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 welldesigned 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.

(1:55:26)

MOTION by Joan Kovac and seconded by Tundra King that the Board recommend approval of the Text Amendments for mixed-use corridors to the City Commission. All voted in favor.

(1:56:33)

5. LN-200 OCEAN PARK POMPANO BEACH PLAT

Request: Plat

P&Z# 21-14000021

Owner: Mount Vernon Property Holdings, LLC.

Project Location: 1508 N Ocean Blvd.

Folio Number: 484329010070

Land Use Designation: H (High 25-46 DU /AC)

Zoning District: PD-I (Planned Development-Infill)

Commission District: 1 (Andrea McGee)

Agent: Andrea Harper (954-788-3400)

Project Planner: Maggie Barszewski

954-786-7921/maggie.barszewski@copbfl.com

Ms. Lawson allowed Maggie Barszewski, Michael Vonder Meulen, and Andrea Harper access to the virtual meeting. They were placed under oath by Rafaela Thermidor.

Ms. Barszewski, Planner, introduced herself to the Board and stated that the applicant is requesting plat approval for the entitled "Ocean Park Pompano Beach" Plat. The 0.86 acre-property is located on the southeast corner of North Ocean Boulevard and NE 16th Street. The agent Andrea Harper of Keith, Inc. is representing the owner of the property, Mount Vernon Property Holdings, LLC, who is the Applicant. The existing site is vacant. The subject property has a land use designation of Residential High and Planned Development-Infill (PD-I) zoning. On July of 2019, the City Commission approved the PD-I Zoning and a Site Plan consistent with the PD-I Master Plan is scheduled for the January 19, 2022 DRC hearing. The proposed development is a 19-story mixed use building with 28 residential units and ground floor commercial. The proposed Plat will create two parcels, 'Parcel A' for the proposed mixed-use project and Parcel B for right-of-way dedication. The Plat is restricted to "28 high-rise units and 4,000 square feet of commercial use. No more than 50 percent of the floor area will be used for commercial use." This plat was reviewed by the Development Review Committee (DRC) on December 15, 2021, and found to be in compliance with the City's Land Development Regulations. All comments from the DRC have been addressed and all service provider letters have been submitted.

Development Services staff recommends approval of this plat with the following two conditions to be satisfied prior to the City Commission hearing:

- 1. The plat cover page must be signed and sealed by the surveyor and signed by all owners; and
- 2. A Title Certificate shall be submitted that is less than 6-months old and is made out to the City.

Mr. Stacer asked if the Board has any questions of staff. There were none.

Ms. Andrea Harper introduced herself to the Board and thanked staff for the presentation. She stated they are requesting approval and will comply with the conditions requested by staff.

Ms. Kovac asked where the cars will be accessing the commercial area on such a small lot. Ms. Herper responded in the garage. Ms. Kovac asked if the garage will accommodate 28 units' parking demand. Ms. Harper responded yes. Ms. Kovac asked if there will be outside parking. Ms. Harper responded there will be on-street parking, but this is not part of the required parking for the project. She added that the site plan