

Meeting Date: October 27, 2009

Agenda Item 14

Department of Development Services
Memorandum No. 09-369

REQUESTED COMMISSION ACTION:

 Consent Ordinance X Resolution Consideration Workshop

SHORT TITLE A RESOLUTION RELATING TO LAND USE PLANNING; TRANSMITTING TO BROWARD COUNTY WITH A RECOMMENDATION OF APPROVAL OF A BROWARD COUNTY COMPREHENSIVE PLAN AMENDMENT OF THE FUTURE LAND USE PLAN MAP FOR OCEANSIDE PARK FIRE STATION PROJECT AT 109 NORTH OCEAN BOULEVARD; RECOMMENDING APPROVAL OF A CITY OF POMPAÑO BEACH COMPREHENSIVE PLAN AMENDMENT OF THE FUTURE LAND USE PLAN MAP FOR THE OCEANSIDE PARK FIRE STATION PROJECT AT 109 NORTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why

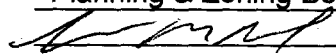
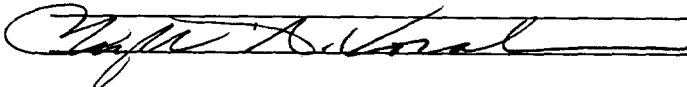
The City of Pompano Beach is requesting a Land Use Plan map amendment to change the Land Use Designation from Open Space & Recreation to Community Facilities for 3.37 acres for both the Broward County Land Use Plan map and the City Land Use Plan map. The City proposes to relocate the fire station and lift station from the Pier parking lot to a new location on the northern half of Oceanside Park; the change in the land use designation is required to construct the fire station. The new fire station will be better positioned to withstand a hurricane or storm surge. Also, the new fire station will comply with the Americans Disabilities Act, and gender requirements for restrooms and sleeping quarters. The Planning and Zoning Board recommended approval at their September 23, 2009 meeting.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Department of Development Services
- (2) Primary staff contact: Robin Bird, Development Services Director Ext. 4629
- (3) Expiration of contract, if applicable: Not applicable
- (4) Fiscal impact and source of funding: Not applicable

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE OR ATTACHED MEMO NUMBER

- X Advisory Board
- X Development Services Director
- Public Works Administrator
- X Interim City Manager

Planning & Zoning Board Memo 09-42



ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>	<u>Workshop</u>
1st Reading <u> </u>	1st Reading <u> </u>	Results: <u> </u>	Results: <u> </u>
2nd Reading <u> </u>	<u> </u>	<u> </u>	<u> </u>

RESOLUTION NO. 2010-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION RELATING TO LAND USE PLANNING; TRANSMITTING TO BROWARD COUNTY WITH A RECOMMENDATION OF APPROVAL OF A BROWARD COUNTY COMPREHENSIVE PLAN AMENDMENT OF THE FUTURE LAND USE PLAN MAP FOR THE OCEANSIDE PARK FIRE STATION PROJECT AT 109 NORTH OCEAN BOULEVARD; RECOMMENDING APPROVAL OF A CITY OF POMPANO BEACH COMPREHENSIVE PLAN AMENDMENT OF THE FUTURE LAND USE PLAN MAP FOR THE OCEANSIDE PARK FIRE STATION PROJECT AT 109 NORTH OCEAN BOULEVARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3184 F.S., the Planning and Zoning Board/Local Planning Agency held a duly noticed public hearing on September 23, 2009 on the proposed amendment to the Future Land Use map of the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan, and subsequently recommended approval to the City Commission; and

WHEREAS, said amendment proposes to change a Land Use Plan map designation of Open Space & Recreation to Community Facilities on 3.37 acres, for the Oceanside Park fire station project located at 109 North Ocean Boulevard as legally described in Exhibit A; and.

WHEREAS, pursuant to Law, the City Commission held a duly noticed public hearing on the proposed amendment to the Future Land Use map of the Future Land Use Element of the adopted City of Pompano Beach Comprehensive Plan on October 27, 2009; and

WHEREAS, at the public hearings, the parties having an interest and all other citizens so desiring had an opportunity to be and were in fact heard; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1: The City Commission hereby transmits to Broward County Planning Council with a recommendation of approval a proposed amendment to the Broward County Future Land Use Map to change the land use designation from Open Space & Recreation to Community Facilities on 3.37 acres, for the Oceanside Park fire station project located at 109 North Ocean Boulevard as legally described in Exhibit A attached hereto and made a part hereof.

SECTION 2: That the City Commission recommends approval of the amendment to the City of Pompano Beach Future Land Use Map to change the land use designation from Open Space & Recreation to Community Facilities on 3.37 acres, for the Oceanside Park fire station project located at 109 North Ocean Boulevard as legally described in Exhibit A attached hereto and made a part hereof

SECTION 3: This Resolution shall become effective upon passage.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2009

LAMAR FISHER, MAYOR

ATTEST:

MARY L. CHAMBERS
CITY CLERK

Exhibit A: Legal Description

OCEANSIDE PARK FIRE STATION

A portion of the Southeast one-quarter of Section 31, Township 48 South, Range 43 East, said portion being more particularly described as follows:

Commencing at the intersection of the East right of way line of Riverside Drive and the most Southerly Northwest corner of Parcel "B", ATLANTIC POINT PLAT NO. 1, according to the plat thereof as recorded in Plat Book 169, Page 7 of the public records of Broward County, Florida; thence along said East right of way the following four (4) described courses: (1) North $00^{\circ} 58' 54''$ West 312.80 feet to a point of curvature of a curve concave to the Southeast; (2) Northeasterly along the arc of said curve having radius of 990.42 feet, a central angle of $04^{\circ} 15' 38''$ for an arc distance of 73.65 feet to the Point of Beginning; (3) continuing Northeasterly along the arc of said curve through a central angle of $06^{\circ} 59' 33''$, a radius of 990.42 feet for an arc distance of 120.87 feet to a point of tangency; (4) North $10^{\circ} 16' 17''$ East, 338.26 feet to a point on the South right of way of N.E. 2nd Street; thence along said South right of way, North $88^{\circ} 57' 35''$ East, 184.93 feet; thence departing said South right of way line, South $01^{\circ} 02' 25''$ East, 250.00 feet; thence North $88^{\circ} 57' 35''$ East, 225.00 feet to a point on the West right of way line of State Road A-1-A as shown on the Florida Department of Transportation Right of Way Map Section 86050-2518; thence South $09^{\circ} 08' 21''$ West, along said West right of way line, 213.78 feet; thence departing said West right of way, North $81^{\circ} 40' 56''$ West, 40.48 feet; thence South $88^{\circ} 44' 05''$ West, 383.01 feet; thence North $83^{\circ} 58' 05''$ West, 32.23 feet to the Point of Beginning,

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 146,747 SQUARE FEET (3.37 ACRES), MORE OR LESS.



Planning Department

Memorandum # 09-283

MEMORANDUM

Date: September 29, 2009 (revised)

To: Local Planning Agency / Planning & Zoning Board

Via: Robin Bird, Director of Development Services
Larry Schuster, AICP, Acting Planning Director *yws*

From: Christopher J. Clemens, AICP, Planner *CJC*

Subject: Revised Staff Report on Oceanside Park LUPA

Request

The City of Pompano Beach proposes to amend the City of Pompano Beach Land Use Plan map to change the designation on the subject parcel of 3.37 net acres from (OR) Open Space & Recreation to (CF) Community Facilities.

The applicant also will have to amend the Broward County Land Use map.

Proposed Development

The subject parcel is located on the northern half of the Oceanside parking lot, west of SR A1A, east of Riverside Drive and south of SE 2nd Street. The site is currently a passive park and a parking lot for beach goers. The site is unplatted.

The City proposes to construct a 2,500 sf lift station, a 13,204 sf fire station and a passive park. The remaining portion of the Oceanside parking lot will remain beach parking.

Maximum Density

The subject parcel contains 3.37 net acres and 3.87 gross acres (which includes one-half of the adjoining road rights of way). The requested designation of Community Facilities would allow 38,700 sf of development on the 3.87 gross acres.

Rationale for the Proposed Amendment

- This is merely a relocation of the fire station and lift station across A1A from the Pier parking lot.
- The City of Pompano Beach Comprehensive Plan requires fire stations to be located on Community Facility designated lands.
- The relocation is also necessary in order to facilitate new construction yet have the fire station and lift station remain operational as they are key components to the public's well being (health, safety and fire codes).
- The existing fire station is not American Disabilities Act (ADA) compliant.
- The existing fire station does not meet gender requirements for restrooms and sleeping quarters.
- On the proposed site both the fire station and lift station will be better positioned to withstand a hurricane or storm surge as opposed to being directly across the street from the ocean as on the existing site.
- Much of the proposed site will remain as a passive park, plus the City will recoup the former footprints of the existing fire station and lift station as a result of the relocations; therefore, more parking spaces will be added to the Pier parking lot.

Compatibility with surrounding land use designations, zoning districts and existing land uses

The proposed Community Facilities designation for the subject parcel will be compatible with the existing Residential, Commercial and Open Space Recreation designations to the north, east, south and west.

To the north of the subject site is high density residential.

To the west of the subject parcel is the Sands Harbor Marina and the Harbor House.

To the east of the subject parcel (and across A1A) is small scale retail and the Ocean and Sea Monarchs.

To the south of the subject parcel is the rest of the Oceanside Park and parking lot and the WCI Oceanside development.

Existing and Proposed Uses

- A. Current Land Use Designation of City of Pompano Beach for the Amendment Site is Open Space & Recreation

Surrounding Land Uses

North: Residential, High (25-46 du/ac) & Commercial
East: Commercial
South: Commercial
West: Residential, High (25-46 du/ac) & Commercial

- B. Proposed Land Use Designation of the City of Pompano Beach for the Amendment Site is Community Facilities.

- C. Current Land Use Designation of Broward County for the Amendment Site is Recreation and Open Space.

Surrounding Land Uses

North: High (50) Residential & Commercial
East: Commercial
South: Commercial
West: High (50) Residential & Commercial

- D. Proposed Land Use Designation of Broward County for the Amendment Site is Community Facilities.

- E. Current Zoning is PR, Parks & Recreation.

Surrounding Zoning

North: RM-45/ HR & B-2, Neighborhood Business
East: B-2, Neighborhood Business
South: B-3, General Business/Planned Commercial District
West: B-3, General Business & RM-45

*This site is also located in the Atlantic Overlay District.

- F. Existing Use of Amendment site is a parking lot and open space.

Surrounding Uses

North: High density residential
East: Small scale retail and high density residential
South: Parking lot, open space and high density residential
West: Sands Harbor Marina complex and residential

- G. The proposed use of the Amendment Site is a fire station, a lift station and open space.

- H. The maximum allowable development is 38,700 sf.

Impact Analysis

Sanitary Sewer

[1 Equivalent Residential Connection (ERC) = 300 gallons]

Broward County's North Regional Wastewater Treatment Plant (NRWWTP) provides wastewater treatment for the City of Pompano Beach. The NRWWTP has a current capacity of 105.00 MGD (million gallons per day) or 350,000 ERCs. Currently, the City has a permitted capacity of 15.71 MGD or 52,367 ERCs. In 2008 the current demand for wastewater treatment was 12,667,000 gallons per day or 42,223 ERCs.

The existing land use designation of Open Space Recreation allows for maximum development rights of 38,700 sf, at a generation rate of .2 gallons per square foot would generate 7,740 gpd (gallons per day). The maximum use allowed by the proposed land use designation of Community Facilities is also 38,700 sf, which at a generation rate of .2 gallons per square foot would also generate 7,740 gallons per day of wastewater. Therefore, no increase in services is projected.

The applicant will provide a letter from the Broward County Records Supervisor (C.A. Williams) verifying plant capacity and level of service information (**Exhibit A**).

Potable Water

[1 Equivalent Residential Connection (ERC) = 350 gallons]

The amendment site is served by Pompano Beach's Water Treatment Plant. The plants have a design capacity of 50 MGD (million gallons per day) or 166,667 ERCs. The average daily potable water demand for the 12 month period through August 2009 was 13.62 MGD or 45,400 ERCs.

The existing Open Space Recreation land use designation allows for maximum development rights of 38,700 sf, at a generation rate of .2 gallons per square foot would generate 7,740 gpd. The maximum use allowed by the proposed land use designation of Community Facilities is also 38,700 sf, which at a generation rate of .2 gallons per square foot would also generate 7,740 gallons per day of potable water. Therefore, no increase in services is projected.

The applicant will provide a letter from the City of Pompano Beach's Utilities Director (Randy Brown) verifying plant capacity and level of service information (**Exhibit B**).

Drainage

The applicant will have to provide on site retention of storm water.

All development activity on the proposed amendment site will continue to meet adopted level-of-service standards, which are as follows:

- Minimum Road Crown Elevation: 10 yr frequency, 24 hr duration
- Allowable Discharge: 25 yr frequency, 72 hr duration
- Minimum Finished Floor Elevation: 100 yr frequency, 72 hr duration

The property is located in the Coastal ~~Water~~ Drainage Management District.

The property lies in Flood Zone X.

The applicant will provide a letter from the ~~Broward County Water Management Division (Dave Markward)~~ City of Pompano Beach's Engineering Director (Helen Gray) verifying the provided information **(Exhibit C)**.

Solid Waste

The maximum use allowed by the existing land use designation of 38,700 sf of Open Space and Recreation use at a generation rate of 1 lb/ 100 sf would generate 387 lbs per day. The maximum use allowed by the proposed land use designation of 38,700 sf Community Facilities at a generation rate of 1 lb/ 100 would generate 387 lbs per day. Therefore, no increase in services is projected.

Waste Management, Inc. is the City's contractor responsible for the collection, transportation and disposal of all solid waste generated in the City of Pompano Beach. Waste Management, Inc. collects and transports the City's solid waste to a facility at 2700 NW 48th Street.

The applicant will provide a letter from Waste Management verifying the given figures **(Exhibit D)**.

Recreation and Open Space

The level of service standard for neighborhood parks based is 2 acres per 1,000 persons. The level of service standard for community parks is 1 acre per 1,000 persons. The level of service standard for urban parks based is 2 acres per 1,000 persons.

The proposed change in land use designation will not generate any residential units or population; therefore no additional park and recreational facilities are required.

Traffic Circulation

The existing land use designation of Open Space & Recreation allows for maximum development rights of 38,700 sf. With a Beach Park trip generation rate of 29.81 per acre, this use would generate 115 trips per day. The proposed land use designation of Community Facilities allows for maximum development rights of 38,700 sf. With a trip

generation rate of 68.93 per 1,000 sf of space, this use would generate 2,668 trips per day or an increase of 2,553 trips per day.

Mass Transit

There will be no additional transit trips as a result of the proposed amendment.

Public Education

There will be no additional students generated from the proposed land use plan amendment.

Recommendation

The Planning Department recommends approval of the Land Use Plan Map Amendment, based upon the following reasons

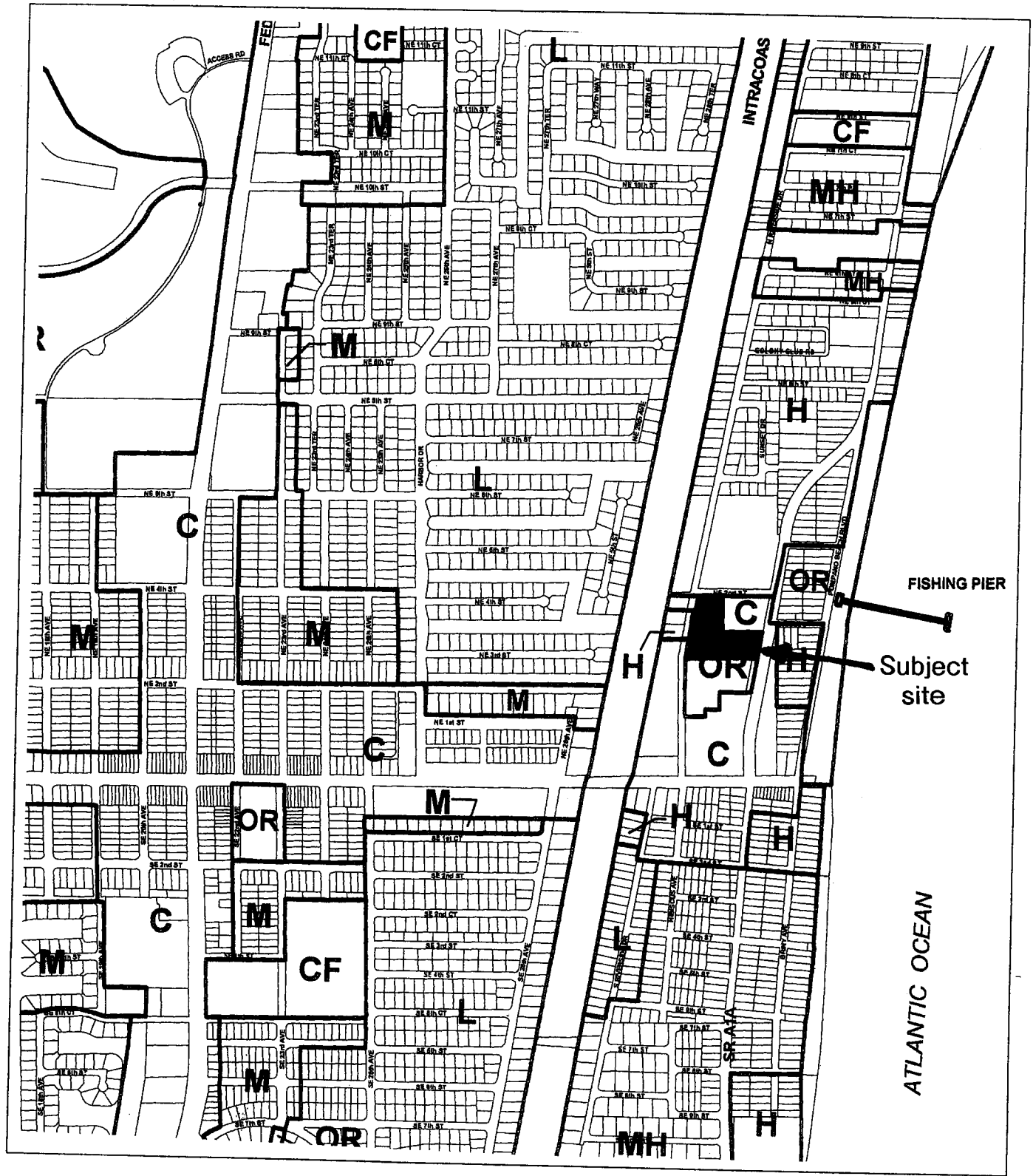
1. The proposed amendment to Community Facilities is compatible with the surrounding commercial, residential and open space & recreation land use designations.
2. This is primarily a relocation of the fire station and lift station from across A1A from the Pier parking lot.
3. The relocation is necessary in order to facilitate new construction yet remain operational.
4. The existing fire station is not American Disabilities Act (ADA) compliant.
5. The existing fire station does not meet gender requirements for restrooms and sleeping quarters.
6. On the proposed site both the fire station and the lift station will be better positioned to withstand a hurricane or storm surge as opposed to being directly across the street from the ocean as on the existing site.
7. Both facilities must also be upgraded to handle the density of the beach area developments.
8. The proposed site is centrally located in the beach area.
9. There are no projected increases in Sanitary Sewer, Potable Water or Solid Waste as a result of this amendment.

Issues

1. The proposed amendment will have an increase of 2,553 trips per day.
2. The applicant needs to provide letters from the appropriate service providers.

Exhibit A: Location Map

Oceanside Park Land Use Plan Map Amendment

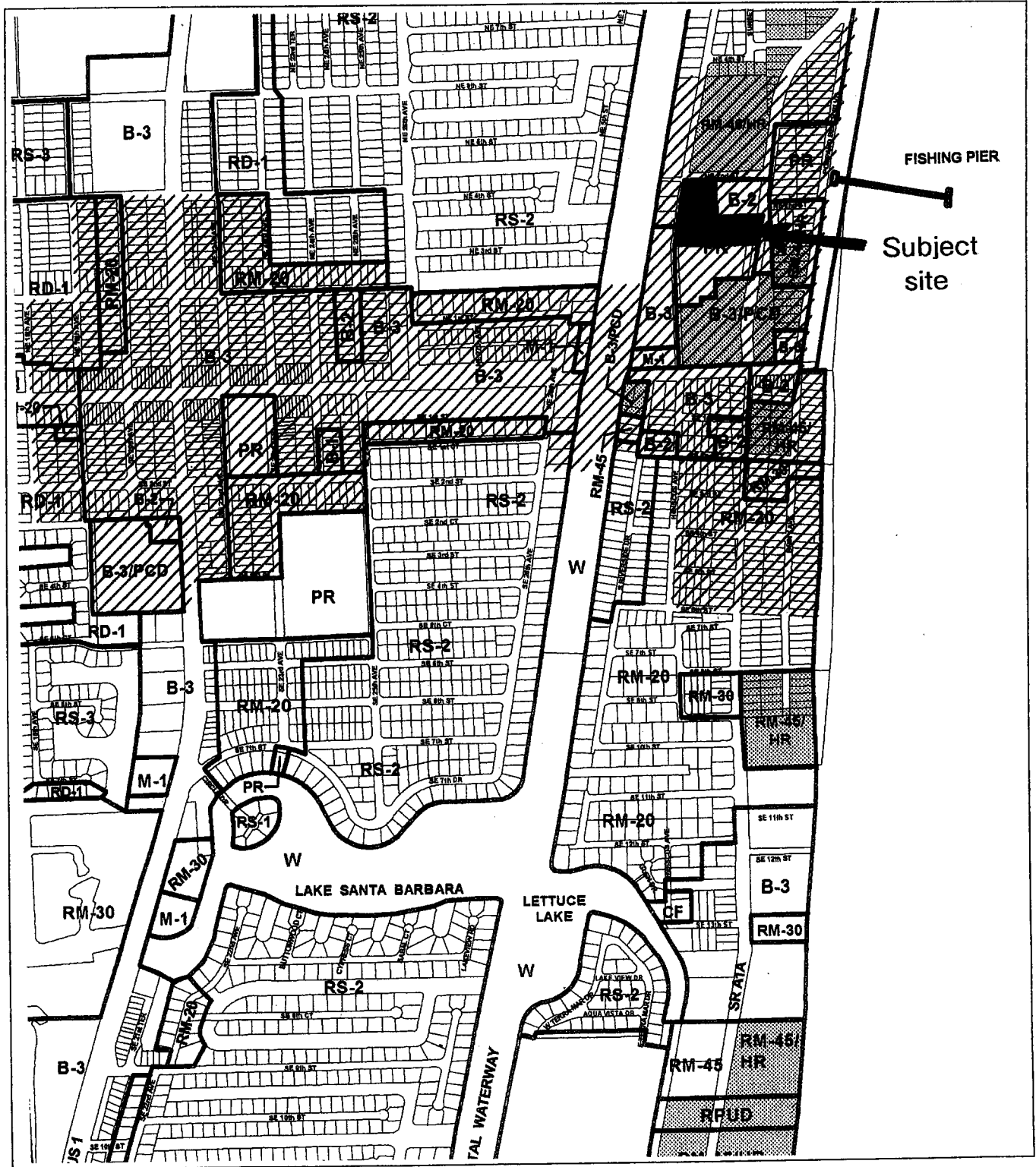


Excerpt from the City of Pompano Beach Future Land Use Plan Map

Scale 1" = 1,000 feet

North ↑

Exhibit B: Zoning Map Oceanside Park Land Use Plan Map Amendment



Excerpt from the City of Pompano Beach Zoning Map

Scale 1" = 1,000 feet

North ↑

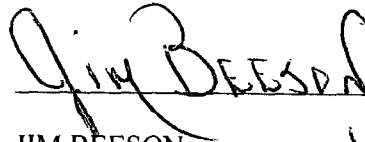
PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

MEMORANDUM #09-42

DATE: September 27, 2009
TO: City Commission
FROM: Planning and Zoning Board/Local Planning Agency
SUBJECT: LAND USE PLAN AMENDMENT - City of Pompano Beach

At the meeting of the Planning and Zoning Board/Local Planning Agency held on September 23, 2009, the Board considered the request by the CITY OF POMPANO BEACH to amend the Land Use Plan Map designation for the property known as 109 North Ocean Boulevard from Parks and Recreation to Community Facilities.

It is the unanimous recommendation of the Board that the Land Use Plan Map designation be changed to Community Facilities as proposed.



JIM BEESON
Chairman
Planning and Zoning Board/Local Planning Agency

lrh