

ADMINISTRATIVE MEMORANDUM NO. 19 - 194

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services *JLR DR*
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*
FROM: Jean E. Dolan, AICP, CFM, Principal Planner *JED*
SUBJECT: LIVE! Resorts Pompano - Land Use Plan Text Amendment (P&Z: 19-92000002)
DATE: July 9, 2019

A. Request

The Applicant is requesting to change the entitlements for the 232 gross acre Regional Activity Center (RAC) land use district referred to in the City of Pompano Beach Comprehensive Plan as the Pompano Park South RAC. The subject property is generally located between Powerline Road on the west and the CSX railroad on the east, and by SW 3rd Street (Race Track Road) on the north and the Cypress Bend neighborhood on the south.

B. Proposed Development and Net Change in Entitlements

The Applicant is proposing to change the Land Use entitlements to allow more office and residential uses and reduce commercial and commercial recreation uses as specifically shown below.

NET CHANGE IN ENTITLEMENTS BY LAND USE CATEGORY

Type of Land Use	Current Entitlements Per City Plan	Proposed	Net Change
Commercial Recreation	1,822,986 SF	1,000,000 SF	-822,986 SF
Commercial	764,418 SF	300,000 SF	-464,000 SF
Office	951,350 SF	2,000,000 SF	+1,048,650 SF
Multi-Family Residential	1,300 Units	4,100 Units	+2,800 Units

C. Applicant's Rationale for the Proposed Amendment

LIVE! Resorts Pompano is an innovative redevelopment project located at the Pompano Park Race Track/Isle Casino property which is designated as the Pompano Beach Park South Regional Activity Center on the Broward County Land Use Plan and the City of Pompano Beach Land Use Plan. The revised regional activity center will encourage a live-work-play atmosphere all within the 221.65 acre (232.05 gross acre) site. The regional activity center is intended to encourage and provide a mix of uses including world class entertainment/retail/restaurant establishments, employment-generating office use, hotel/hospitality uses to support both the entertainment/commercial uses and office uses and medium to high density residential with neighborhood-oriented retail to complete the live-work-play concept.

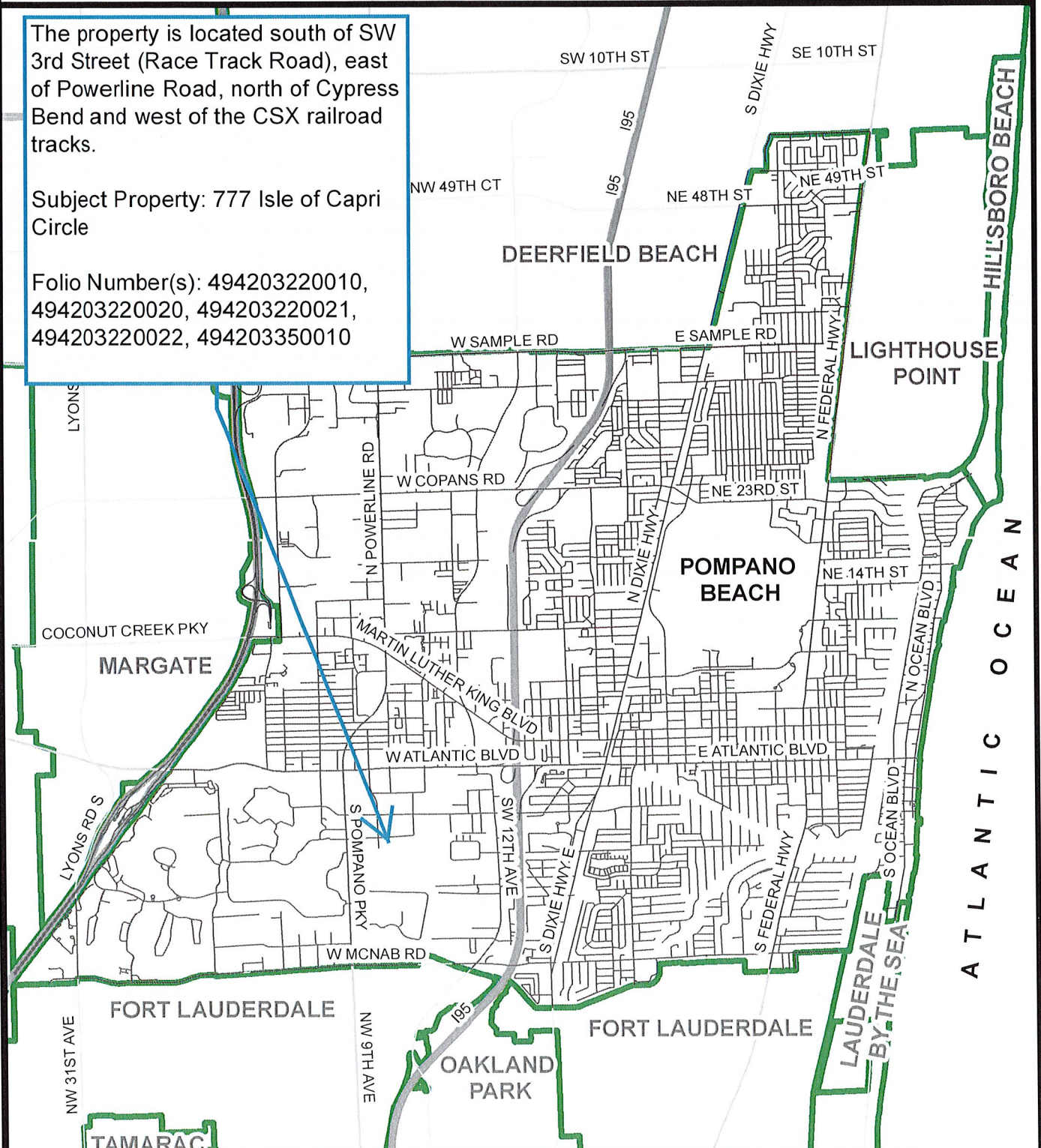
CITY OF POMPANO BEACH LOCATION MAP



The property is located south of SW 3rd Street (Race Track Road), east of Powerline Road, north of Cypress Bend and west of the CSX railroad tracks.

Subject Property: 777 Isle of Capri Circle

Folio Number(s): 494203220010,
494203220020, 494203220021,
494203220022, 494203350010



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

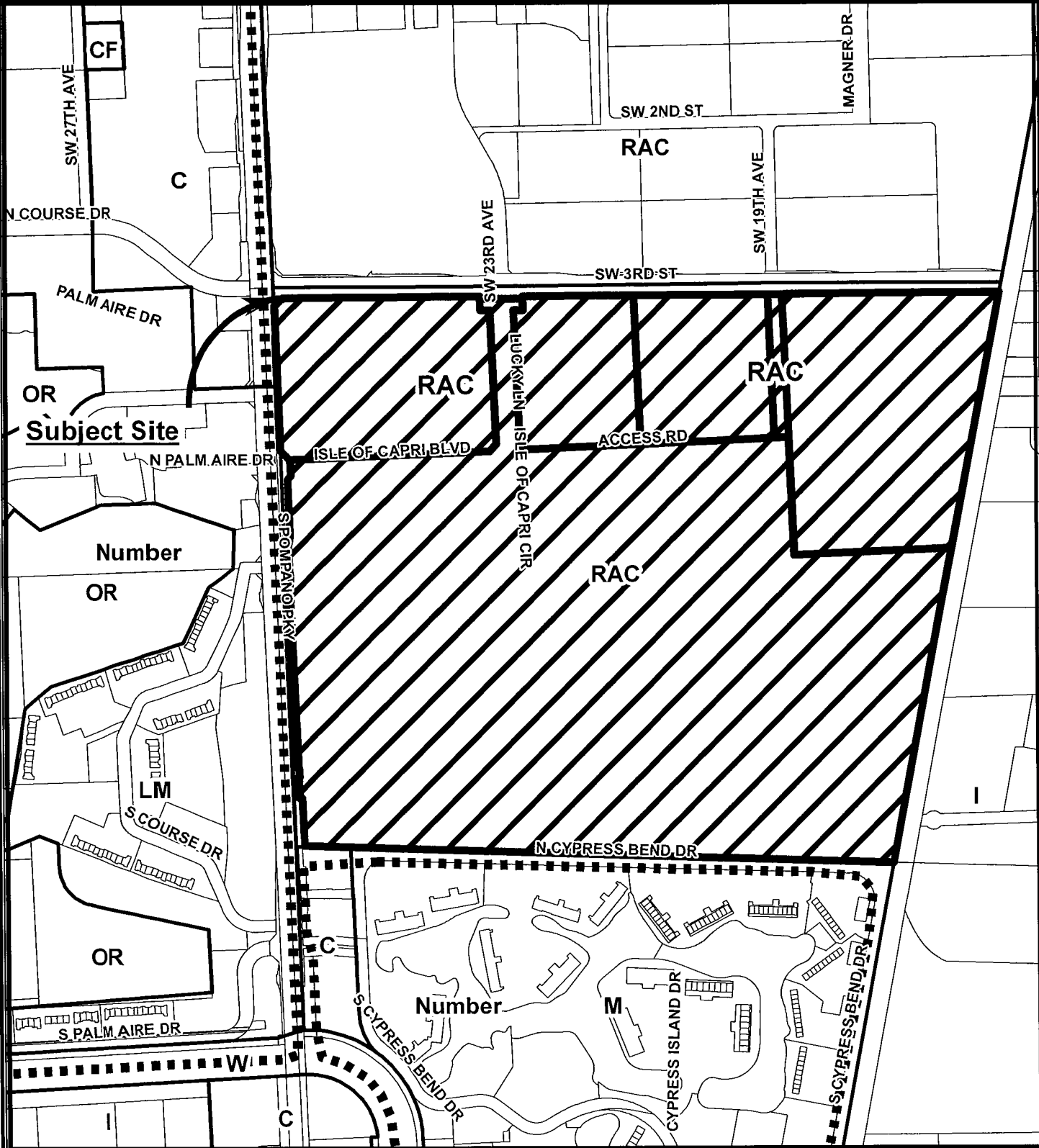


Subject Site

1 in = 708 ft

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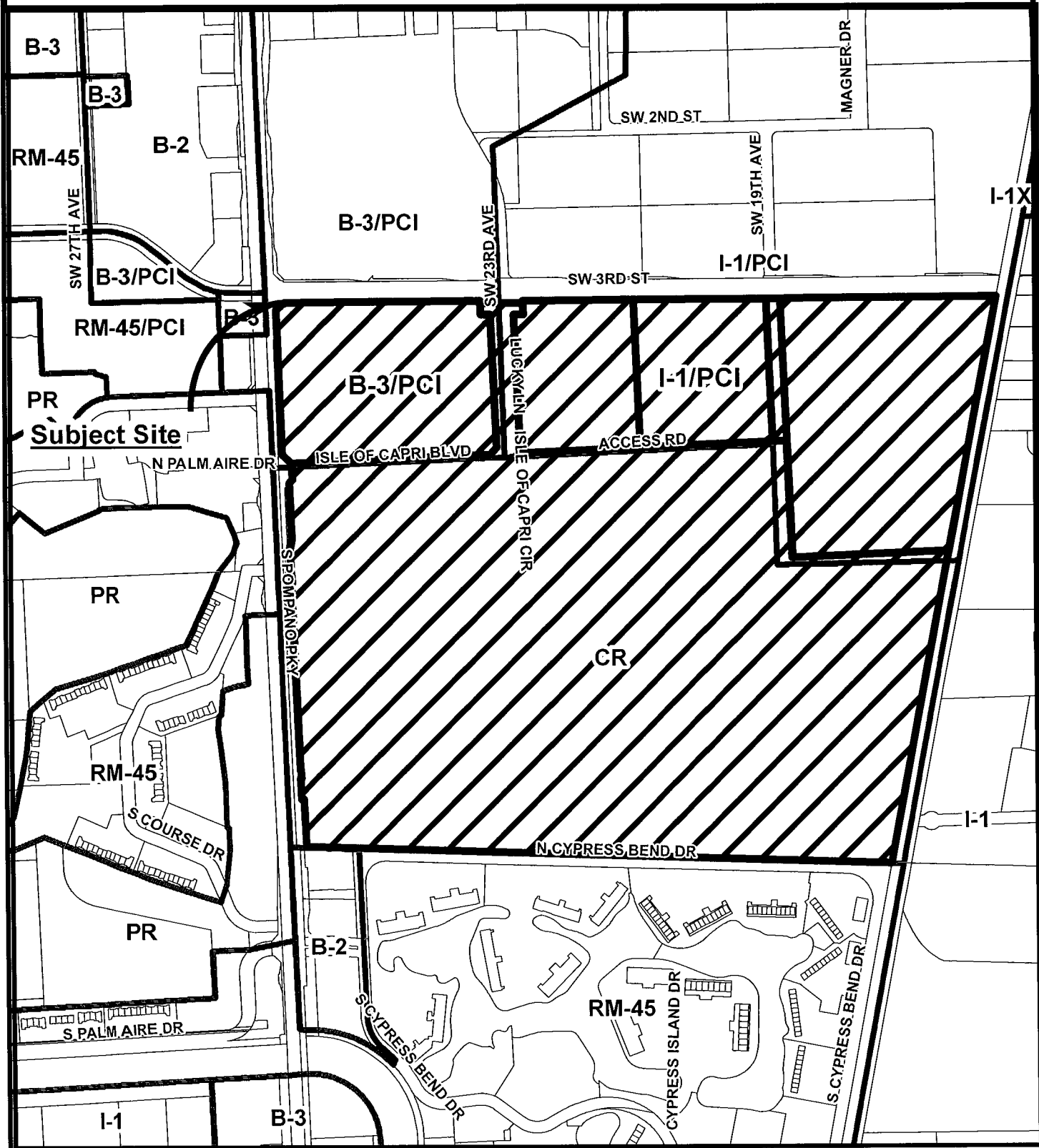
CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 708 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 708 ft

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LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

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

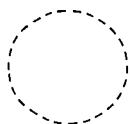
>* RAC Regional Activity Center

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

*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

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

The project will be buffered on all sides with multi-purpose green/open space which provides for drainage, landscaping, nature, walking and bike trails. Also, centrally located within the LIVE! Resorts Pompano development is additional active open/green space and lake which connects the various mix of uses.

The LIVE! Resorts Pompano regional activity center encourages multiple modes of transportation including walking, biking, city shuttles, county mass transit and potentially rail, thus reducing the need and demand for individual vehicles and the need and demand to park all of those individual vehicles.

The proposed change in the land use entitlements will support the implementation of this vision.

D. Surrounding Land Uses

The future land use designations and existing uses of the properties immediately surrounding the RAC property are summarized as follows:

EXISTING AND PLANNED USE OF ADJACENT AREAS

Land Use	Site	North	South	East	West
City Future Land Use Map Designation	Regional Activity Center (RAC)	Regional Activity Center (RAC)	Dashed-Line Area with 1,998 Units	Industrial	Dashed-Line Area with 10,631 Residential Units
Existing Uses	Isle Casino Racetrack, Horse barns	Retail, Walmart, Industrial	Cypress Bend Neighborhood	Industrial	Palm Aire, Retail, Golf course

E. Impact Analysis

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 544,441 gallons per day (0.54 MGD). The City of Pompano Beach City Utilities has provided a letter verifying that there is adequate wastewater treatment plant capacity to serve the proposed increase in sanitary sewer treatment demand generated by this amendment.

SANITARY SEWER IMPACT			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit GPD</i>	<i>Total (GPD)</i>
Approved Entitlements			
Commercial Recreation	1,822,986 SF	0.26	473,976
Commercial	764,418 SF	0.1	76,448
Office	951,350 SF	0.1	95,135
Residential	1,300 Units	250	325,000
Total Approved Sewer Demand			970,559 GPD
Proposed Entitlements			
Commercial Recreation	1,000,000 SF	0.26	260,000
Commercial	300,000 SF	0.1	30,000
Office	2,000,000 SF	0.1	200,000
Residential	4,100 Units	250	1,025,000
Total Proposed Sewer Demand			1,515,000 GPD
Net Increase			544,441 GPD

Potable Water

The net impact on potable water demand from the proposed amendment is an increase of 544,441 gallons per day (0.54 MGD).

POTABLE WATER IMPACT			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit GPD</i>	<i>Total (GPD)</i>
Approved Entitlements			
Commercial Recreation	1,822,986 SF	0.26	473,976
Commercial	764,418 SF	0.1	76,448
Office	951,350 SF	0.1	95,135
Residential	1,300 Units	250	325,000
Total Approved Water Demand			970,559 GPD
Proposed Entitlements			
Commercial Recreation	1,000,000 SF	0.26	260,000
Commercial	300,000 SF	0.1	30,000
Office	2,000,000 SF	0.1	200,000
Residential	4,100 Units	250	1,025,000
Total Proposed Water Demand			1,515,000 GPD
Net Increase			544,441 GPD

The City of Pompano Beach Utilities Department has provided a letter verifying that there is adequate water supply and water treatment plant capacity to serve the proposed amendment.

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.

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

Solid Waste

The net impact on solid waste demand from a maximum build-out of the proposed entitlements is a decrease of 147,770 pounds per day.

SOLID WASTE IMPACT			
<i>Land Use</i>	<i>SF/Units</i>	<i>Multiplier SF/Unit In Pounds per SF/Unit per Day</i>	<i>Total (Pounds/Day)</i>
Approved Entitlements			
Commercial Recreation	1,822,986 SF	0.2	364,597
Commercial	764,418 SF	0.04	30,579
Office	951,350 SF	0.01	9,514
Residential	1,300 Units	8.9	11,570
Total Approved Solid Waste Demand			416,260
Proposed Entitlements			
Commercial Recreation	1,000,000 SF	0.2	200,000
Commercial	300,000 SF	0.04	12,000
Office	2,000,000 SF	0.01	20,000
Residential	4,100 Units	8.9	36,490
Total Proposed Solid Waste Demand			268,490
Net Decrease			-147,770

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.

Recreation and Open Space

The amendment increases the number of residential units by 2,800. Based on the current average household size of 2.27 people per unit the amendment will result in an additional population of 6,356

people. At the City's 5 acres of parks per 1,000 standard, the additional park demand would be 31.7 acres. With this additional population, the updated buildout population assuming all of the residential entitlements allowed by the Future Land Use Map are fully built is estimated to be 157,311 which requires a total of 786.6 acres based on the City's 5 acres/1,000 standard. The City has more than adequate parks to meet this level of service standard. At the time the City's Parks Master Plan was adopted, the City had 775 acres of qualified park properties. Since the parks master plan was adopted, the property associated with the Elks Club and the Palm Aire Lakes Park have been added to the parks inventory so total park acreage is now 882.14 acres which is well in excess of the 786.6 acre demand for total buildout including this amendment.

Mass Transit

The subject property is serviced both by the Pompano Beach Community Bus System and Broward County Transit (BCT) routes. The site is also adjacent to the TriRail tracks and the Applicant is in communication with the operators of TriRail to determine the circumstances under which a TriRail stop could be added to the RAC property. The site is a major mixed-use activity center and currently takes advantage of mass transit with bus stops on Powerline Road adjacent to the site and a local community shuttle which circulates on site and connects to adjacent neighborhoods and transit opportunities. The proposed amendments will generate additional ridership on existing routes and the applicant has committed to working with BCT, Tri Rail and the City of Pompano Beach to enhance all forms of transit service to, from and within the project.

Traffic Impact

The average P.M. Peak traffic daily traffic generation resulting from the amendment results in a net decrease of 1,668 trips.

TRIP GENERATION - ADOPTED REGIONAL ACTIVITY CENTER LAND USE DESIGNATION

Land Use	ITE Code	PM Rate	PM Trips
Multipurpose Recreational Facility (1,822,986 SF)	435	3.514/1,000 SF	6,406
General Office Building (951,350 SF)	710	0.861/1,000 SF	819
Shopping Center (764,478 SF)	820	1.727/1,000 SF	1,320
Multifamily Housing (Mid-Rise) (1,300 units)	221	0.196/1,000 SF	255
Total			8,800

Source: ITE *Trip Generation Manual*, 10th Edition.

TRIP GENERATION - PROPOSED AMENDMENT LAND USE DESIGNATION

Land Use	ITE Code	PM Rate	PM Trips
Multipurpose Recreational Facility (1,000,000 SF)	435	3.474/1,000 SF	3,474
General Office Building (2,000,000 SF)	710	0.912/1,000 SF	1,824

Land Use	ITE Code	PM Rate	PM Trips
Shopping Center (300,000 SF)	820	1.96/1,000 SF	588
Multifamily Housing (Mid-Rise) (4,100 units)	221	0.304/1,000 SF	1,246
Total			7,132

Natural and Historic Resources

The Department of State, Department of Historic Resources reviewed the proposed amendment and noted that the Old Pompano Beach Race Track, which was located just north of the subject property, was determined eligible for the National Register of Historic Places (NRHP) and was recorded in 1999 before it was demolished.

The State reviewed the proposed project site and determined that most of the buildings and the racetrack are either nearly or more than 50 years old. It was also determined that the site is not eligible for the NRHP, however, it was requested the applicant record the complex as a historic resource group for the State's records. This should include the stables, racetrack, buildings and any other structures currently on the property.

Affordable Housing

In accordance with the Broward Next Land Use Plan Policy 2.16.2(a), the City of Pompano Beach Code of Ordinances, Chapter 154.80 provides options for meeting the Affordable Housing requirements of County Policy 2.16.2 by incorporating affordable housing units into the development or paying an in lieu of fee into the Affordable Housing Trust Fund (AHTF). The applicant will meet the affordable housing requirement by either providing the suggested 15% of the additional units as affordable or by paying into the City of Pompano Beach AHTF for every unit in the project. Currently, the adopted in lieu of fee is \$2,333.00 per market-rate unit built and is due at the time of building permit.

Land Use Compatibility

The planned development of the Regional Activity Center is designed to be compatible with adjacent land uses which will be controlled through the Planned Development Zoning District being developed for the property.

The site is industrial to the north and east and residential to the west across Powerline Road and to the south. The site will be designed so that the activity center will be focused to the north and center of the site away from residential to the south and west. The proposed project's residential area will be positioned as a buffer between the residential to the south thus ensuring compatibility. Site designs will incorporate the following principles:

- Incorporate berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
- Building setbacks and heights that address compatibility
- Service areas that do not impact adjacent residential development.

Hurricane Evacuation

The subject property is not within a hurricane evacuation area but will very likely contain hotel rooms which can help take pressure off public shelters by providing alternative shelter options during an evacuation.

Redevelopment Analysis

The subject property is not located within either of the City's Community Redevelopment Areas.

Intergovernmental Coordination

The subject property is not adjacent to any other local governments, however, it is within the Fort Lauderdale Executive Airport airspace and thus development of the site will be coordinated with the City of Fort Lauderdale and the FAA in regard to maximum building heights and associated aviation obstruction permitting per City Code section 155.2422.

Public Education

As part of the County's land use plan amendment process, the required application has been made to the Broward County School Board. That agency will provide a report of projected student generation and will determine if the current and proposed schools serving the site have adequate capacity to serve the additional residential units proposed for this project. The City will have the results of this determination prior to adoption of this amendment by City Commission.

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

Goals, Objectives and Policies

Goal 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.

01.04.01 The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments

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.

Objective Regional Activity Center

01.17.00 The Regional Activity Center Land Use Category encourages attractive and functional mixed living, working, shopping, education and recreational activities.

Policies

01.17.01 The Land Development Regulations shall provide at least one zoning district that facilitates attractive and functional mixed living, working, shopping, education and recreational activities for application to Regional Activity Centers.

01.17.02 Regional Activity Centers shall include a mix of land uses that are regionally significant and should include residential uses when they are complimentary to other uses within the RAC.

01.17.03 The Land Development Regulations shall encourage redevelopment within Regional Activity Centers by reducing the number of required off-street parking spaces proportionate to the parking efficiency achieved with various mixes of uses, as well as greater modal shift to transit, walking and bicycling. In addition to providing for shared parking standards, the Land Development Regulations shall provide for offsite and on-street parking allowances, the use of centralized parking, and other innovative urban parking strategies within Regional Activity Centers.

01.17.04 Regional Activity Centers should provide substantial housing opportunities in order to allow people to both live and work within the area.

01.17.05 Quality, affordable housing opportunities shall be included as a functional component of Regional Activity Centers that allow for residential use.

01.17.06 The Land Development Regulations shall require that Regional Activity Centers provide safe and convenient pedestrian access to transit stops, and safe and secure bicycle parking facilities.

01.17.07 To enhance pedestrian movement and safety, the Land Development Regulations shall provide for separation of pedestrian and vehicular traffic within the Regional Activity Centers.

01.17.08 Urban public park land and/or open space shall be included as a functional component of Regional Activity Centers.

01.17.09 The City shall adopt design guidelines that require transit shelters in the Regional Activity Center to provide safe and comfortable service and to encourage transit usage.

01.17.10 The City shall adopt performance and design standards within its land development regulations that provide for an interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections for Regional Activity Centers.

01.17.11 The City shall maintain design standards within its land development regulations to ensure compatibility between existing and planned land uses within and adjacent to Regional Activity Centers.

H. Alternative Motions

- (1) Motion to recommend approval of the proposed Future Land Use Element Text Amendment for the LIVE! Resort Pompano RAC** as the Board finds the proposed Land Use Text change compatible with the Goals, Objectives and Policies in the Comprehensive Plan subject to the following conditions:
 - (a)** The Applicant will coordinate with the FAA and City of Fort Lauderdale Executive Airport for any required aviation obstruction permitting per City Code Section 155.2422;
 - (b)** The Applicant agrees to create a historic resource group for the site as requested by the Department of State, Division of Historic Resources;
 - (c)** That the Applicant clearly defines the program for affordable housing for the entire 4,100 units prior to second reading by City Commission.
 - (d)** That the Applicant meet any requirements resulting from the School Board analysis of the adequacy of the affected schools to serve the demands of the expanded residential program for the site.
- (2) Motion to table** the proposed Future Land Use Element Text 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 Element Text 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).