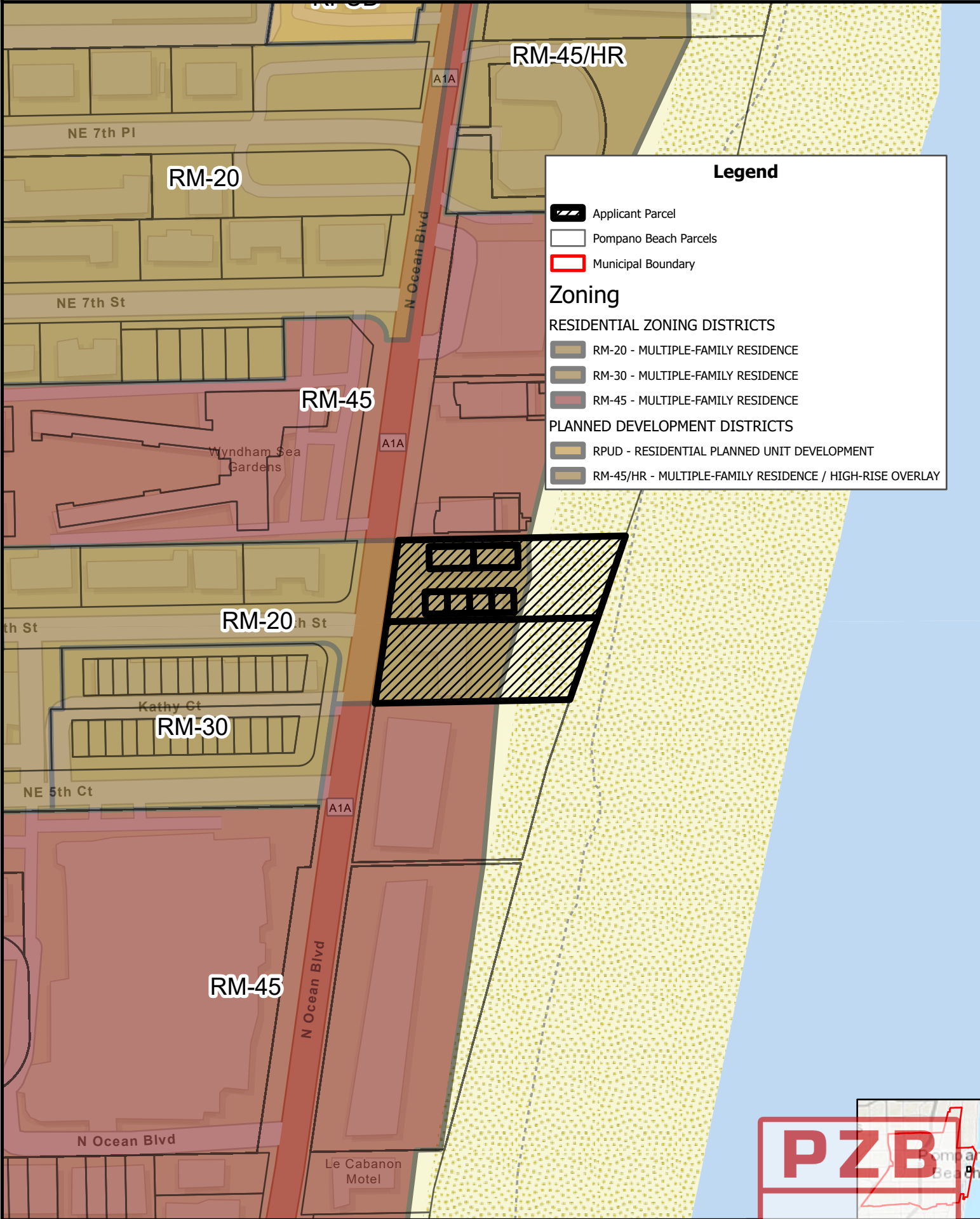
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Florida's Warmest Welcome

CITY OF POMPANO BEACH

ZONING MAP



Scale:
1:1,800

Date Exported:
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552 & 600-604 N Ocean Blvd
Turks Capital Acquisitions LLC

