

ADMINISTRATIVE MEMORANDUM NO. 19-235

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services
VIA: Jennifer Gomez, AICP, Assistant Development Services Director
FROM: Daniel T. Keester-O'Mills, AICP, Principal Planner
SUBJECT: Downtown Pompano Beach TOC – Land Use Plan Text Amendment (P&Z: 19-92000003)
DATE: August 12, 2019

A. Request

The Applicant, the City of Pompano Beach, is requesting to amend the Land Use entitlements for "Downtown Pompano Beach Transit Oriented Corridor (DPTOC)." In 2012 (Ordinance 2013-15), the City and County adopted the DPTOC, which consists of 269 acres of a mixed land use area including: residential (1,368 dwelling units), hotel rooms (300), commercial (4,387,220 sf), office (2,835,557 sf), utility (95,832 sf), community facility (1,459,260 sf) and parks & recreation (a minimum of 2.1 acres). The subject property is generally located east of I-95, north of Atlantic Boulevard, west of NE 5th Avenue and south of NE 6th Street; however, the actual boundaries of the DPTOC extend beyond these boundaries. Most of the dwelling units have either been constructed or have approved development orders pending construction. The boundaries of the DPTOC are not being amended.

B. Proposed Development and Net Change in Entitlements

The Applicant is requesting to increase the number of residential units to 3,368 (*an increase of 2,000 dwelling units*), increase the number of hotel rooms to 420 (*an increase of 120 rooms*), and decrease the amount of permitted commercial to 4,051,220 sf (*a decrease of 336,000 sf*).

C. Rationale for the Proposed Amendment

When the original land use plan amendment was approved for the DPTOC in 2012, the city did not increase the entitlements for the area, but simply calculated the allowed entitlements for the 269 acres. Many of the residential dwelling units permitted for the area were existing and several new developments have depleted the number of dwelling units remaining for new development. In order to realize the potential of this transit oriented corridor, additional dwelling units must be allowed to balance the large amount of office and commercial space that is permitted within this area to create a successful downtown.

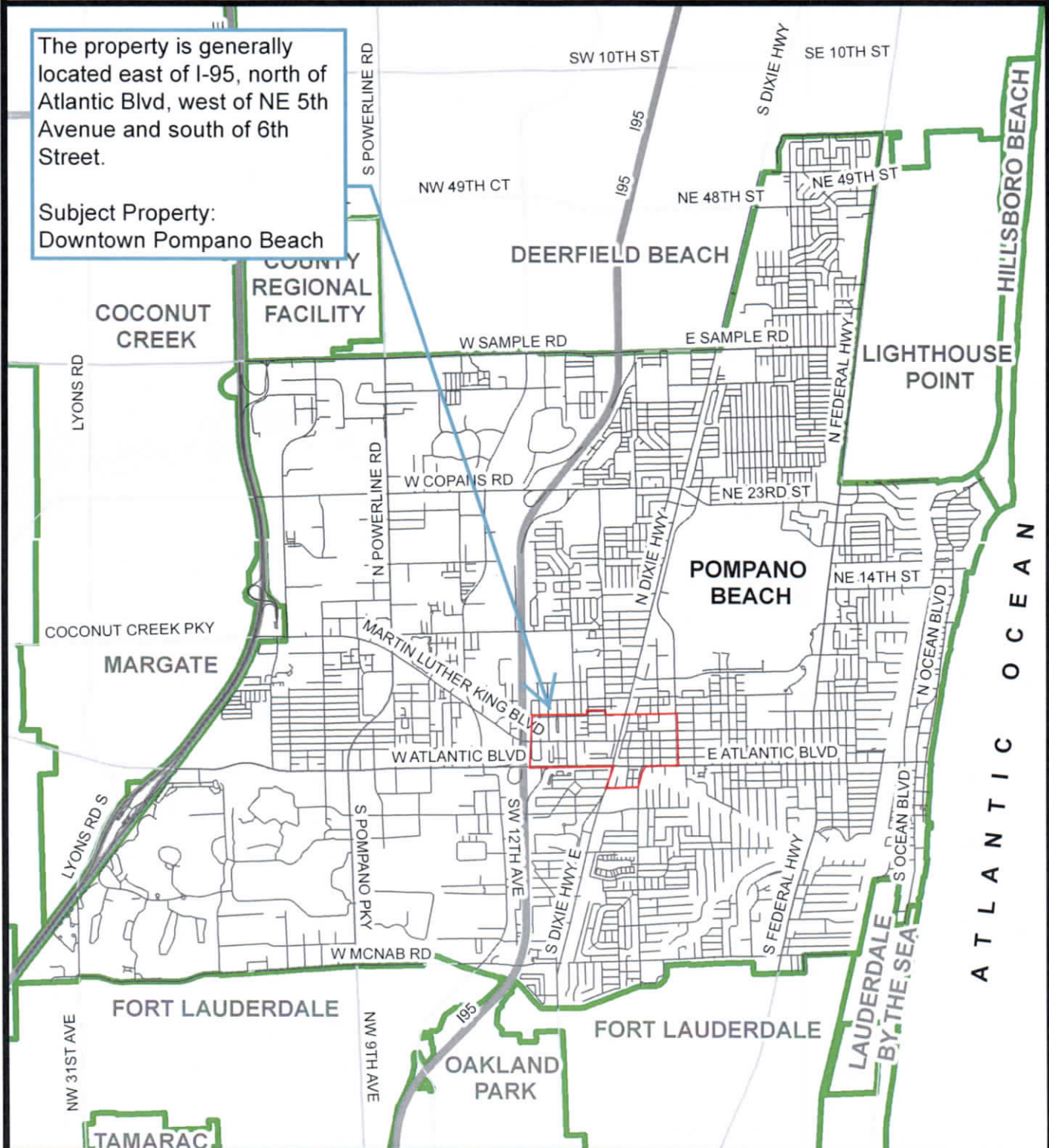
At this time, a large portion of the Downtown TOC is being marketed to potential developers as an "Innovation District." The intent of this concept is to attract a healthy mix of Class "A" Office users, educational and commercial uses. The increase in hotel rooms proposed as part of this application will help to support projected demand associated with the Innovation District.

CITY OF POMPANO BEACH LOCATION MAP



The property is generally located east of I-95, north of Atlantic Blvd, west of NE 5th Avenue and south of 6th Street.

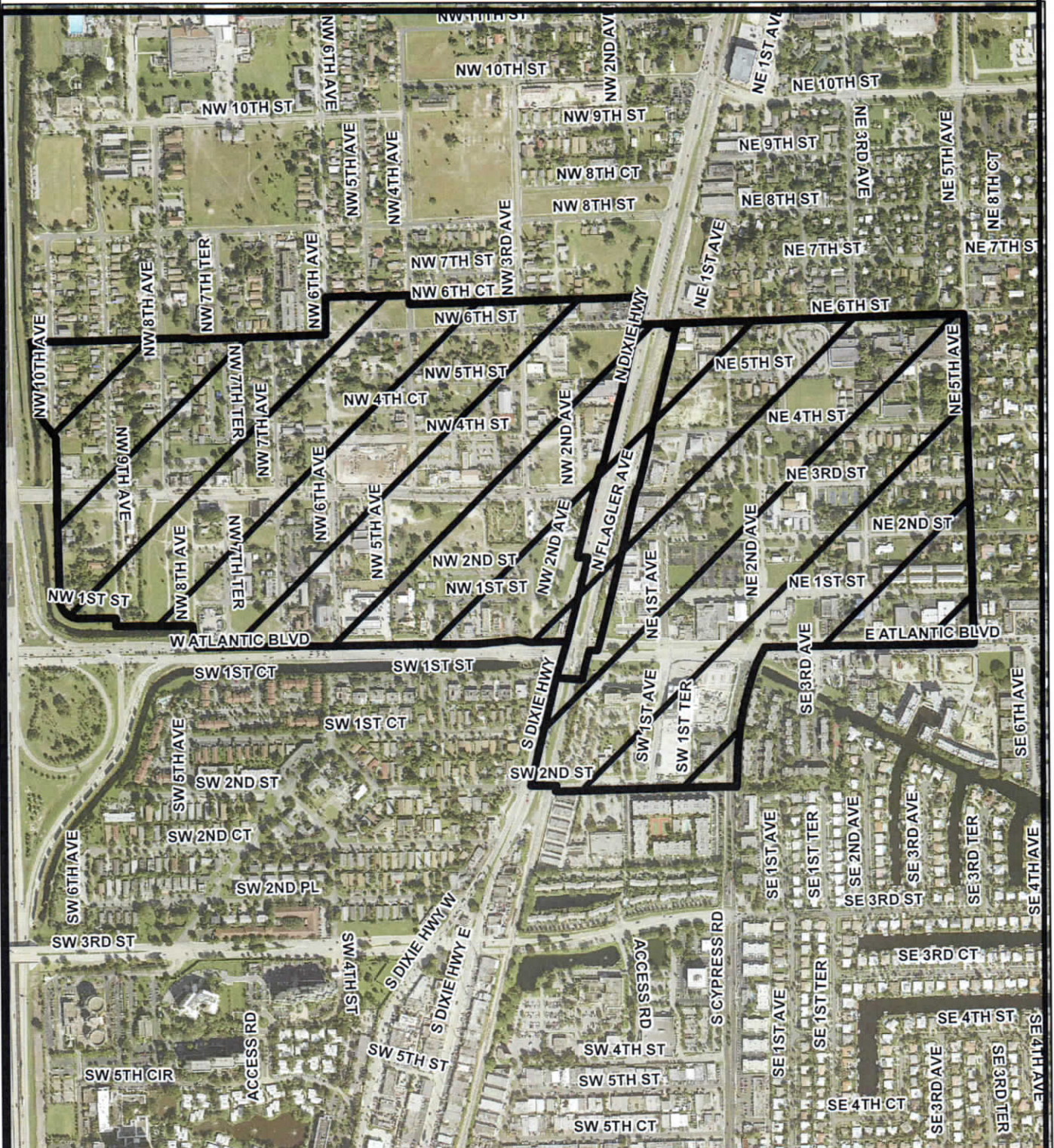
Subject Property:
Downtown Pompano Beach



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

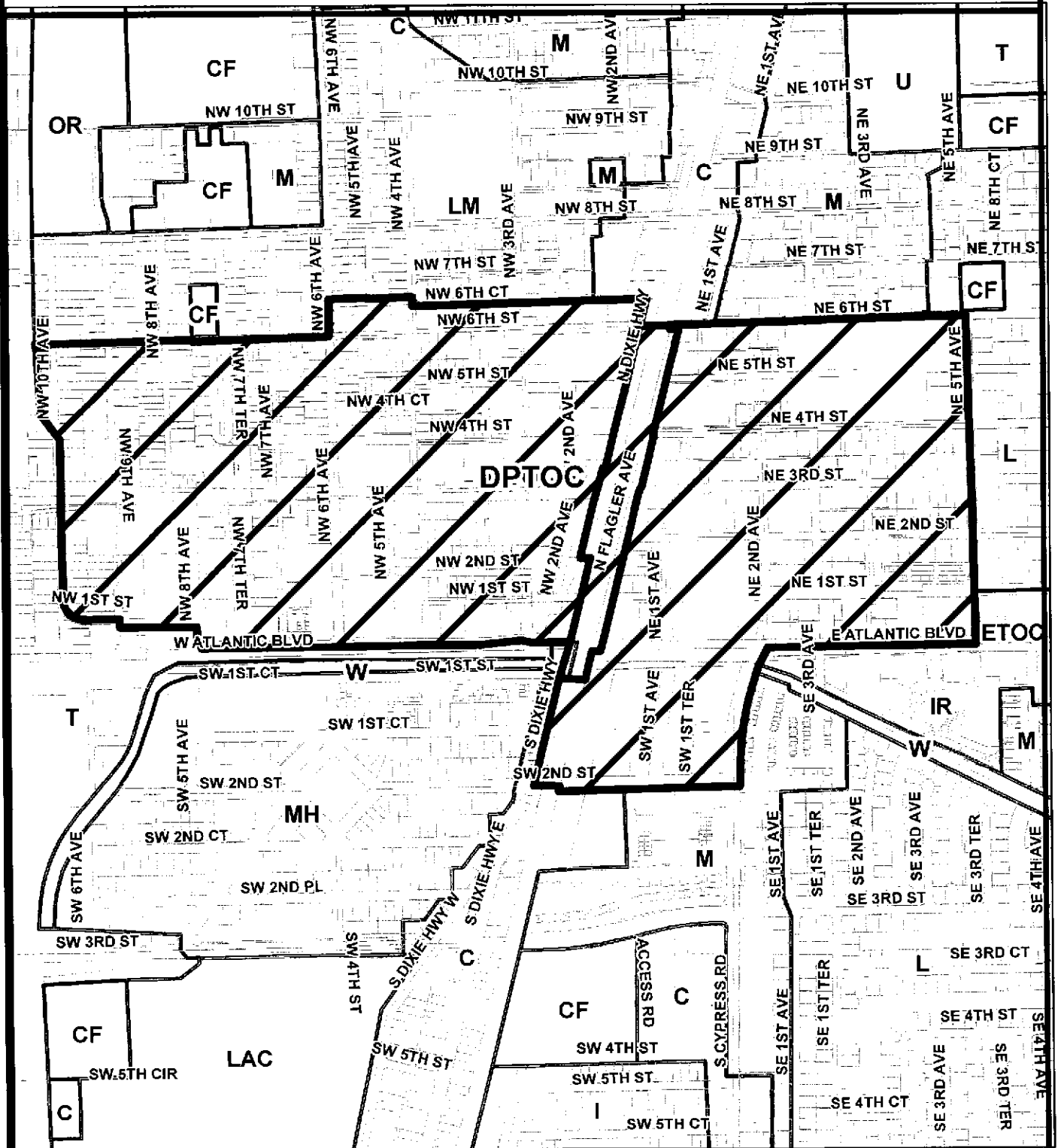
CITY OF POMPANO BEACH AERIAL MAP



1 in = 833 ft

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 833 ft

4

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES



LEGEND

FOR LAND USE PLAN

<u>Symbol</u>	<u>Classification Units/ Acre</u>				
	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				
<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">*</td> <td style="text-align: center;">Existing</td> </tr> <tr> <td style="text-align: center;">></td> <td style="text-align: center;">Proposed</td> </tr> </table>		*	Existing	>	Proposed
*	Existing				
>	Proposed				

FOR ZONING MAP

<u>Symbol</u>	<u>District</u>
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 land uses include: East Transit Oriented Corridor & Low Residential to the east, I-95 to the west, Commercial & Residential to the south, and Commercial & Residential to the north.

E. Proposed City Land Use Designation

The proposed Land Use designation will remain DPTOC (Downtown Pompano Beach Transit Oriented Corridor) with amended entitlements (an increase of 2,000 residential units, an increase of 120 hotel rooms and a decrease of 336,000 sf of commercial uses).

F. Impact Analysis

The proposal includes an additional 2,000 residential units, 120 hotel rooms and a decrease of 336,000 square feet of commercial, which has been analyzed to ensure there is sufficient infrastructure capacity to serve this additional development. The results of the impact analyses are provided below:

Potable Water & Sanitary Sewer

The net impact on potable water demand and sanitary sewer treatment demand for this application is an increase of .58 million gallons per day (584,350 GPD).

POTABLE WATER & SANITARY SEWER IMPACT			
<i>Use</i>		<i>Calculation</i>	<i>Total (GPD)</i>
Current	Residential (1,368 units)	x 300 GPD per unit	= 410,400 GPD
Current	Hotel Rooms (300 rooms)	x 150 GPD per room	= 45,000 GPD
Current	Commercial / General Business (4,387,220 SF)	x .1 GPD per sq. ft.	= 438,772 GPD
Proposed	Residential (3,368 units)	x 300 GPD per unit	= 1,010,400 GPD
Proposed	Hotel Rooms (420 rooms)	x 150 GPD per room	= 63,000 GPD
Proposed	Commercial / General Business (4,051,220 SF)	x .1 GPD per sq. ft.	= 405,122 GPD
Source: Broward County LDC Sec. 5-182 (f)(2) Broward County LDC Part II Chapter 5 Article IX. Division 2 Sec. 5-182 (g); Broward County Sanitary Sewer Element Table 10			change + 584,350 GPD

The City of Pompano Beach Utilities Department & Engineering have verified that there is adequate water supply and water & wastewater treatment capacity to serve the proposed change for the amendment.

Solid Waste

The net impact on solid waste demand for this application is a decrease of 11,372 pounds per day.

SOLID WASTE IMPACT			
<i>Use</i>		<i>Calculation</i>	<i>Total</i>
Current	Residential (1,368 units)	X 8.9 lbs./ Day / Unit	= 12,175 lbs/ Day
Current	Hotel Rooms (300 rooms)	X 8.9 lbs./ Day / Unit	= 2,670 lbs/ Day
Current	Commercial / General Business (4,387,220 SF)	X 9 lbs./ 100 SF / Day	= 394,850 lbs/ Day
Proposed	Residential (3,368 units)	X 8.9 lbs./ Day / Unit	= 29,975 lbs/ Day
Proposed	Hotel Rooms (420 rooms)	X 8.9 lbs./ Day / Unit	= 3,738 lbs/ Day
Proposed	Commercial / General Business (4,051,220 SF)	X 9 lbs./ 100 SF / Day	= 364,610 lbs/ Day
			change - 11,372 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.

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 identified in Figure A-2 of that plan and capital improvements totaling \$8.1 million were proposed for the future improvement of the DPTOC drainage basin in the SMMP.

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

Recreation and Open Space

The City's adopted Level of Service is 5 acres/1,000 residents. The City's parks inventory shows a total of 882 acres of park property. At 5-acre per 1,000 LOS, the 882 acres will accommodate a population of 176,400 people and the total buildout population of the City is currently estimated to be 160,326 (including the population increase from this amendment as well as the LIVE! Resorts Pompano amendment which is also being considered for approval at this time).

There is sufficient recreational land, therefore, to serve the proposed change of entitlements for the DPTOC.

Traffic Impact

The average P.M. Peak traffic daily traffic generation from this application is a net increase of 282 trips.

TRAFFIC IMPACT			
Use		ITE Code	Calculation (Trips)
			PM Peak
Current	Residential (1,368 units)	222	492
Current	Hotel Rooms (300 rooms)	310	180
Current	Commercial / General Business (4,387,220 SF)	820	8,919
Proposed	Residential (3,368 units)	222	1,212
Proposed	Hotel Rooms (420 rooms)	310	252
Proposed	Commercial / General Business (4,051,220 SF)	820	8,409
		change	+ 282

Source: ITE 9th Edition Trip Generation Report Spreadsheet

change

+ 282

Mass Transit

The subject property is serviced both by the Pompano Beach Community Bus System and Broward County Transit lines. The Northeast Transit Center is within the DPTOC and thus there is excellent access to bus routes in all directions. The project will help balance land uses in the DPTOC by providing additional residential units necessary to accommodate a truly transit oriented district for the next 15 year planning horizon.

A letter from the Broward County Transit has been provided verifying the access to transit in the area.

Public Education

The City will pay for the School Board's evaluation of school impacts associated with the additional 2,000 units being requested for the DPTOC when the application is submitted to the Broward County Planning Council for review.

Natural and Historic Resources

The DPTOC includes Pompano Beach's Historic downtown and several historic resources within the project area. Historic sites include, but are not limited to, the Ali Building (357 Dr. Martin Luther King Jr. Blvd) and Baily Hotel (41 NE 1 Street). The proposed increase in residential and hotel entitlements will not have any negative impact on these important historical resources. A review of the Florida Department of State, Division of Historical Resources, Broward County Historical Commission and the Comprehensive Plan indicates that there are several known historical resources located in the area.

Affordable Housing

The City will require a minimum of 15% of the total residential entitlements in the DPTOC to be affordable unless the Developer pays the adopted in lieu of fee at the time of building permit. To date, there have been 223 new affordable housing units (City Vista and Heritage at Pompano Station) built within the DPTOC since 2012. The affordable housing requirement, therefore will require an additional minimum of 283 affordable housing units ($3,368 \times 15\% = 506 - 223 = 283$) for the proposed residential entitlements in the district.

Land Use Compatibility

The use-regulating plans, adopted with the zoning overlay, ensures that the placement of the entitlements within the DPTOC will be compatible with adjacent land uses. The zoning will not be amended as part of this land use plan text amendment process.

Hurricane Evacuation

The DPTOC is not within a hurricane evacuation area. The hotel rooms planned within the District can provide shelter alternatives to people evacuating during hurricane events. The Downtown hotel rooms will be primarily for business travelers who are expected to leave when a hurricane is imminent thus vacating those rooms for people that may need temporary shelter and have the means to avoid a public shelter experience.

Redevelopment Analysis

The subject property is located within the City's Northwest Community Redevelopment Area (NWCRA) and this amendment has been requested from the CRA to attract a potential master developer for the Innovation District.

Intergovernmental Coordination

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

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.

01.04.00 Support and promote the intermix of residential and commercial uses along major traffic corridors.

01.07.02 Continually review and amend new land use designations for Residential, Mixed Use, Transportation Oriented Districts.

01.07.03 Evaluate and revise the land use regulations to conform to current development practices as to housing types and mixed use developments.

01.07.16 Through ongoing updates to the land development regulations provide criteria/ performance standards regulating hotel intensity and incentives for hotel development.

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.

01.16.01 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 man-made resources.

01.16.02 The City will encourage and implement the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials

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).