

## Legislation Text

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**File #:** 22-549, **Version:** 2

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**P.H. 2022-79: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE 3100 WEST ATLANTIC BOULEVARD PROJECT AREA LOCATED SOUTH OF ATLANTIC BOULEVARD, NORTH OF THE POMPANO CANAL, EAST OF THE TURNPIKE AND WEST OF NW 31ST AVENUE; PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON JULY 27, 2022; PROVIDING THAT TWO PUBLIC HEARINGS WILL BE HELD INCLUDING AN ADOPTION PUBLIC HEARING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: SEPTEMBER 13, 2022**

(Staff Contact: Jean Dolan/David Recor)

**Summary Explanation/Background:**

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. The Applicant is proposing to build an indoor tennis/pickleball facility and clubhouse. The Applicant assumed a maximum of 982,278 SF of commercial recreation entitlements for the LUPA 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 Future Land Use Element text will be amended to limit this site-specific Commercial Recreation land use category to the 982,278 square feet requested.

**Origin of request for this action:** 3100 W. Atlantic, Inc./3100 W. Atlantic II

**Fiscal impact and source of funding:** N/A

