



Staff Report

File #: LN-287

PLANNING AND ZONING BOARD

Meeting Date: JULY 27, 2022

3100 W. ATLANTIC BLVD LUPA

Request: Local Land Use Plan Amendment (LUPA)
P&Z# 22-92000002
Owner: 3100 W. Atlantic, LLC
Project Location: 3100 W. Atlantic Blvd
Folio Number: 484232000143; 484233370010
Land Use Designation: Open Space Recreation (OR)
Zoning District: PR (Parks and Recreation)
Commission District: 5 (Cyndy Floyd)
Agent: Amanda Martinez (561-405-3300)
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

A. Request

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.

B. Proposed Development and Net Change in Entitlements

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.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Current Land Use	Current Entitlements Per City Open Space Recreation (based on zoning) Intensity Standards	Proposed Entitlements by Applicant for Commercial Recreation Land Use	Net Change
Former golf course	117,873 SF	982,278 SF	+864,405 SF
1,964,560 SF of commercial recreation use is allowed by the City's intensity standards assuming the 105' height could allow for 10 stories which increases the net change to 1,846,687 SF. The Applicant, however, is assuming all their needs can be met with the 982,278 square footage analyzed in the LUPA Application. A text amendment will be adopted to limit their development rights accordingly.			

Applicant's Rationale for the Proposed Amendment

The subject property is currently designated Open Space Recreation (within the Palm Aire dashed-line area) on the City of Pompano Beach Land Use Plan and Commercial Recreation on the Broward County Land Use Plan. The property was previously part of one of the Palm Aire golf courses that has been out of service for over 10-years. The proposed land use map and text amendment will allow the Applicant to build a tennis center on the property which will be compatible with the surrounding Palm Aire community and provide a reasonable use of this challenging location and property configuration.

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

Land Use	Site	North	South	East	West
Future Land Use Map Designation	Open Space Recreation (OR)	Medium 16 Residential	Water	Commercial	Canal ROW / Water
Existing Uses	Vacant (once portion of golf course)	Multi-Family and SF residential PUD	Pompano Canal	Vacant	Pompano Canal

C. Impact Analysis

The Applicant assumed a maximum of 982,278 SF of commercial recreation entitlements for the impact analysis (half the maximum allowed based on the Commercial Recreation land use designation). Though this is still considerably more than is likely to be built, the Applicant wanted some flexibility to accommodate an unknown future. The results of the impact analyses are provided below:

Sanitary Sewer

The net impact on sanitary sewer treatment demand from the change in entitlements is an increase of 29,389 gallons per day (0.029 MGD). Broward County Water and Wastewater Services reviewed the assumptions made in the Application and did not disagree with the projected increase in sanitary sewer demand thereby

confirming their ability to serve the proposed sanitary sewer treatment demand generated by the proposed change in the land use designation.

Potable Water

The net impact on potable water demand from the proposed amendment is an increase of 36,306 gallons per day (0.036 MGD). The City utility division reviewed the assumptions made in the Application and did not disagree with the projected increase in potable water demand thereby confirming their ability to serve the proposed potable water treatment and raw water supply demand generated by the change of this parcel to commercial recreation land use.

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 1,915 pounds per day. Waste Management to confirm receipt of this Application the landfill has capacity to service the change in land use designation.

Recreation and Open Space

The change in land use from Open Space Recreation to Commercial Recreation will not increase the population and therefore will have no impact on demand for recreation and open space land or uses.

Mass Transit

The subject property is serviced by Broward County Transit (BCT) route 42.

Traffic Impact

According to the Applicant's analysis, the traffic generation resulting from the amendment results in a net increase of 48 PM peak hour trips when compared to maximum buildout of the current estimated entitlements currently allowed on the site. It should be noted that FDOT is reviewing the Applicant's traffic study due to the fact that Atlantic Boulevard is a State road. The City does not anticipate any traffic problem related to this land use plan amendment.

Natural and Historic Resources

No record of historic or archaeological resources were found on or near the subject property.

Affordable Housing

The proposed change from Open Space/Recreation to Commercial Recreation land use is not required to address affordable housing issues.

Land Use Compatibility

This proposed land use plan amendment is compatible with existing adjacent land use designations and

existing land uses.

Hurricane Evacuation

The subject property is not within a hurricane evacuation area.

Redevelopment Analysis

The subject property is not located within one of the Community Redevelopment Areas.

Intergovernmental Coordination

The subject property is the western-most private property in Pompano Beach on Atlantic Boulevard and is adjacent to Coconut Creek to the west, however the Pompano and Coconut Creek jurisdictions are separated by the Florida Turnpike so there will be no significant impact on Coconut Creek from this land use plan amendment.

Public Education

The change from Recreation/Open Space land use to Commercial Recreation land use has no effect on public school demand.

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

Policy 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 which may be adjusted over time to address the impacts of sea level rise and climate change.

Policy 01.01.11

Require that all future land use map amendments ensure the availability of potable water supplies and water supply facilities, and reuse where available.

Policy 01.03.04

Consider the preservation of established single family neighborhoods in all rezonings, land use plan amendments and site plan approvals.

Policy 01.03.11

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

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

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 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 man-made resources.

F. Alternative Motions

- (1) 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.
- (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.

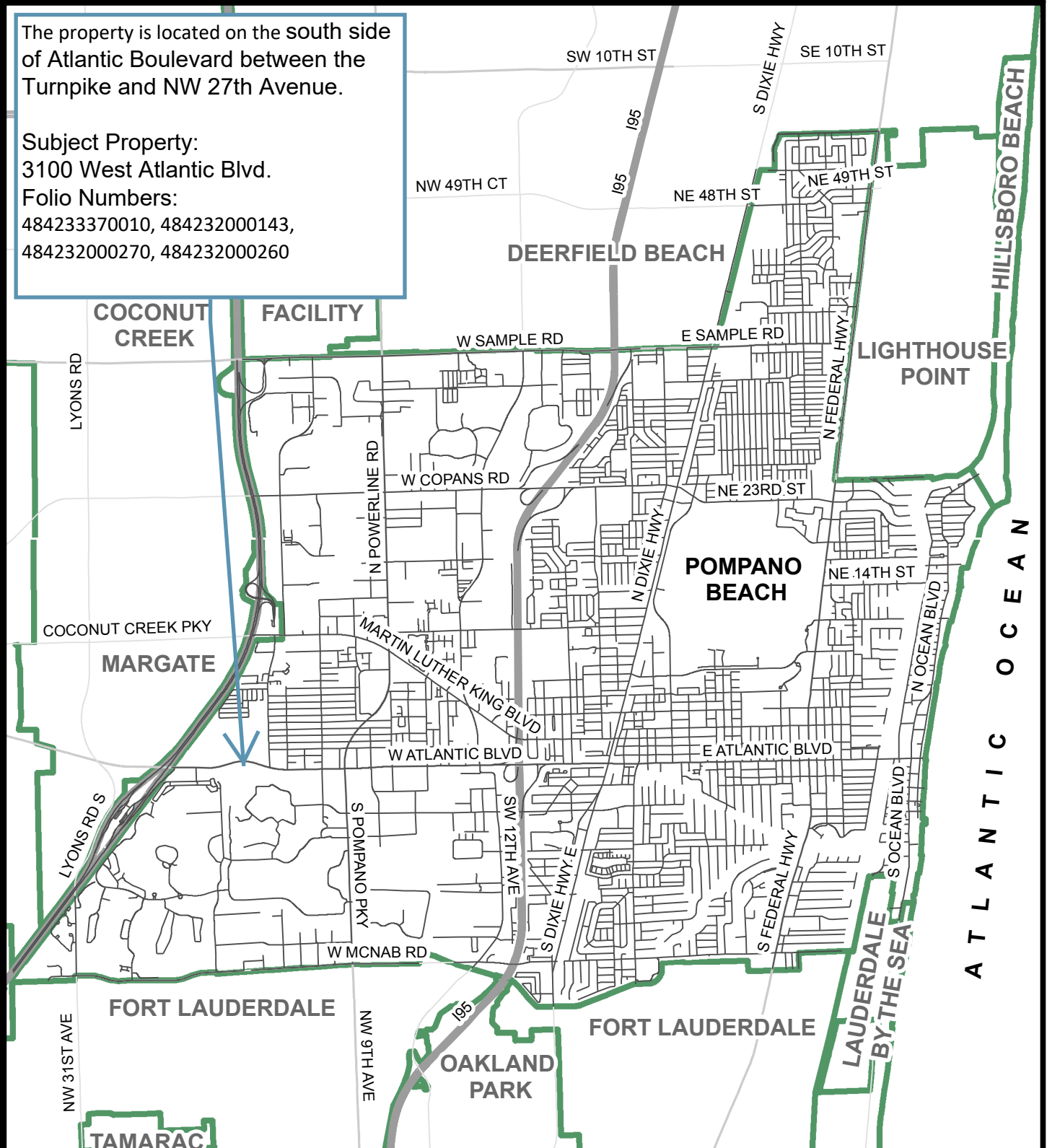
Staff recommends motion number (1).

CITY OF POMPANO BEACH LOCATION MAP



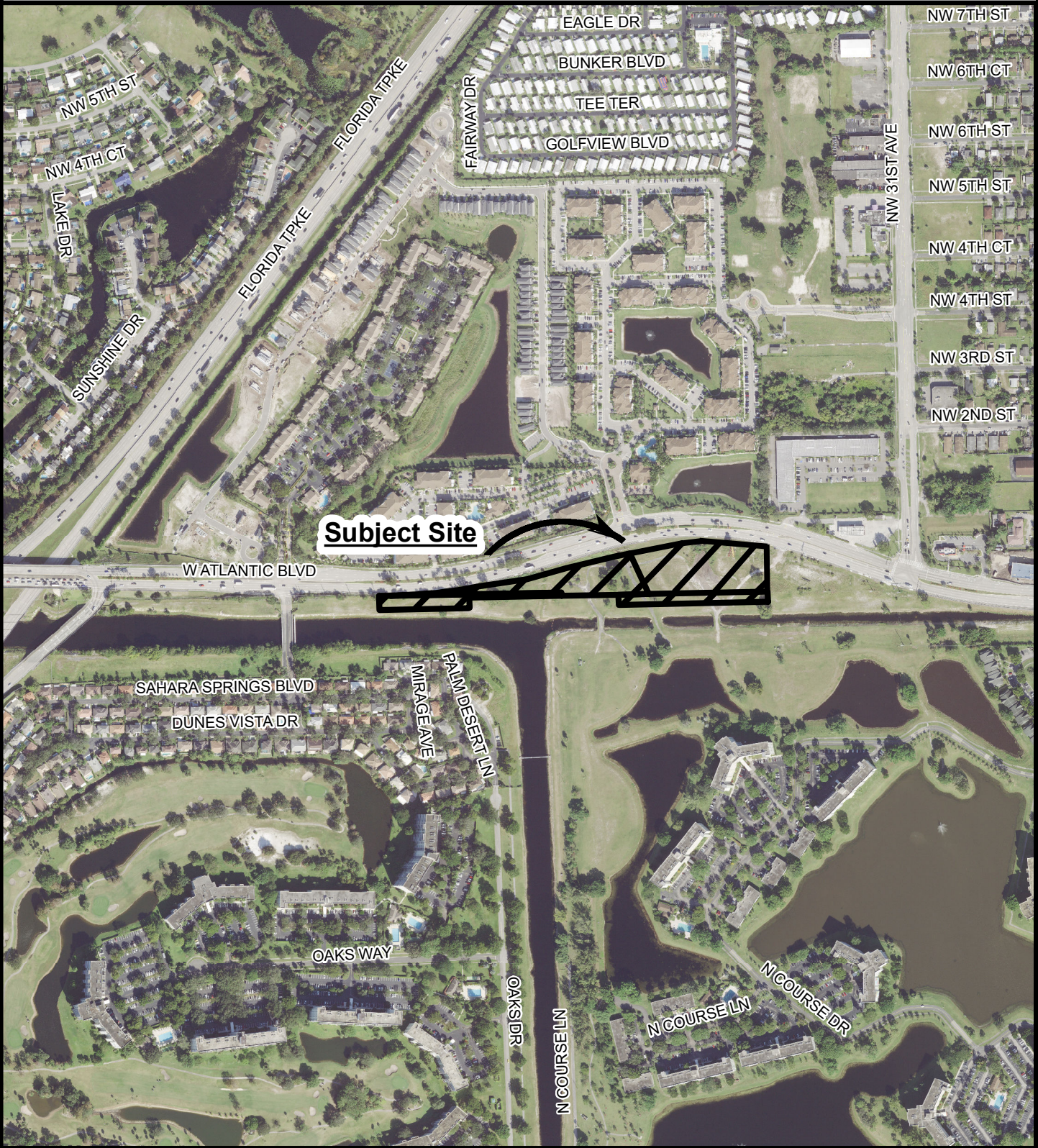
The property is located on the south side of Atlantic Boulevard between the Turnpike and NW 27th Avenue.

Subject Property:
3100 West Atlantic Blvd.
Folio Numbers:
484233370010, 484232000143,
484232000270, 484232000260



1 in = 1 miles

CITY OF POMPANO BEACH AERIAL MAP

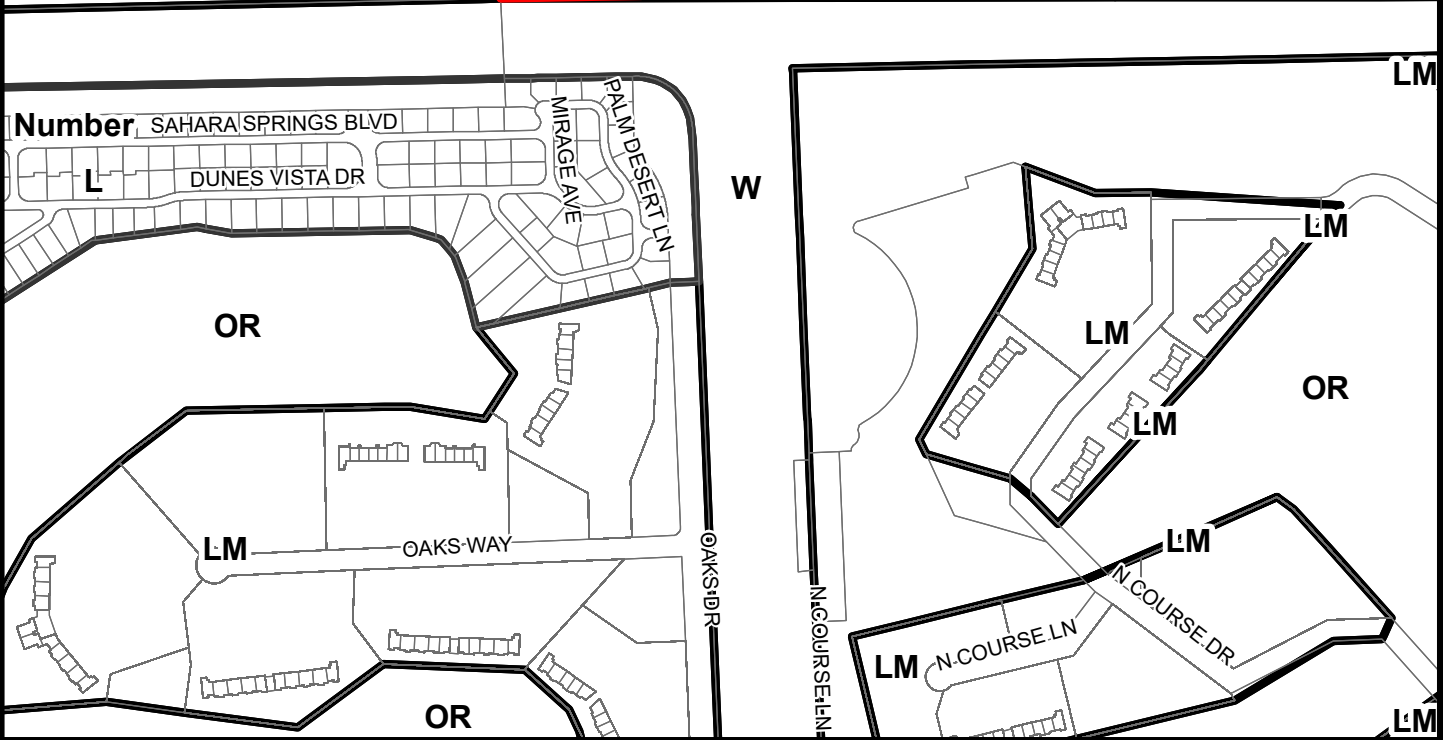
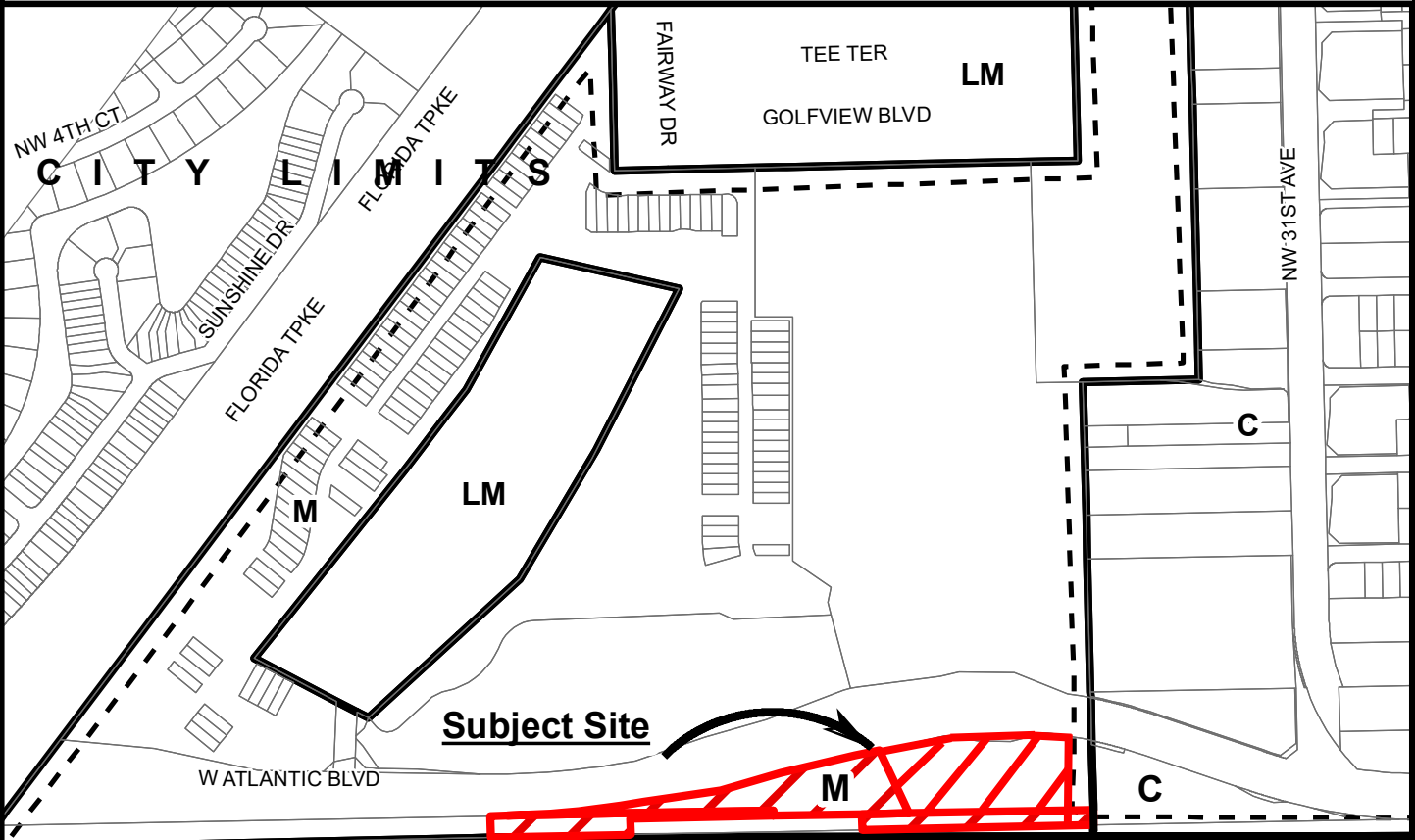


1 in = 617 ft

3100 W ATLANTIC BOULEVARD

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

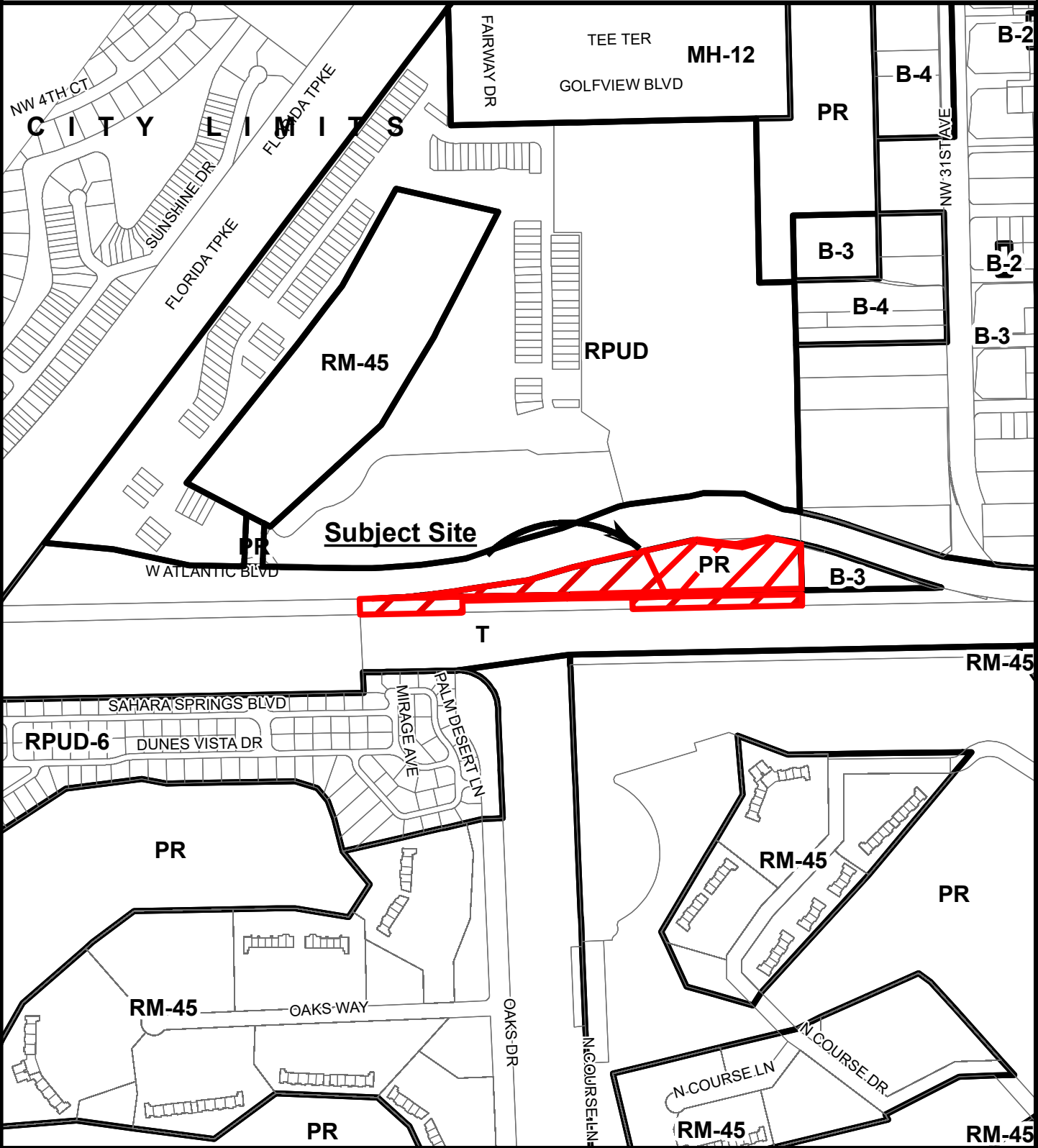


1 in = 542 ft

3100 W ATLANTIC BOULEVARD

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP

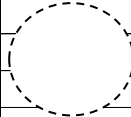


1 in = 542 ft

3100 W ATLANTIC BOULEVARD

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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
		Number		T	Transportation
				BP	Business Parking
				LAC	Local Activity Center
	>	Proposed			
	*	Current		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