

7. [LN-287](#)

**3100 W. ATLANTIC BLVD LUPA**

<b>Request:</b>	Local Land Use Plan Amendment (LUPA)
<b>P&amp;Z#</b>	22-92000002
<b>Owner:</b>	3100 W. Atlantic, LLC
<b>Project Location:</b>	3100 W. Atlantic
<b>Folio Number:</b>	484232000143; 484233370010
<b>Land Use Designation:</b>	Open Space Recreation (OR)
<b>Zoning District:</b>	PR (Parks and Recreation)
<b>Agent:</b>	Amanda Martinez
<b>Project Planner:</b>	Jean Dolan

Mr. Stacer disclosed he previously worked as a consultant on the property sale, but the Assistant City Attorney confirmed that was no current conflict of interest.

Ms. Dolan introduced herself to the Board and stated the applicant is requesting to change the entitlements for a 9.02 gross acre site (6.6 acres net), located south of Atlantic Boulevard between the Florida Turnpike and NW 27th Avenue in Palm Aire. The Applicant is requesting both a land use map amendment (to Commercial Recreation) and a text amendment (to limit total development rights). The text amendment is necessary because the Applicant is not asking for the full amount of development rights that would be included by right with a Commercial Recreation land use designation (50% lot coverage and 105' height = Floor Area Ratio (FAR) of 5) because they do not intend to build a multi-story building. The Applicant is proposing to change the Land Use to Commercial Recreation (CR) from its current Open Space Recreation (OR) Designation to build an indoor tennis/pickleball facility and clubhouse. The Broward County land use plan already has the site designated "Commercial Recreation," so no concurrent County land use plan amendment is required. The Commercial Recreation land use category, as noted above, allows for

buildings up to 105' in height (roughly 10 stories). The applicant intends to build a tennis facility with a club house and is asking for and analyzing the impacts of far fewer development rights than would be allowed by a Commercial Recreation map amendment. The Applicant has based their analysis on half the development rights that would be "by right" if the land use map was changed to Commercial Recreation with no limitations. She reviewed the City of Pompano Beach Local-Only LUPA process.

- Alternative Motion I: Motion to recommend approval of the proposed 3100 West Atlantic Boulevard Future Land Use Map Amendment as the Board finds the proposed map change compatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan.
- Alternative Motion II: Motion to table the proposed Future Land Use Map Amendment to allow further analysis of any issues
- Alternative Motion III: 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.

Staff recommends Alternative Motion I.

Matthew Scott, Dunay, Miskal, Backman, LLP, (14 SE 4<sup>th</sup> Street, Boca Raton), introduced himself to the Board on behalf of the applicant. He presented the project location and aerials with the site plan.

Ms. King asked if the tennis club would be open to the public. Mr. Scott responded that it would be a membership-only club. He clarified some courts would be used for pickleball.

Assistant City Attorney Saunders asked Mr. Scott to clarify the current owner. Mr. Scott confirmed the current owner was Florida Indoor Tennis, LLC.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

(3:07:02)

**MOTION** by Carla Coleman and seconded by Darlene Smith that the Board find that competent, substantial evidence has been presented for the Local Land Use Plan Amendment (LUPA) that satisfies the review criteria, and that approval is granted. All voted in favor. The motion was approved.