



Resilient Environment Department

**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DEVELOPMENT REVIEW REPORT FOR A NEW PLAT**

Project Description			
Plat Name:	Florida Indoor Racquet Club	Application Number:	010-MP-24
Application Type:	New Plat	Legistar Number:	25-587
Owner/Applicant:	Florida Indoor Tennis, LLC	Commission District:	8
Authorized Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	32/48/42
Location:	South side of Atlantic Boulevard, between Oasis Avenue and Northwest 31 Avenue.	Folio Number (s):	4842-32-00-0143
Municipality:	City of Pompano Beach	Platted Area:	5 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	<b>APPROVAL</b>		
FS 125.022 Waiver	An extension waiver was granted until April 10, 2026.		
Meeting Date:	June 10, 2025		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 5**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	Six (6) Tennis Courts
Plan Designation:	Commercial Recreation
Adjacent Uses	Adjacent Plan Designations
North: Multi-family Residences	North: Medium (10-16 du/ac) Residential
South: Vacant golf course/ Multi-family Residences	South: Commercial Recreation and Water
East: Vacant	East: Commercial Recreation
West: Vacant	West: Medium (10-16 du/ac) Residential

**1. Land Use**

Planning Council staff has reviewed this application and determined that the City of Pompano Beach Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the "Commercial Recreation" land use category. The proposed tennis court use is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

**2. Trafficways**

Trafficways approval was received on June 27, 2024, and is valid for 10 months. This application was granted an additional 60-day extension.

**3. Access**

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF# 450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

This plat is recommended for a waiver of right turn lane security and construction requirements pursuant to Section 5-182.5 of the Broward County Land Development Code.

This project is located on West Atlantic Boulevard - State Road 814. Florida Department of Transportation (FDOT) has issued a pre-application letter valid until April 14, 2026. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

**4. Concurrency – Transportation**

This plat is located in the Northeast Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	0	23
Total		23

**5. Concurrency - Water and Wastewater Capacity**

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Pompano Beach	Broward County
Plant name:	Pompano Beach Water Service	BC North Regional (BCUD 4) (12/24)

	(10/23)	
Design Capacity:	50.00 MGD	95.00 MGD
Annual Average Flow:	16.66 MGD	71.35 MGD
Estimated Project Flow:	0.0033MGD	0.0033 MGD

The Water and Wastewater Capacity Concurrency for this plat was calculated by using the square footage of the total building footprint. Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

## **6. Impact Fee**

All impact fees (transportation impact and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit. This plat has no impact fee credits.

## **7. Environmental Review**

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

### **A. Domestic & Non-Domestic Wastewater and Surface Water Management**

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Contact Environmental Permitting Division at 954-519-1483 or [WWLicense@broward.org](mailto:WWLicense@broward.org) for specific code requirements.

Should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or [NDDLICENSE@broward.org](mailto:NDDLICENSE@broward.org). Prior to any alteration to site grading, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or [SWMLicense@broward.org](mailto:SWMLicense@broward.org).

### **B. Aquatic and Wetland Resources**

EPD has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging data (LIDAR) indicate that this property may contain County jurisdictional wetlands. The applicant must request a wetland determination from the Water and Environmental Licensing Section prior to any land clearing or filling. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

Landscape material should not include any plants considered to be invasive of South Florida's native plant communities.

Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**C. Tree Preservation**

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

**D. Clean-Up and Waste Regulation**

The subject plat contains arsenic contamination and is currently subject to an Amended Declaration of Restrictive Covenant for future land uses. Any necessary additional cleanup would be subject to Chapter 27 of Broward County Code, and Chapter 62-780, Florida Administrative Code (See Broward County Site ID NF-2507B). Construction or invasive activities overlaying contaminants cannot cause or contribute to the migration or exacerbation of the contamination. Broward County Environmental Permitting must review any construction plans submitted for Environmental Review. Questions may be directed to David Vanlandingham, Director, Environmental Permitting Division, (954) 519-1478 or [dvanlandingham@broward.org](mailto:dvanlandingham@broward.org)

The Cleanup and Waste Regulation Section must also approve any dewatering activities at this site. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

**E. Air Program**

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

**F. Natural Resources Division**

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

**8. Additional Environmental Protection Actions**

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

**9. Water and Wastewater Engineering Division Review**

There are two (2) Broward County Water and Wastewater Services (BCWWS) Ductile Iron Force Main within the plat area, an Indemnification Agreement with BCWWS must be recorded prior to plat recordation. The applicant is advised to contact Alicia Dunne, Capital Projects Director, Water and Wastewater Engineering Division, Broward County at 2555 W. Copans Road, Pompano Beach, FL 33069 or by phone at (954) 831-0793 for more information.

**10. Historical and Archaeological Recourse Review**

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact David Recor, City of Pompano Beach Development Services Director, 100 West Atlantic Boulevard, Pompano Beach, FL, 33060 or by phone at (954)786-4600 for additional information.

#### **11. Aviation**

The Broward County Aviation Department has no objections to this plat. However, this property may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano Beach Airpark. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Cities Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>. To initiate the local municipality review, please contact the City of Fort Lauderdale and/or the City of Pompano Beach directly.

#### **12. Utilities**

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide a response and AT&T provided no objections.

#### **13. Notice to Applicant**

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf).

#### **FINDINGS**

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
3. This plat contains arsenic contamination and is currently subject to an Amended Declaration of Restrictive Covenant for future land uses.

#### **RECOMMENDATIONS**

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code:

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. There are two (2) Broward County Water and Wastewater Services (BCWWS) Ductile Iron Force Main within the plat area, an Indemnification Agreement with BCWWS must be recorded prior to plat recordation. The

applicant is advised to contact Alicia Dunne, Capital Projects Director, Water and Wastewater Engineering Division, Broward County at 2555 W. Copans Road, Pompano Beach, FL 33069 or by phone at (954) 831-0793 for more information.

3. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

4. Place a note on the face of the plat reading:

- a. This plat is restricted to 6 tennis courts.
- b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
- c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

5. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[NM]