

4. [LN-223](#) **TEXT AMENDMENT COMMERCIAL MIXED-USE CORRIDORS**

Request:	Text Amendment
P&Z#	N/A
Owner:	N/A
Project Location:	N/A
Folio Number:	N/A
Land Use Designation:	N/A
Zoning District:	N/A
Commission District:	N/A
Agent:	N/A
Project Planner:	Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Mr. Max Wemyss, Planner, introduced himself to the Board. He was placed under oath by Rafaela Thermidor.

Mr. Wemyss stated he will be presenting the Commercial Corridors and Mixed-Use Redevelopment Text Amendment. He stated the request started with Chairman Stacer’s interest in beautifying the Dixie Highway Corridor at the 2/24/2021 Planning & Zoning Board meeting. Following the city's investment in the roadway itself through the GO Bond program, Mr. Stacer provided that the expectation of quality design from new development should increase. These discussions kicked off an initiative that evolved into an Economic Development Council (EDC) led Dixie Highway Task Force. This task force adopted the goal of encouraging mixed-income and mixed-use development along the corridor. Opportunities such as the Broward County affordable housing incentive policies (Policies 2.16.3 and 2.16.4) and the City's Mixed-Income Housing Policy (Resolution 2022-46) became critical to the approach of the Task Force. The result of this initiative is a recommended text amendment to the City's Code of Ordinances to incentivize well-designed mixed-use, mixed-income developments along applicable corridors. He stated several policies are included in the Board’s backup. He reviewed the origin of the text amendments. He reviewed the County’s Affordable Housing Incentive Program and its buyout option. The County’s program has a requirement of 10% of a project’s gross floor area to be dedicated to non-accessory commercial space. He added that Flex requests also have a buyout, but the fees are significantly less and there is no minimum amount that needs to be applied to commercial space. He showed a map of eligible areas as it relates to the county’s program. He reviewed the results of the Lambert Report update, which show that Pompano Beach and Fort Lauderdale are top cities within the county that have income restricted development—Pompano ranks first in the number of income restricted units. He reviewed Resolution 22-46, the City’s Housing Policy. He explained the evolution of the Dixie Highway Task Force, which kicked off on July 6th, 2021. He stated the goal of the Task Force is to create mixed income and mixed-use regulations for applications along Dixie Highway. He stated these regulations became appropriate along all applicable corridors, with additional incentives where reconcentration of poverty has been identified as a priority. He reviewed the text amendments’ general approach and summary. The text amendments have been presented to the Economic Development Council. Now the Planning & Zoning Board, and will be presenting to the City Commission in February and March. Staff recommends approval of the text amendments.

Mr. Stacer asked if the text amendments were going to be presented to the NW CRA. Mr. Wemyss responded yes; it will be presented to the NW CRA February 7th. Mr. Stacer commented on the origin of the text amendments. He mentioned that the corridor touches districts 2, 3, 4, and 5. Redevelopment policies need to be introduced in order to bring the city into a 21st century development pace. He commended staff and all involved in making these policies and amendments possible.

Ms. Aycock and Ms. Kovac both complimented the effort and thanked staff.

Mr. Stacer asked if anyone from the public wished to speak on the item. There was none. Mr. Stacer closed the public hearing.

