



Staff Report

File #: LN-466

PLANNING AND ZONING BOARD

Meeting Date: JUNE 28, 2023

NW 31ST AVENUE TASK FORCE RELATED AMENDMENT TO THE B-4 ZONING ON THE NW 31ST AVENUE CORRIDOR

Request:	Zoning Code Text Amendment to B-4 Regulations
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:	Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Introduction

In March of 2023, the Economic Development Council (EDC) established a task force to discuss the future vision for the NW 31st Avenue corridor between Dr. Martin Luther King, Jr. Boulevard and Atlantic Boulevard to define a clear vision of how that corridor should be developed over time.

The City’s Comprehensive Plan had identified this corridor as one of the city’s gateway corridors and the policies related to those corridors are attached along with the land use and zoning maps for the corridor. A map showing the location of recent residential development approvals showing the residential trend for this corridor is also attached.

The Task Force met on March 7th, March 24 and April 4th and finalized their recommendations for approval by the entire EDC on April 24, 2023.

Planning and Zoning has the ability to implement the recommendations regarding allowing residential and mixed use projects in the B-4 zoning districts along this corridor without requiring down-zoning to B-3. This saves potential applicants time and money in getting these desired types of projects approved. The recommendation is consistent with the Comprehensive Plan policies related to the NW 31st Avenue corridor.

The recommended code amendment to the B-4 zoning regulations is attached for consideration.

Recommendations and Alternative Motions

Staff recommends approval of the B-4 text amendments to implement the NW 31st Avenue Task Force recommendations:

Alternative Motion 1: Recommend approval to the City Commission of the amendments to the B-4 zoning district to allow residential and mixed use development based on B-3 intensity and dimensional standards without the need to downzone to B-3 along the NW 31st Avenue corridor.

Alternative Motion 2: Table this item to provide additional information as requested by the Board.

Staff recommends Alternative Motion #1.

Comprehensive Plan Policies

Policy 01.04.04

Special exception uses on major corridors including the city's gateway streets (Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue) will be required to provide landscaping and beautification in excess of standard code requirements along all major street frontages.

Policy 01.07.21

Amend the Land Development Code to require special exception uses on major corridors including the city's gateway streets (Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue) to provide landscaping and beautification in excess of standard code requirements along all major street frontages.

Policy 01.08.03

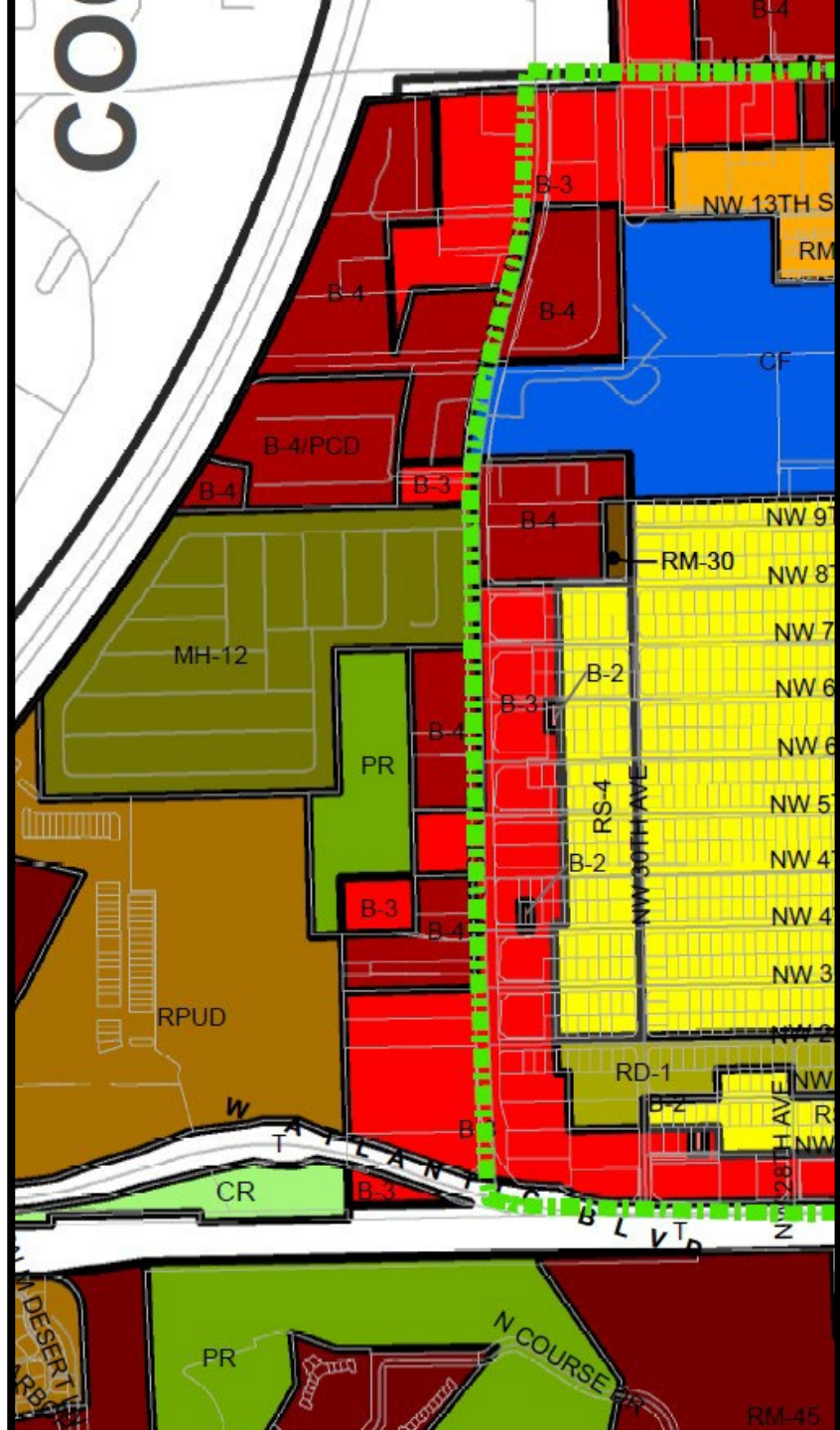
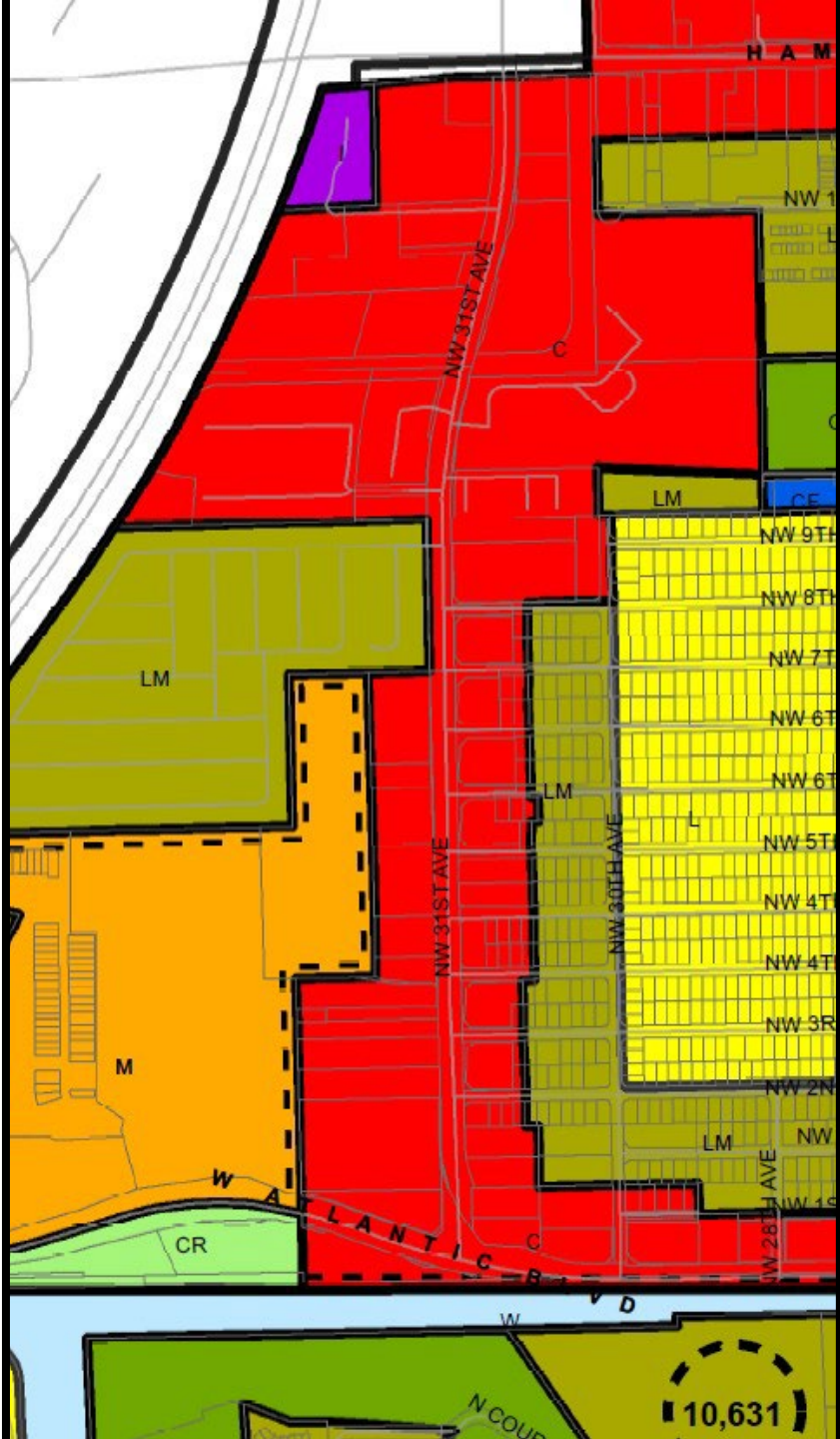
Continue the construction of facilities such as roadway, drainage, water and sewer facilities and enhanced medians and other street section beautification efforts in the northwest Dr. Martin Luther King Jr. Blvd, NW 31st Avenue and Atlantic Boulevard corridors. Encourage auto-oriented and industrial development along these gateway corridor to provide an enhanced roadway frontage for both the building facades and the landscaping visible from the roadway to beautify the corridor.

Policy 01.23.05

Discourage rezonings that permit additional self-storage and warehouse uses along the City's gateway corridors which include Atlantic Boulevard, Dr. Martin Luther King, Jr. Boulevard and NW 31st Avenue.

Policy 01.23.01

To create balanced communities, encourage the expansion of neighborhood-serving retail and office uses in areas dominated by the industrial, and manufacturing sectors if appropriate to better serve the local community.



Commercial Application

- Phoenix Golf Cart

Industrial Application



- LUPA / Rezoning (Commercial to Industrial)

Residential Applications

- Aviara West | 245 Units, 7,000 sq ft Commercial
- Pompano Pointe (Hus) – 700 NW 31st | 44 Units
- Sports Residence Townhomes
 - 650 NW 31st | 12 Units
 - 600 NW 31st | 14 Units
 - 500 NW 31st | 12 Units
 - 300 NW 31st | 14 Units
- Single Family Flex
 - 3061 NW 4th Ct
 - 3055 NW 4th St



155.3305. HEAVY BUSINESS (B-4)

A. Purpose		Typical Building Type
<p>The Heavy Business (B-4) district is established and intended to accommodate a wide and diverse range of moderate- to high-intensity retail, service, office, recreation/entertainment, and institutional uses that provide goods and services serving a community, city -wide, and regional customer bases. It also accommodates the city's major employment-generating non-industrial uses, as well as wholesaling, warehousing, and limited light manufacturing uses. Residential uses are generally inappropriate in this district, <u>however, on the NW 31st Avenue Corridor between Dr. Martin Luther King, Jr. Boulevard and Atlantic Boulevard, the city will allow mixed use and residential projects.</u></p>		
B. Use Standards		
<p>See Appendix A: Consolidated Use Table, and use-specific standards in Article 4: Use Standards.</p>		
C. Intensity and Dimensional Standards ¹		
		Typical Lot Pattern
Lot area, minimum (sq ft)	10,000	
Lot width, minimum (ft)	100	
Density, maximum (du/ac)	n/a ⁴	
Lot coverage, maximum (% of lot area)	60	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	105 ²	
Front yard setback, minimum (ft)	0	
Street side yard setback, minimum (ft)	0 ³	

Setback from a waterway or canal, minimum (ft)	15	
Setback from the historic dune vegetation line, minimum (ft)	25	
Interior side yard setback, minimum (ft)	0 ³	
Rear yard setback, minimum (ft)	30	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3 .	
<p>NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]</p> <ol style="list-style-type: none"> 1. See measurement rules and allowed exceptions/variations in Article 9: Part 4. 2. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707. 3. Increased 1 ft for each 4 ft (or major fraction thereof) the structure's height exceeds 50 ft. 4. <u>Mixed Use and Multi-family Residential Development along the NW 31st Avenue between Dr. MLK, Jr Blvd and Atlantic Blvd may be permitted in the same manner (intensity and dimensional standards, development standards) as a B-3 (155.3304) Zoned property, subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.</u> <p><u>If the B-4 zoned areas adjacent to the 11-acre park west of NW 31st Avenue and east of Luzano and the Golfview Estates MHP are redeveloped to residential or mixed use, ensure the future site plans for those properties provide access from NW 31st Avenue to the City's wellfield on the 11-acre park site, as deemed necessary by Water Utilities at the time of site plan approval.</u></p>		