

Yes: Eaton
McGee
McMahon
Perkins
Moss
Hardin

29. 19-581 P.H. 2019-98: (PUBLIC HEARING 1ST READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE OCEANSIDE PARKING LOT AT 109 NORTH OCEAN BOULEVARD; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JUNE 26, 2019; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: David Recor/Jean E. Dolan)

SPECIAL NOTE: Prior to commencing discussion on this item, Mayor Hardin announced that the time was 11:02 p.m. and pursuant to the City Commission meeting rules, he called for a motion to extend the meeting until midnight or sooner. Otherwise, the meeting would need to be adjourned at this time and reconvene tomorrow morning at 9:00 a.m.

A motion was made by Vice Mayor Moss, seconded by Comr. McGee to extend the meeting until midnight or sooner. The motion carried unanimously.

Jean E. Dolan, Development Services Department, presented the item and stated it is a City project to change the land use category on the Oceanside parking lot from Parks and Recreation to Commercial, to build a support and parking structure to help support the development along the pier and the beach area. Also, to attract a hotel and some commercial space preferably a neighborhood grocery store. This is a City project that is in the strategic plan and the City's team consists of Suzette Sibble, Jean Dolan and Chris Brown, as well as John McWilliams who has done the traffic study for the Land Use Plan Amendment application. She then provided a map displaying the location and a similar model used for the Pier Parking Lot.

Continuing, Ms. Dolan noted that the proposed entitlements for the commercial piece of the property are 750 parking spaces parking structure, and some retail totaling approximately 50,000 square feet. The main component would be for a neighborhood grocery store, as well as a 300-room hotel. The timeline involves the first reading approval, then it will be submitted to the County to change their land use plan where all entitlements are borne. It will be a lengthy County review process and is expected to be completed with their approval by April 2020, and then staff will bring the item back for second reading. Therefore, August 2020 is the expected completion of the approval process. During this long process, staff will be selecting a developer to do the work

and build the parking structure and the retail facilities. Phase 1 of the Request Letter of Interest (RLI) is to look at who is qualified to move forward past the initial step. The critical part of the timeline is negotiating the contract of the development agreement on the parcels. In sum, the expected time to open the parking garage is in December 2021, and the hotel/retail space the following year December 2022.

Comr. McGee enquired about the 750 spaces and if the City is locked into that number.

Ms. Dolan responded that is what they are proposing, however, the developers bidding on the project may have other ideas in terms of what they may want to do, in the end, a good number of parking spaces is what the City desires.

Comr. McGee is concerned that the amount may be too few to support the hotel rooms and its staff, plus staff from the surrounding areas.

Ms. Dolan indicated that they are limited to the envelope and there is only so much that can be built in the Atlantic Overlay District (AOD), which has height limits and FAR requirements. So, the proposed number is logically sufficient.

Comr. Eaton indicated that it is great to see this moving forward.

A motion was made by Vice Mayor Moss, seconded by Commissioner Perkins, that the Regular Agenda/ Ordinance be APPROVED FIRST READING. The motion carried by the following vote:

Yes: Eaton
McGee
McMahon
Perkins
Moss
Hardin

30. 19-579 P.H. 2019-99: (PUBLIC HEARING 1ST READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO MODIFY LAND USE CATEGORY INTENSITY POLICY 1.07.20 RELATED TO HEIGHT AND LOT COVERAGE STANDARDS FOR CERTAIN LAND USE CATEGORIES; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JUNE 26, 2019; PROVIDING THAT A TRANSMITTAL HEARING AND AN ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.