

ADMINISTRATIVE MEMORANDUM NO. 20 - 204

TO: Planning and Zoning Board
VIA: David L. Recor, ICMA-CM, Director of Development Services
VIA: Jennifer Gomez, AICP, Assistant Development Services Director *JG*
FROM: Jean E. Dolan, AICP, CFM, Principal Planner
SUBJECT: LIVE! Resorts Pompano - Land Use Plan Text Amendment (P&Z: 20-92000005)
DATE: August 12, 2020

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 LIVE! Resorts Pompano 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 for an industrial park area and reduce the total amount of office 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	1,000,000 SF	1,000,000 SF	0
Commercial	300,000 SF	300,000 SF	0
Office	2,000,000 SF	1,350,000 SF	-650,000 SF
Industrial	0 SF	1,500,000 SF	+1,500,000 SF
Multi-Family Residential	4,100 Units	4,100 Units	0

C. Applicant's Rationale for the Proposed Amendment

This change in the land use entitlements will allow for an industrial use intended to be primarily a warehouse / distribution / logistics center use, but may include uses typically found in an Industrial Park. The industrial is expected to be one of the first COVID 19 economic recovery projects on the property as this use has remained active throughout the Covid related economic shutdown. The use is likely to attract other industrial and office uses and stimulate demand for new housing construction. The LIVE! Resorts Pompano will retain its original vision as an innovative redevelopment project. The regional activity center is intended to encourage and provide a mix of uses including world-class entertainment/retail/restaurant establishments, employment-generating industrial and office use, hotel/hospitality uses to support both

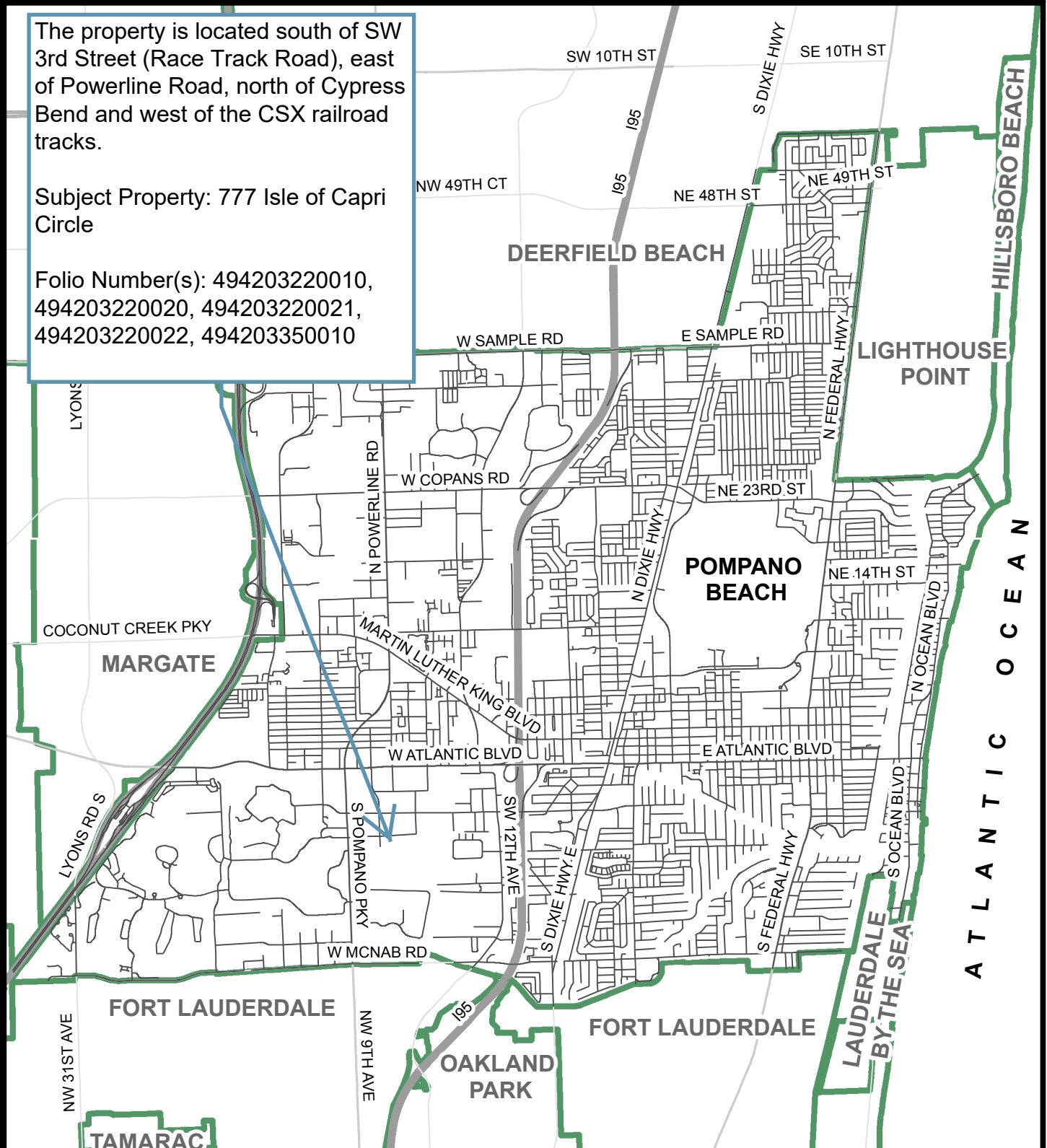
CITY OF POMPANO BEACH LOCATION MAP



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

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DEVELOPMENT SERVICES

CITY OF POMPANO BEACH
AERIAL MAP

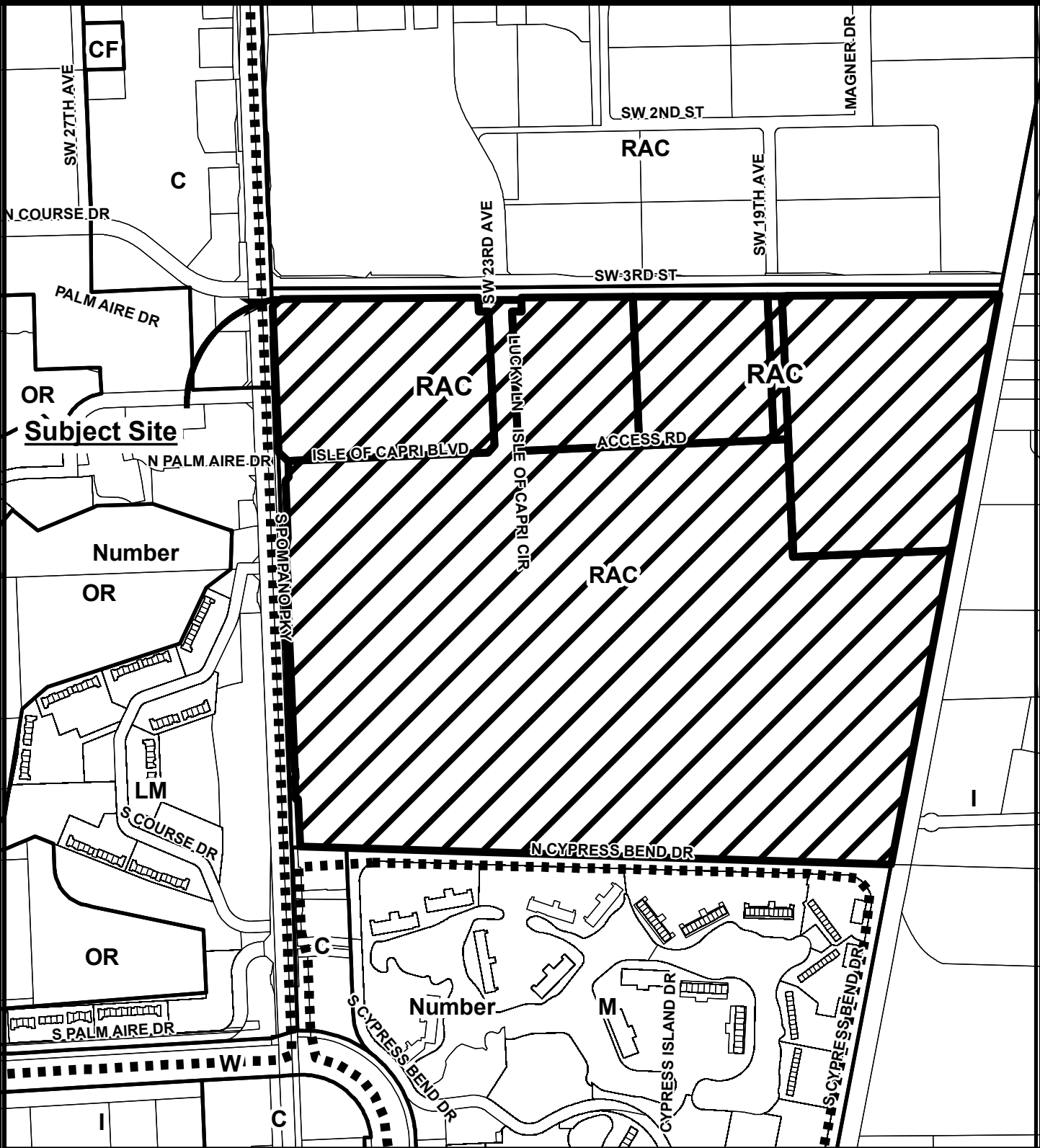


Subject Site

1 in = 708 ft

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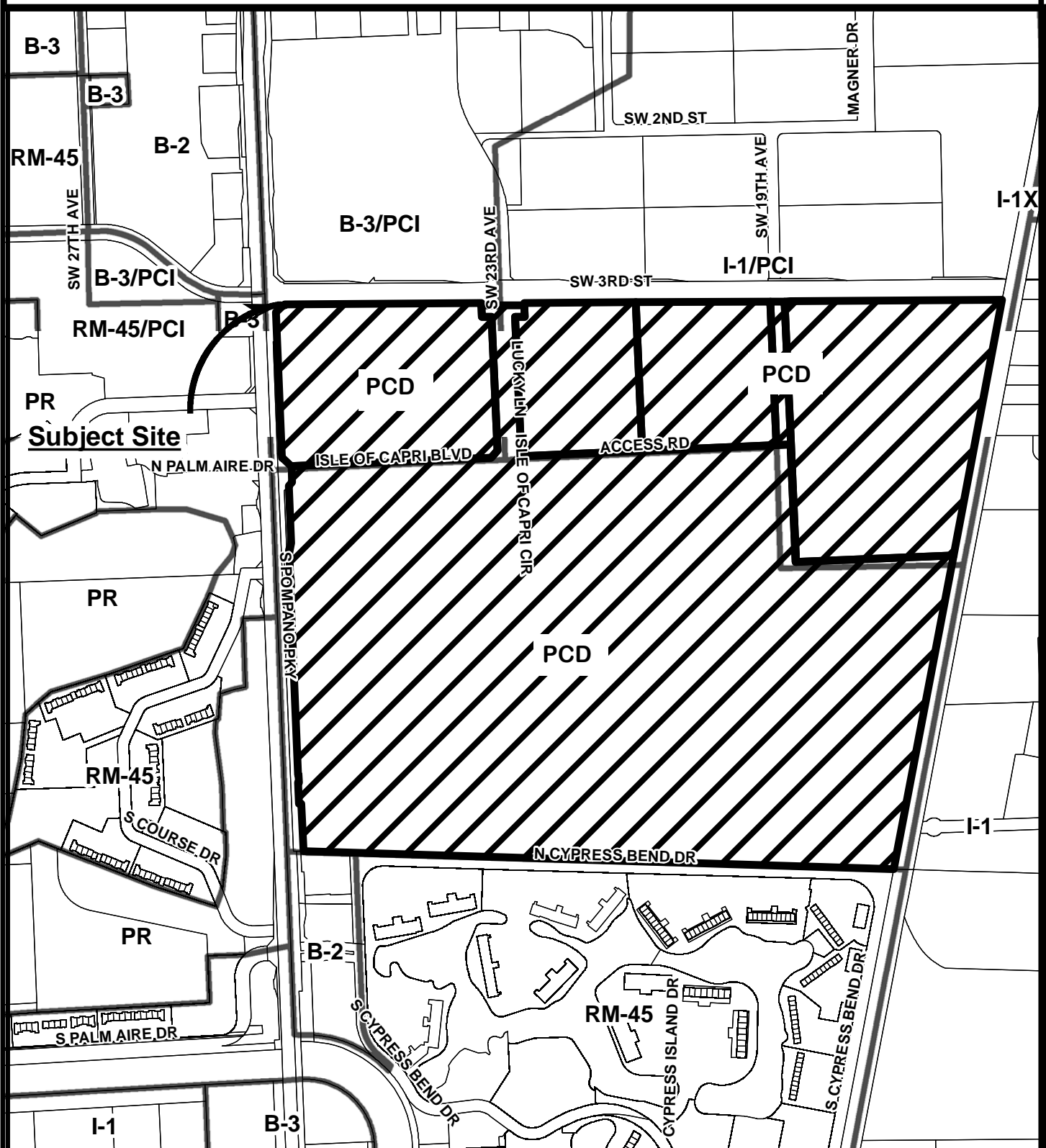
CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 708 ft

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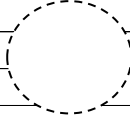
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 708 ft

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LEGEND

FOR LAND USE PLAN			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
	Number		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 entertainment/commercial uses and the industrial/office uses and medium to high density residential with neighborhood-oriented retail to complete the live-work-play concept.

The proposed change in the land use entitlements will facilitate the implementation of this vision in the Covid and post-Covid economy while the commercial recreation industry is focused on social distancing and is not as likely to be a catalyst for immediate redevelopment of the property.

D. Surrounding Land Uses

The industrial use area will be on the east side of the property adjacent to the railroad tracks. The use is compatible with the existing uses to the east and north of the property. 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 impact of converting 650,000 square feet of office square footage to 1,500,000 square feet of industrial uses is equivalent from a traffic perspective. The trips projected to be generated by the revised land use scenario is actually 9 trips less than under the current approved set of entitlements.

The conversion increases water and wastewater demand by only 5% and is considered a de minimus impact. The change to industrial/warehouse/distribution/logistics uses as compared to offices uses, however, creates over 7 times more solid waste than the previous land use scenario. Waste Management has provided a letter stating the landfill can accommodate this projected increase in solid waste disposal demand.

The impact analysis summary table, for the change in entitlements only, is provided on the following page.

Proposed Uses	Current Entitlements	Proposed Entitlements	Multiplier	Use Based on Current Entitlements	Use Based on Proposed Entitlements	Net Change
POTABLE WATER DEMAND						
Office	2,000,000 SF	1,350,000 SF	x 0.2 GPD/SF	400,000 GPD	270,000 GPD	-130,000 GPD
Industrial	0 SF	1,500,000 SF	X 0.1 GPD/SF	0 GPD	150,000 GPD	+150,000 GPD
Increase in Demand						20,000 GPD
SANITARY SEWER DEMAND						
Office	2,000,000 SF	1,350,000 SF	x 0.2 GPD/SF	400,000 GPD	270,000 GPD	-130,000 GPD
Industrial	0 SF	1,500,000 SF	X 0.1 GPD/SF	0 GPD	150,000 GPD	+150,000 GPD
Increase in Demand						20,000 GPD
SOLID WASTE DEMAND						
Office	2,000,000 SF	1,350,000 SF	x 0.01 lbs./SF	20,000 lbs.	13,500 lbs.	-6,500 lbs.
Industrial	0 SF	1,500,000 SF	X 0.1 lbs./SF	0 lbs.	150,000 lbs.	+150,000 lbs.
Increase in Demand						143,500 Lbs.

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

The proposed change in land use entitlements is consistent with the following goals, objectives and policies in the adopted Comprehensive 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;
- (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).