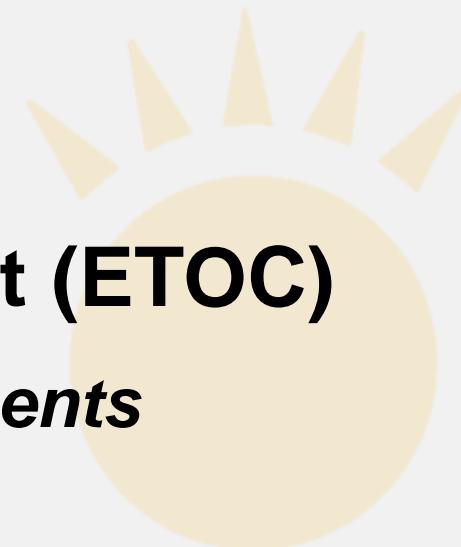


# East Transit Oriented District (ETOC)

***Land Use / Zoning Code Amendments  
and Transportation Analysis***



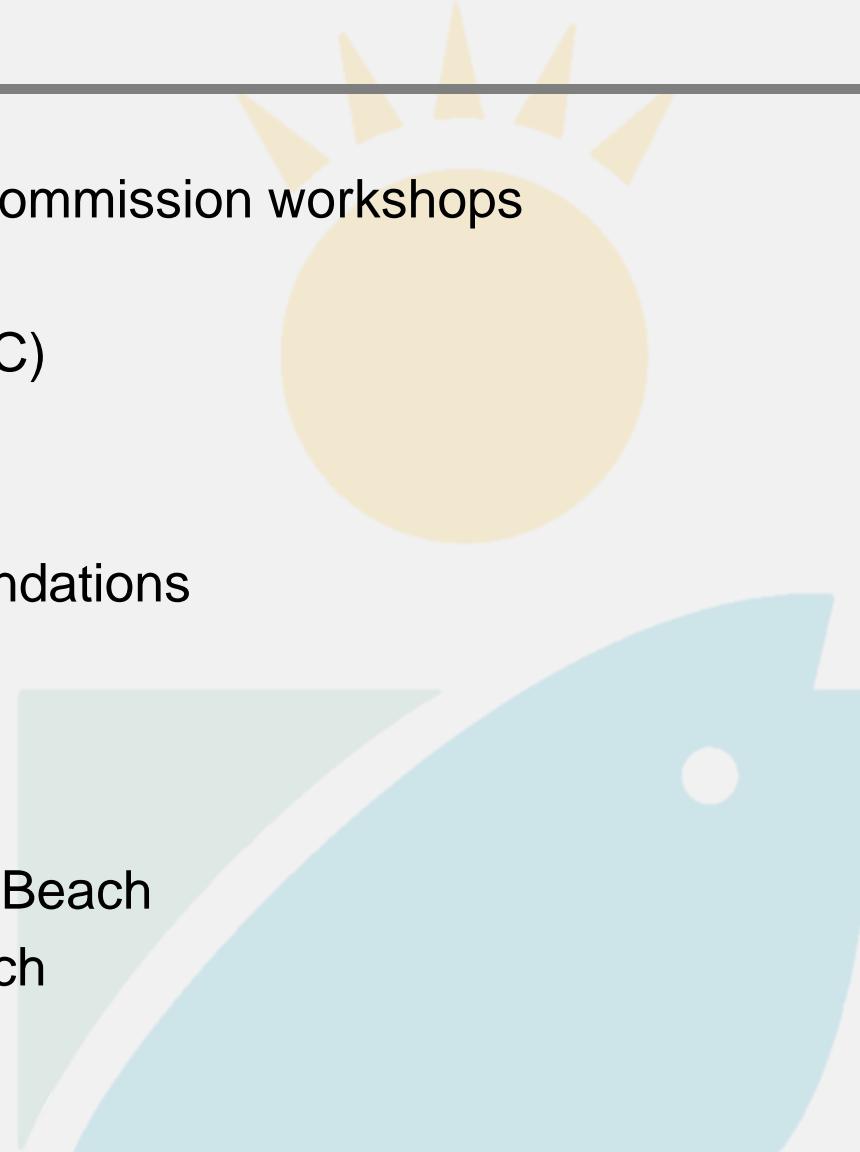
*October 09, 2017*

*Planning & Zoning Board Workshop  
City Commission Workshop*



# Introduction

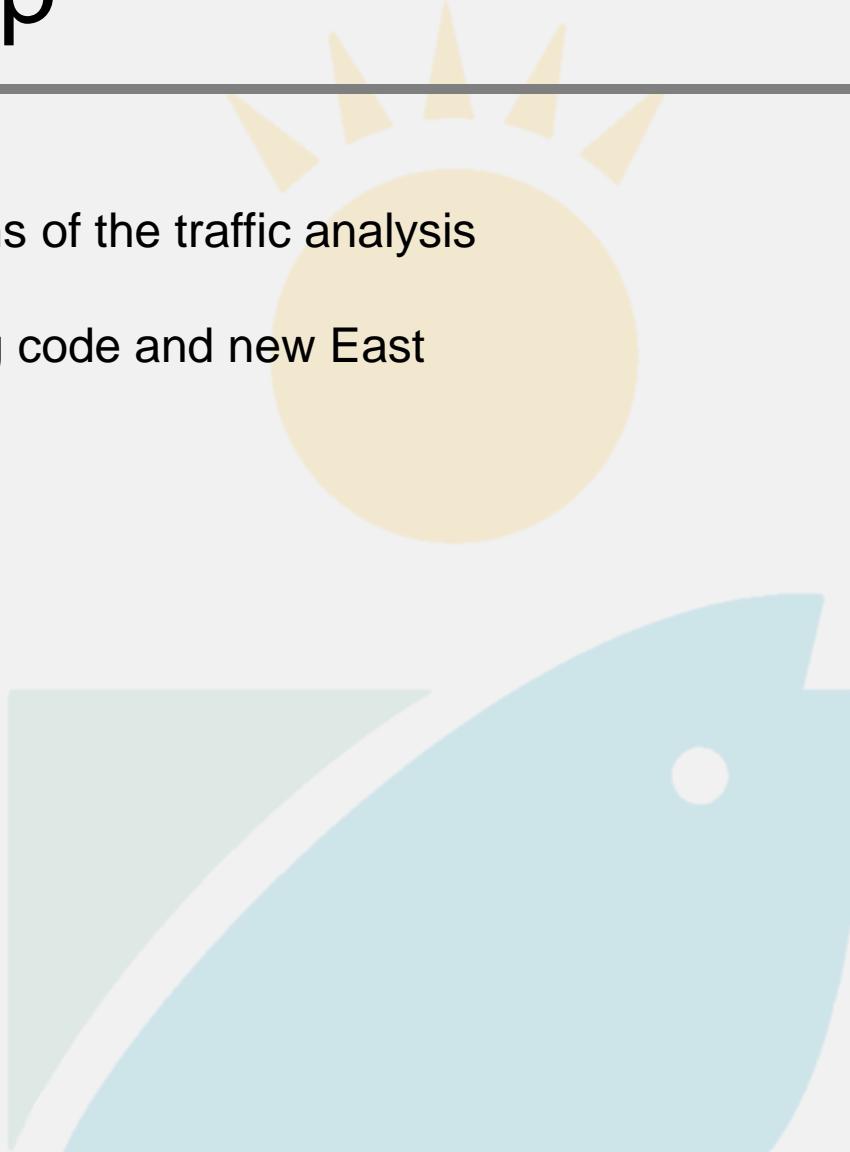
- Planning & Zoning Board and City Commission workshops
- East Transit Oriented Corridor (ETOC)
  - Land Use Plan Amendment
  - Zoning Map Amendment
  - Traffic Analysis and Recommendations
  - Zoning Code Text Amendment
- Presenters
  - Jennifer Gomez, City of Pompano Beach
  - Jean Dolan, City of Pompano Beach
  - John McWilliams, Kimley Horn
  - Natasha Alfonso-Ahmed, RMA



# Purpose of Workshop

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- Present the findings and recommendations of the traffic analysis
- Present amended Transit Oriented zoning code and new East Overlay District regulations
- Answer questions and obtain feedback



# Public Outreach and Approval Process

## 2015

- November 12, 2015 - Commission/Stakeholder Kick-off Meeting

## 2016

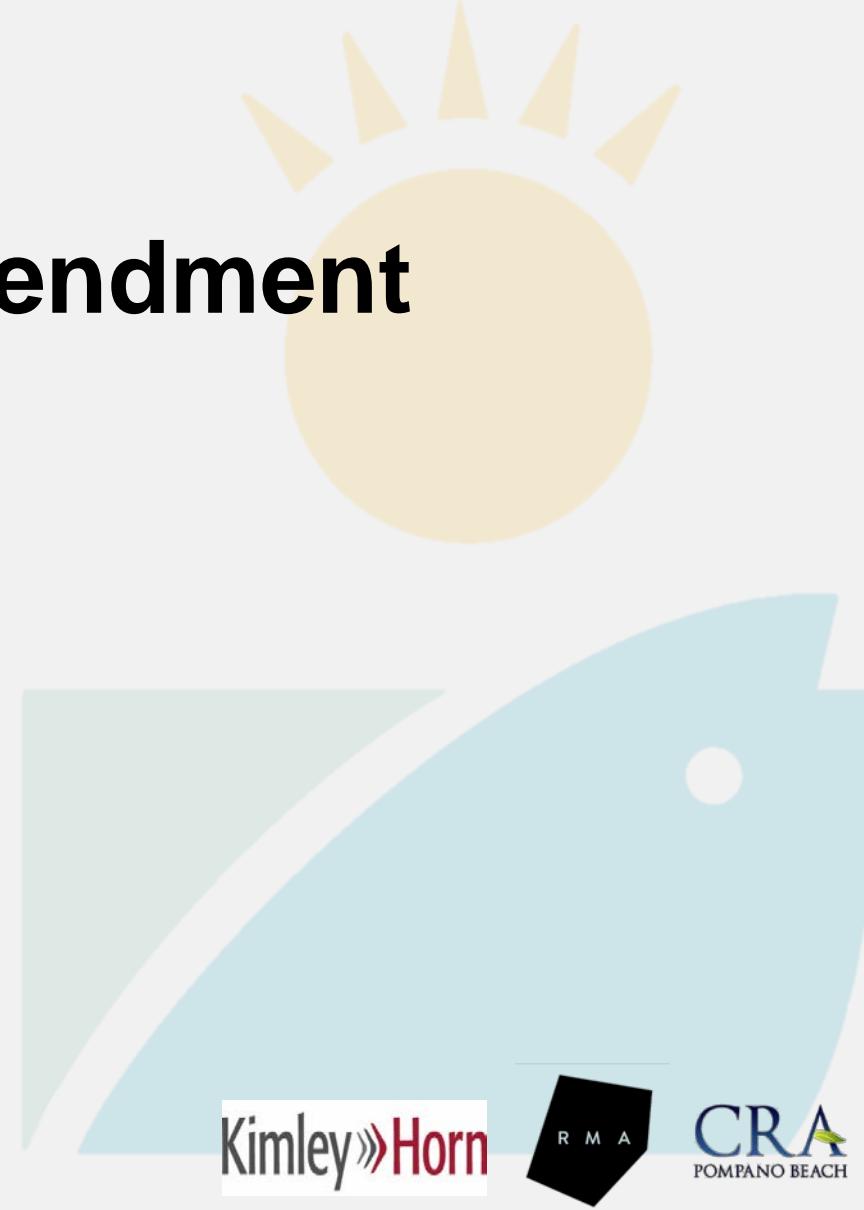
- March 16, 2016 - Workshop – Stakeholder, East CRA Advisory Committee
- April 16, 2016 - Public meeting (Saturday, 10-12:30 PM)
- April 20, 2016 - LUPA P&Z Workshop at 6 PM
- May 25, 2016 - P&Z Hearing for LUPA
- June 28, 2016 - City Commission First Reading and County transmittal for LUPA
- December 01, 2016 - BCPC Hearing

## 2017

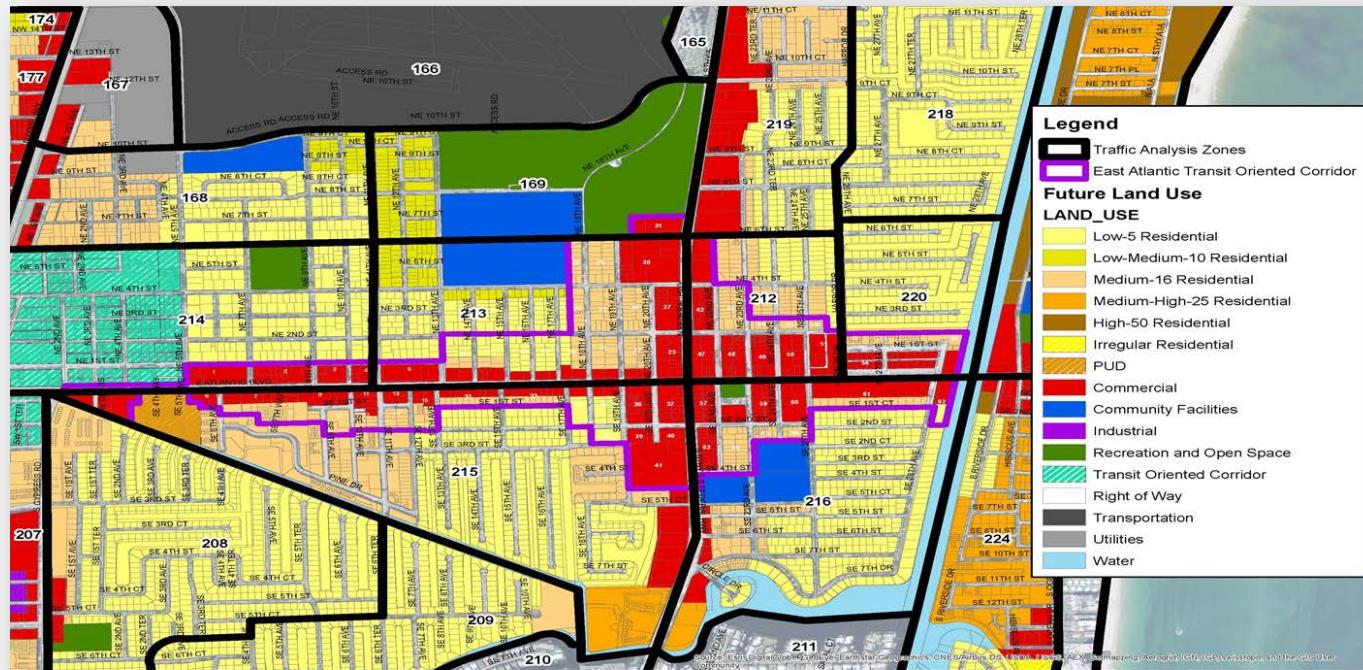
- January 24, 2017 - Broward County Commission (BCC) First Reading and Transmittal of City and County Plan Amendment to State
- March 23, 2017 - BCPC Second Reading LUPA
- April 25, 2017 - County Commission Second Reading LUPA
- June 15, 2017 - ETOC/Dixie/Atlantic Blvd Transportation/Traffic: 1<sup>st</sup> Public Meeting (present issues and gather public input)
- July 19, 2017 - ETOC/Dixie/Atlantic Blvd Transportation/Traffic/Zoning: 2<sup>nd</sup> Public Meeting (present preliminary roadway design and draft zoning)
- August 30, 2017 - ETOC/Dixie/Atlantic Blvd Transportation/Traffic/Zoning: 3<sup>rd</sup> Public Meeting (final roadway design and zoning)
- **October 09, 2017: Planning Board and Commission Workshop (Comp Plan and Zoning Text and Map Amendments)**
- November 15, 2017 DRC Hearing
- December 20, 2017 Planning and Zoning Board Hearing
- January 9, 2018 City Commission 1<sup>st</sup> Reading (Comp Plan and Zoning Text and Map Amendments) **tentative**
- January 23, 2018 City Commission 2<sup>nd</sup> Reading - Adoption (Comp Plan and Zoning Text and Map Amendments) **tentative**

# Land Use Plan Amendment

## Review

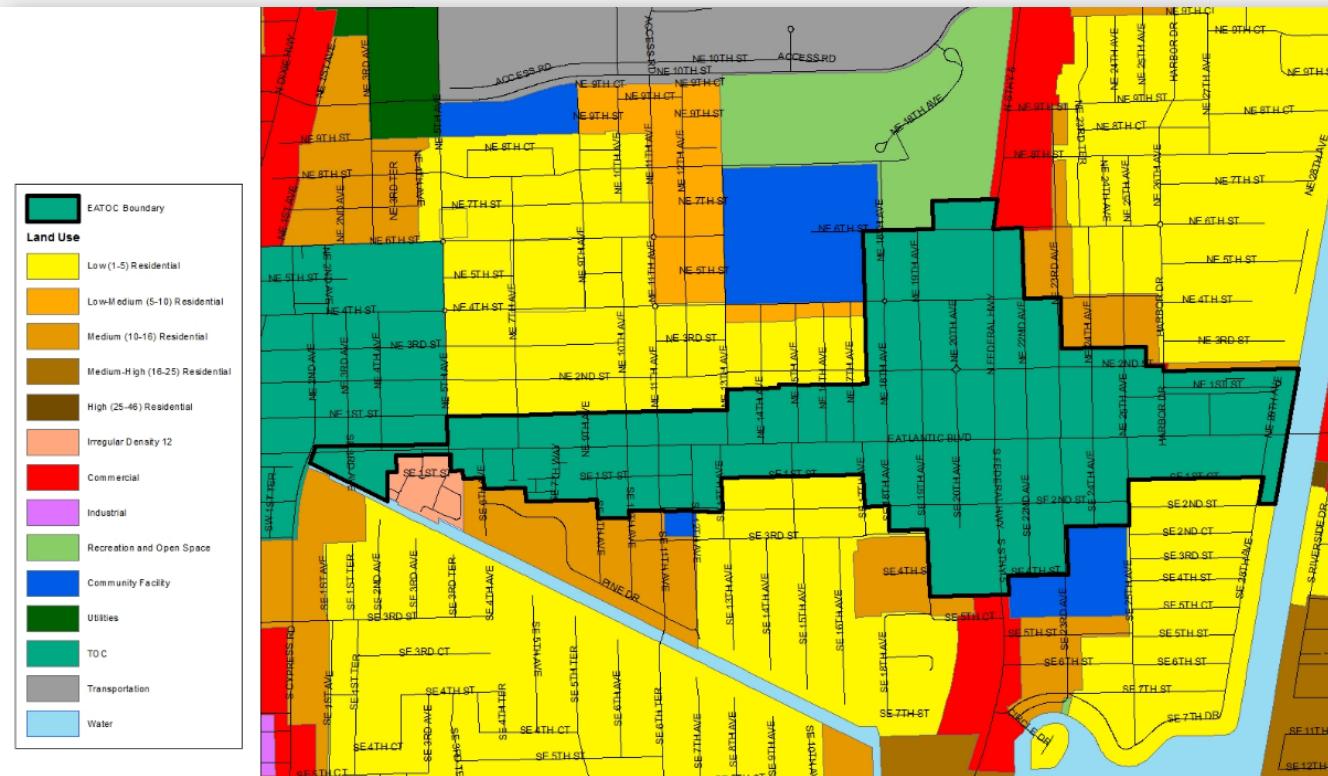


# Adopted Land Use Map:



- Single purpose commercial uses along corridor
- Commercial land use allows up to 105' height
- SF Residential land uses immediately adjacent to Commercial

# Proposed Land Use Map Amendment:



- Mixed Residential and Commercial uses along corridor
- Connects Downtown to Beach
- Establishes total entitlements in a Basket of Rights

# Proposed Entitlements for ETOC Basket-of-Rights: (15-Year Planning Horizon to 2030)

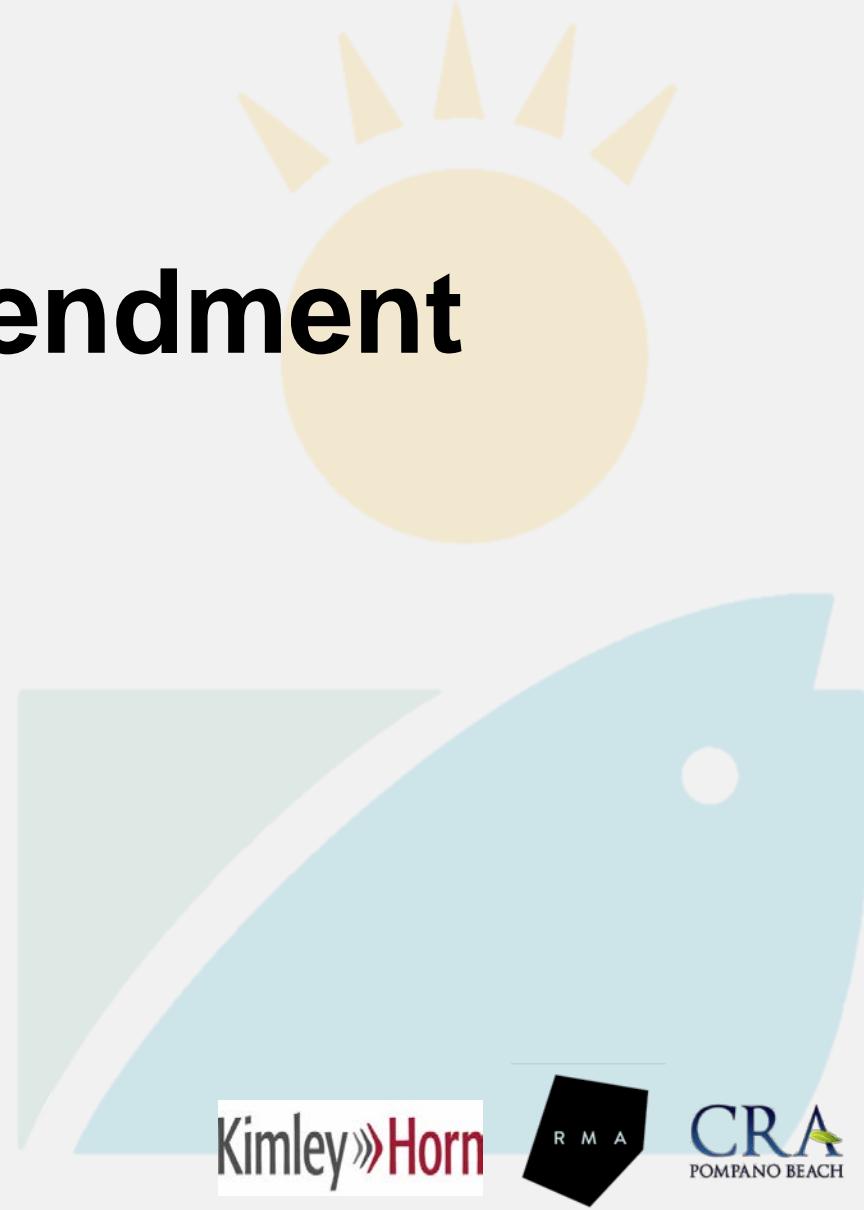
Land Use Category	Square Footage (SF)/Units	Built Square Footage (SF)/Units
Commercial (General Business)	7,000,000 SF (-37,739,280 SF)	1,759,384 SF
Residential Units	3,718 Units (+2,399 units)	1,046 Units (273 unbuilt)
Recreation and Open Space (Park)	5.5 Acres	5.5 Acres
Community Facility	5.0 Acres	5.0 Acres

# Conditions of LUPA Approval

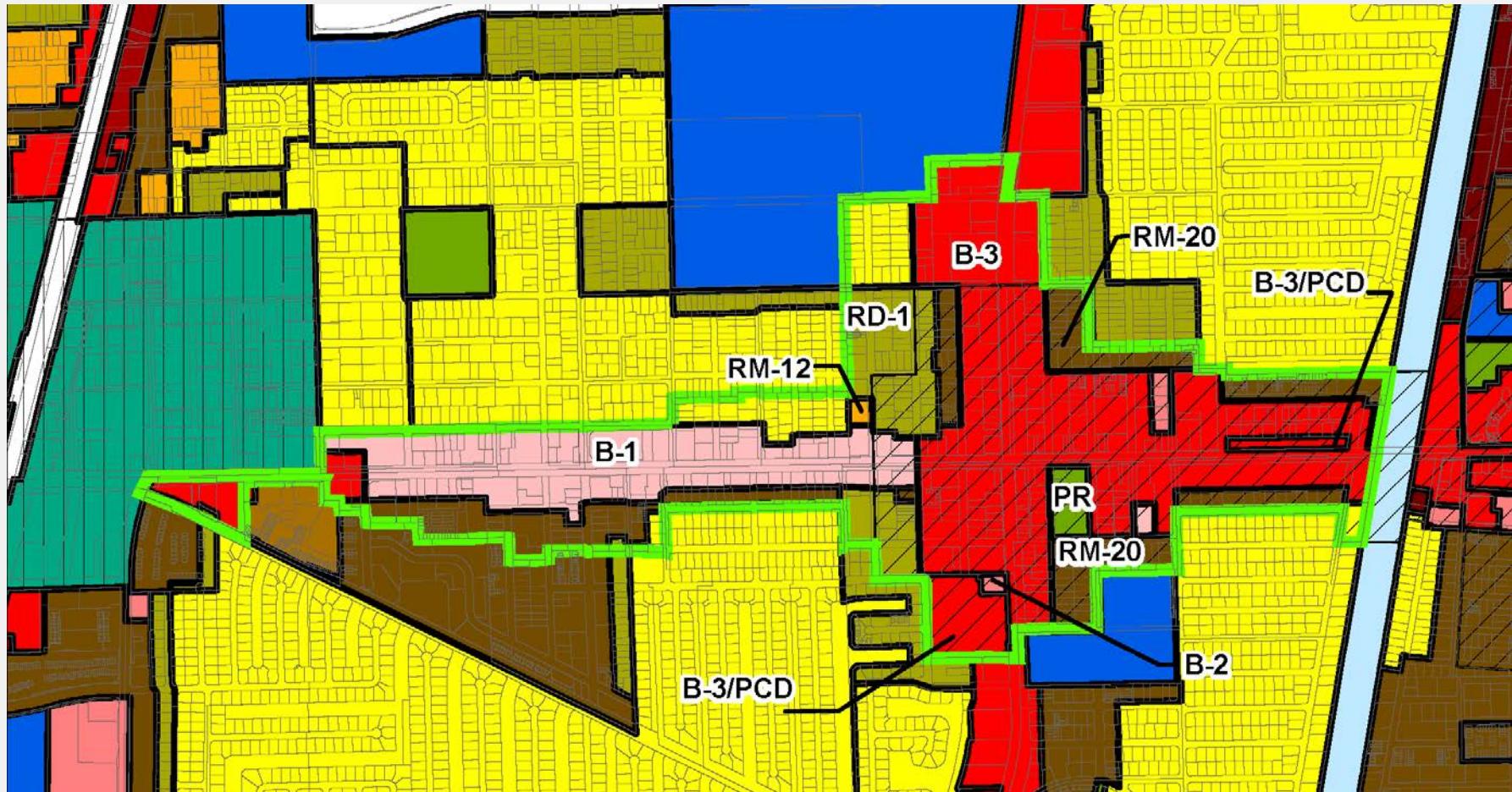
City Commission requested two items to occur concurrent with Land Use Plan Amendment:

- Additional Traffic Analysis
- Zoning Map and Text Amendment

# Zoning Map Amendment



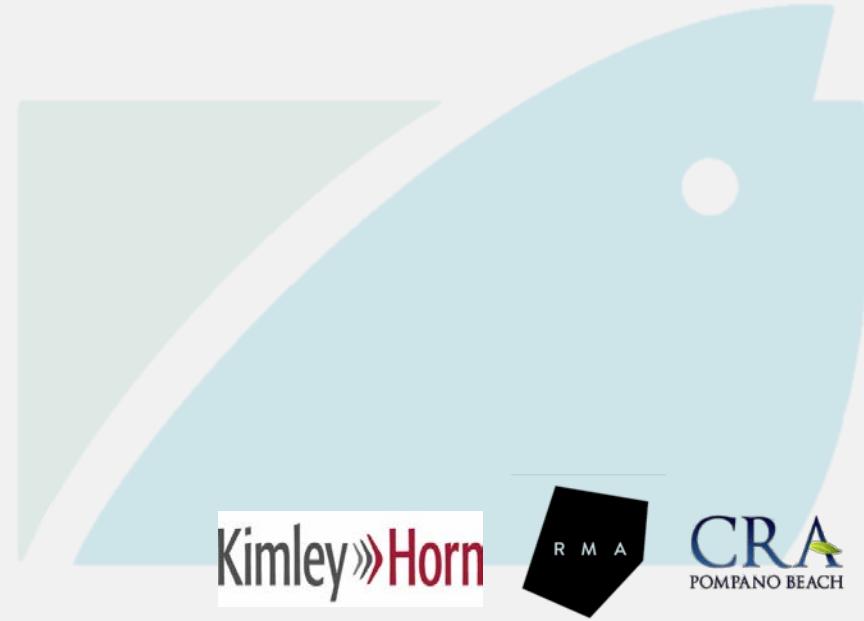
# Adopted Zoning Map:



# Proposed Zoning Map Amendment:

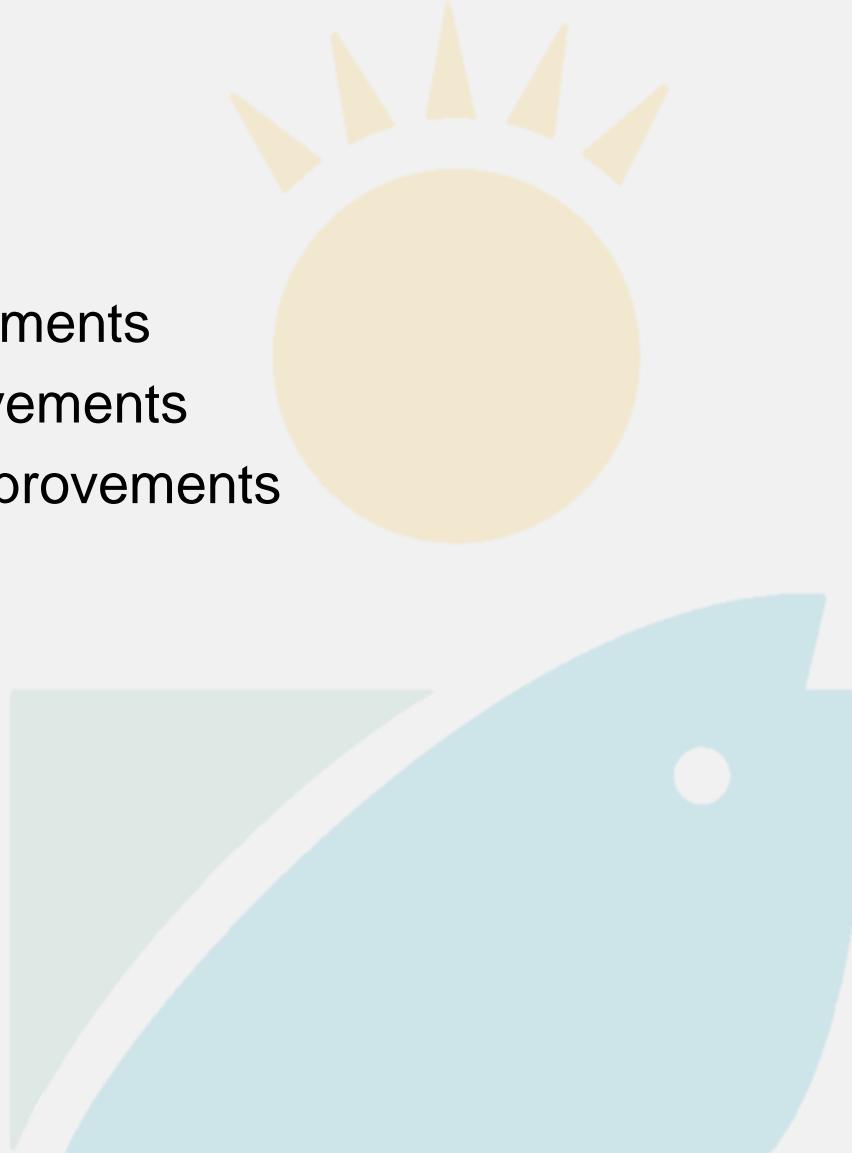


# Traffic Analysis Recommendations



# Components

- Atlantic Boulevard TSM Improvements
- Neighborhood Protection Improvements
- Neighborhood Enhancement Improvements
- Traffic Study Requirements



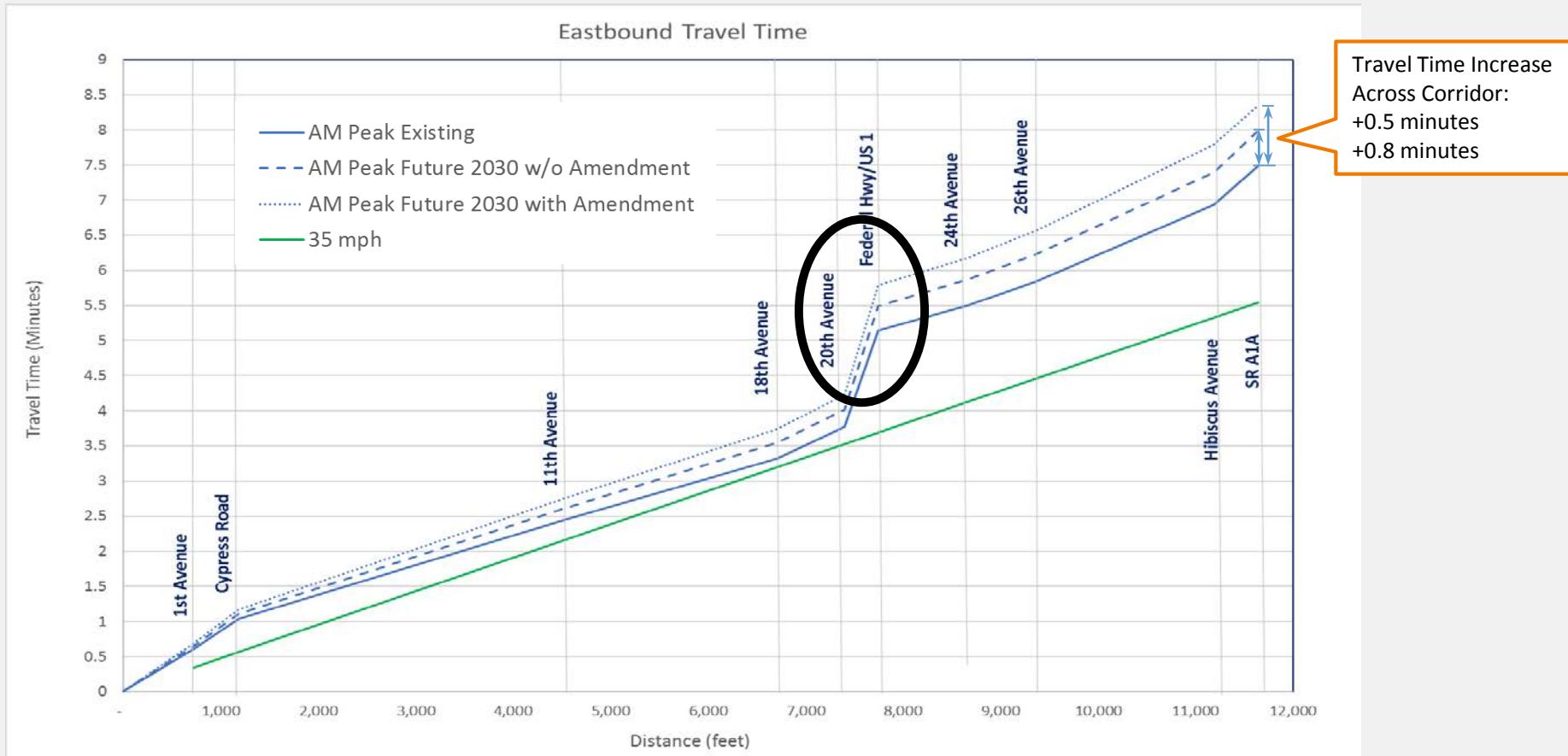
# Atlantic Boulevard Analysis & TSM Improvements

# Travel Time and Speed Analysis

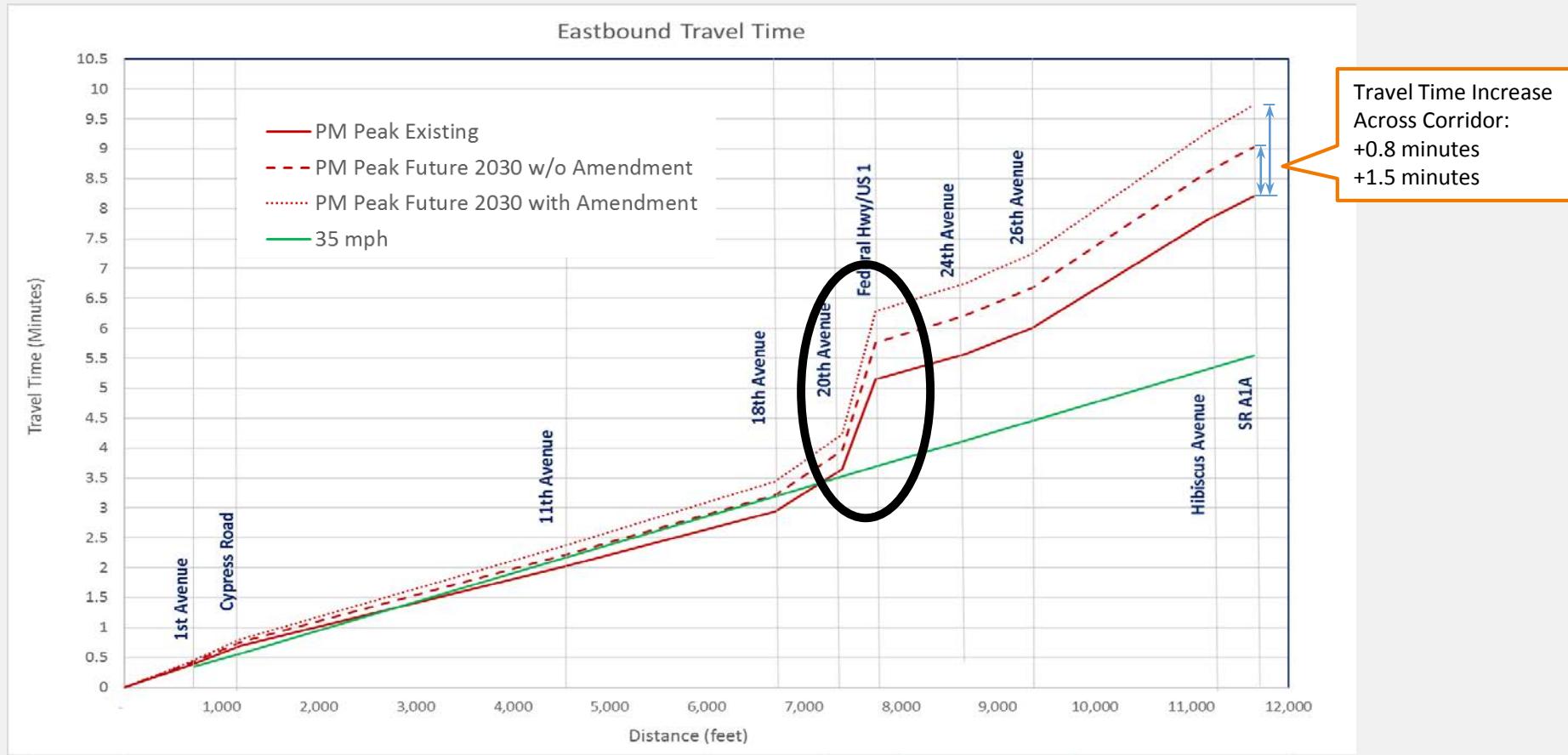
- Future scenarios without and with the amendment were projected to compare to the existing conditions travel time and speed graphs showed in the previous meeting.

Annual Growth Rate		
Street	2030 Without Amendment	2030 With Amendment
	Annual Growth Rate	Annual Growth Rate
Atlantic Boulevard	0.5%	0.9%
US 1	0.5%	0.7%

# Atlantic Blvd Travel Time Analysis: EB AM Peak



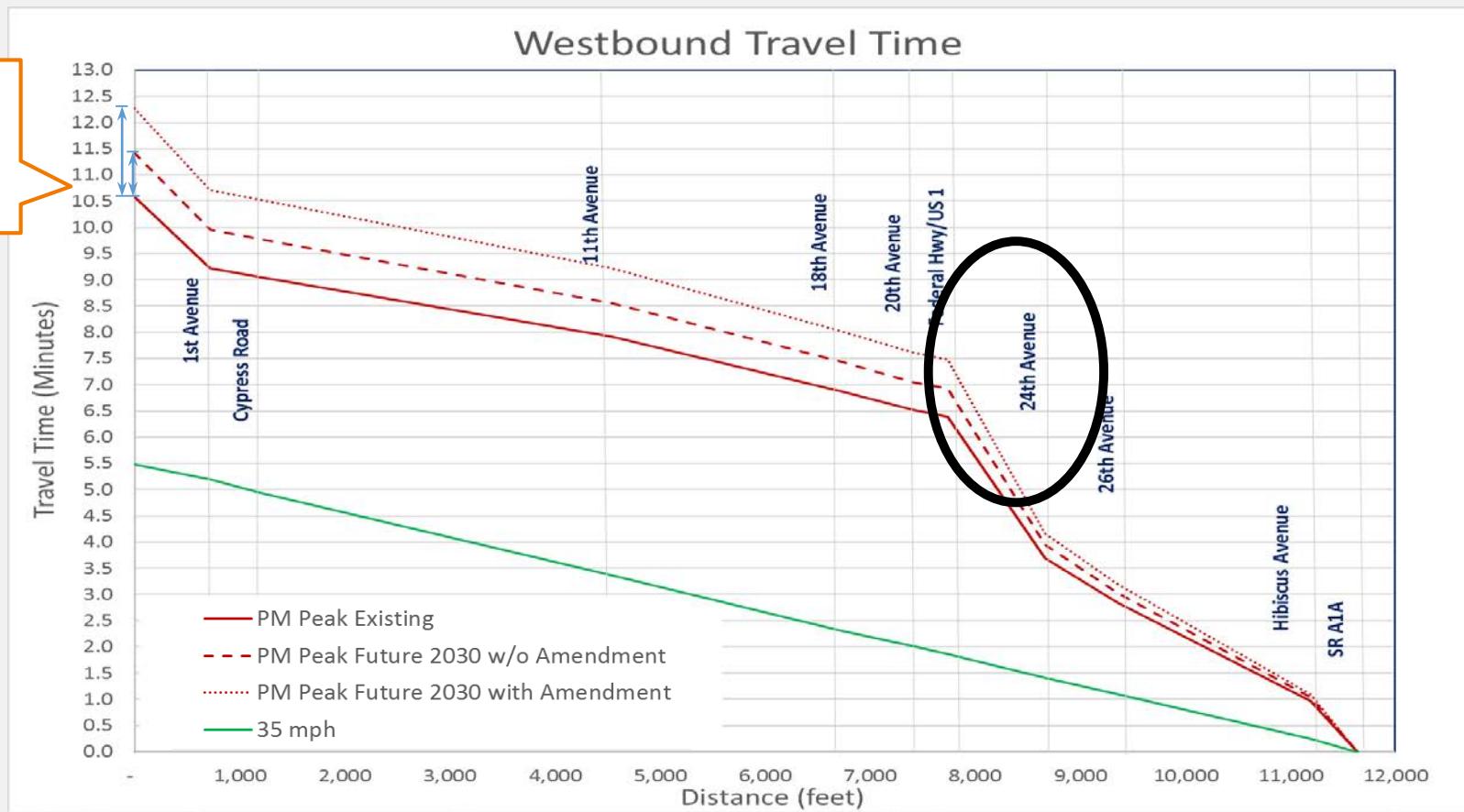
# Atlantic Blvd Travel Time Analysis: EB PM Peak



# Atlantic Blvd Travel Time Analysis: WB AM Peak



# Atlantic Blvd Travel Time Analysis: WB PM Peak



# Future 2030 with Amendment

- Intersection Capacity Analyses were performed on the intersections below during the AM and PM peak hours with a calculated growth rate per street assumed for future 2030 conditions with and without the amendment in place.

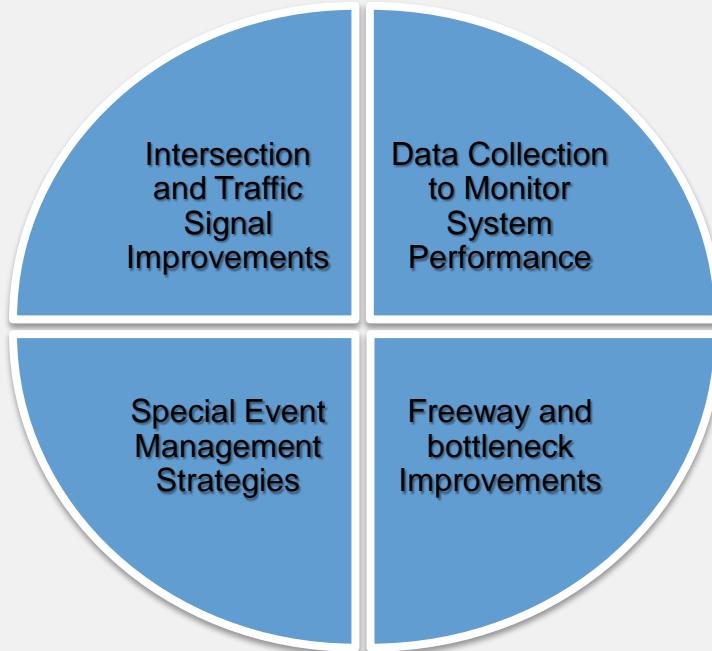
% Increase in Delay from Future 2030 without Amendment	
AM = +8%	
PM = +11%	



# TSM Improvements

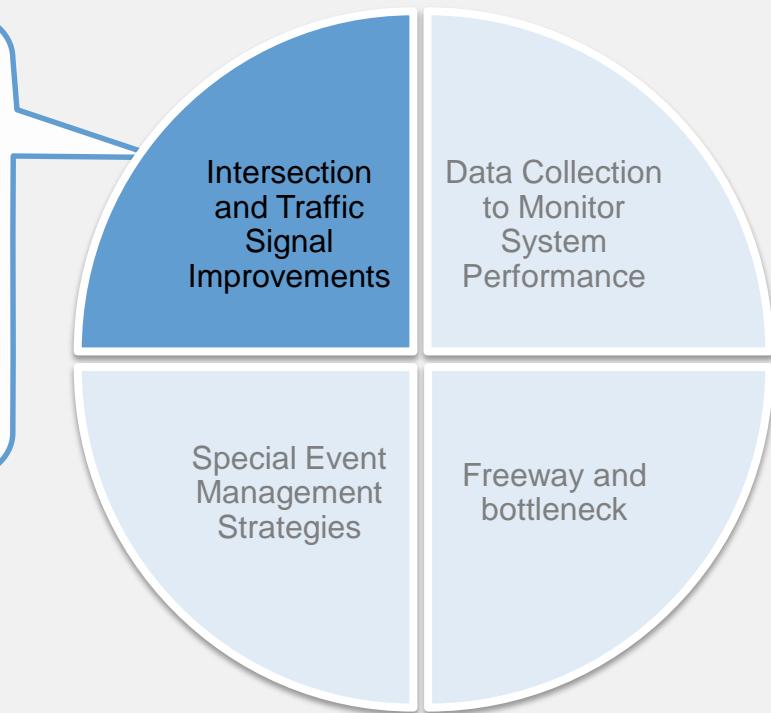
TSM = Transportation System Management Improvements

- Seeks to identify improvements of operational nature to enhance the capacity of an existing system

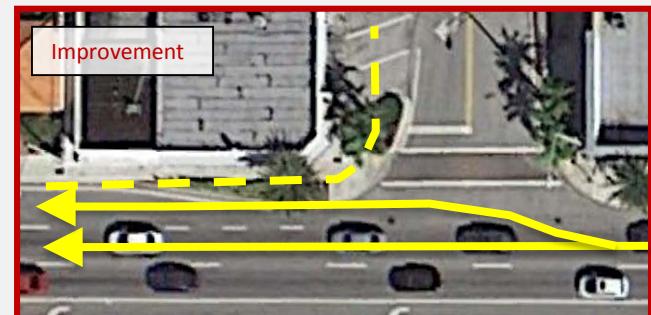
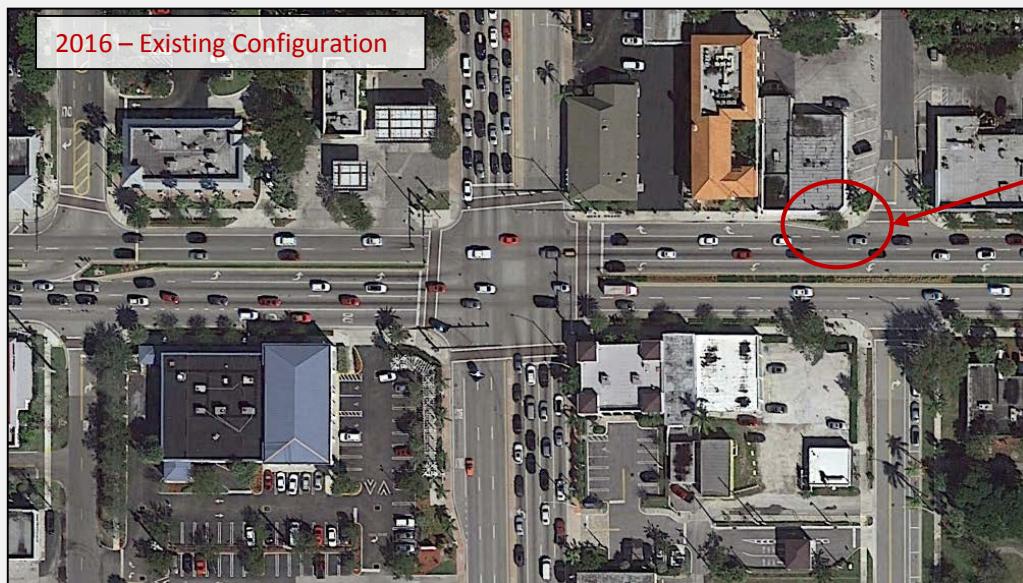


# Potential TSM Improvements

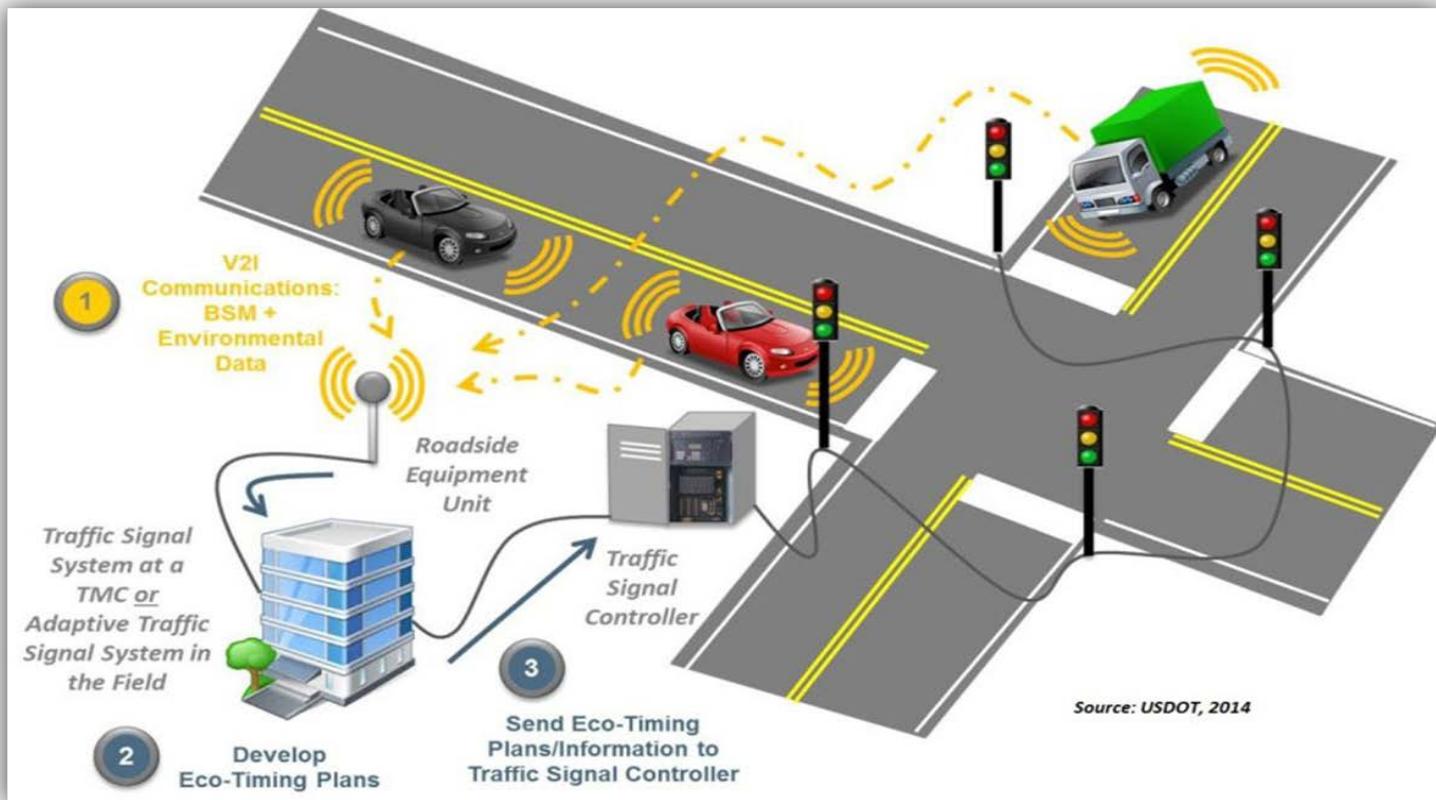
- Signal optimization
- Controller and signal head upgrades
- Vehicle detectors repair/replacement
- Adaptive signal control (By BCTED)
- Turning lanes
- Pavement striping
- Lane assignment changes
- Signage and lighting



# Turn Lane Improvements



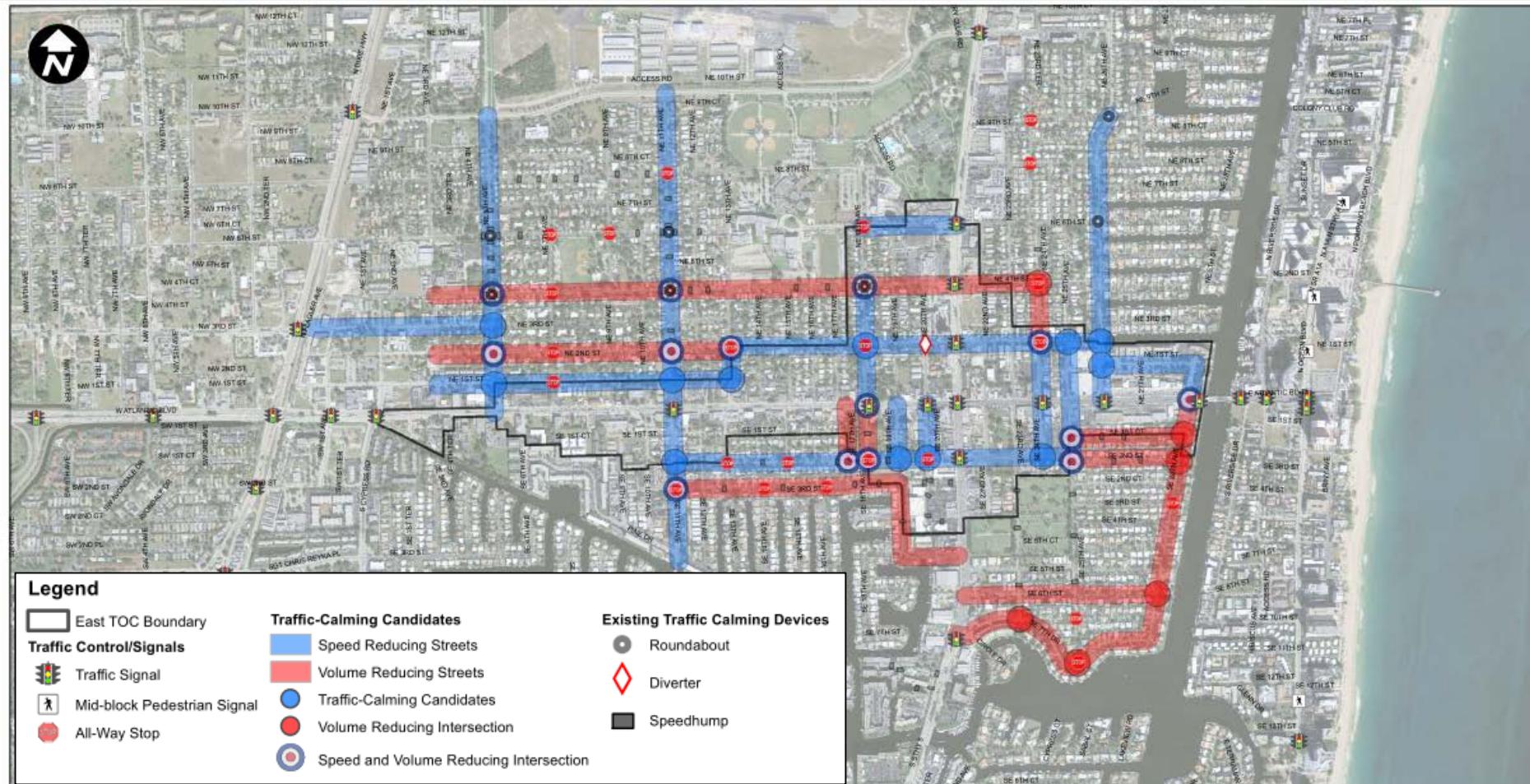
# Adaptive Signal Control



# Neighborhood Protection Improvements



# Potential Neighborhood Protection Corridors



# Speed Reducing Traffic Calming Treatments



A Raised Intersection



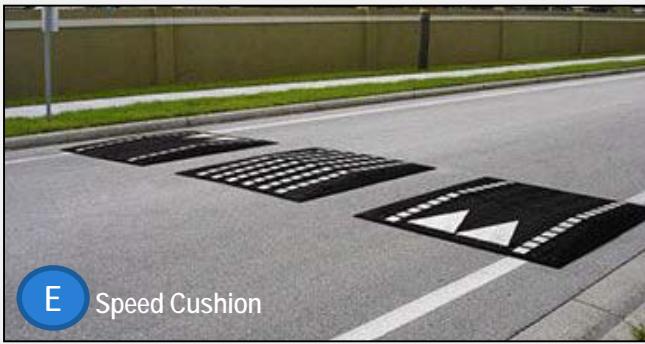
B Raised Crosswalk



C Adding Stop Intersection



D Textured Pavement Speed Table

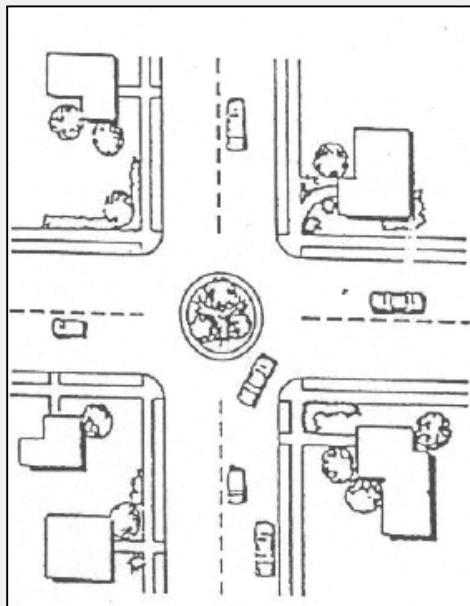


E Speed Cushion

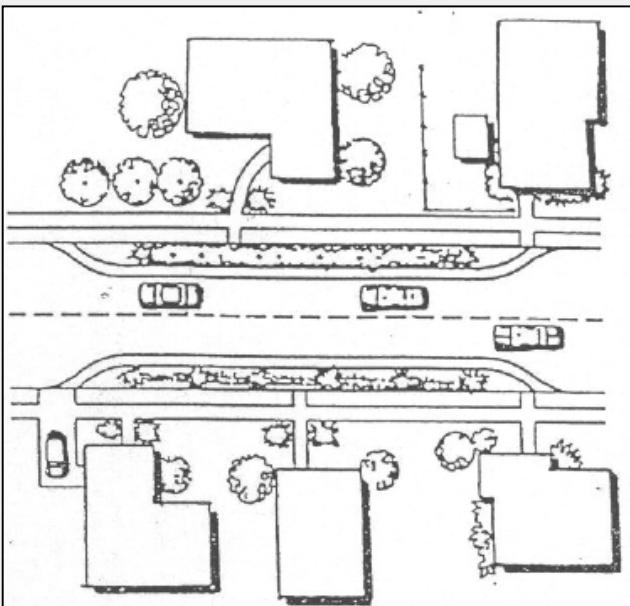


F Speed Hump

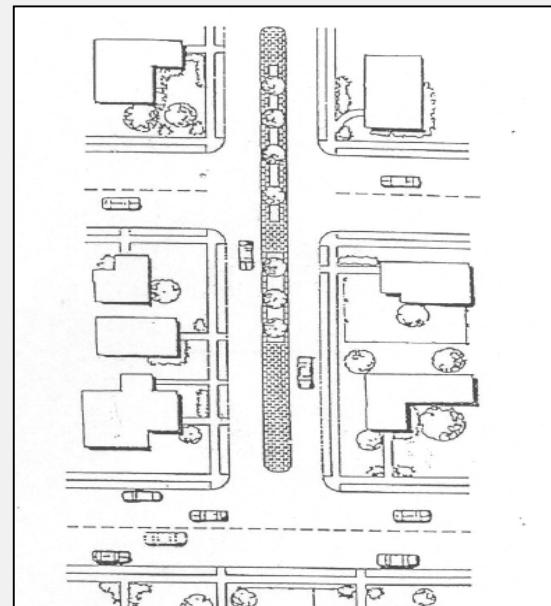
# Speed Reducing Traffic Calming Treatments



**G** Neighborhood Roundabout



**H** Lane Narrowing



**I** Traffic Median

Source: Broward County

# Volume Reducing Traffic Calming Treatments



A

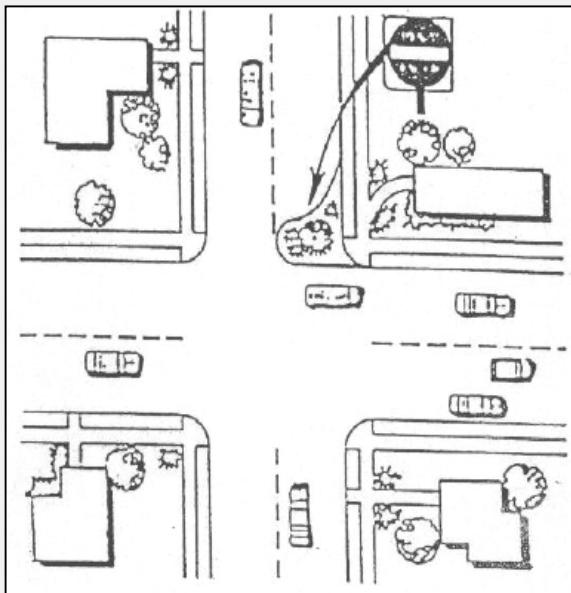
Diagonal/Semi Diverters



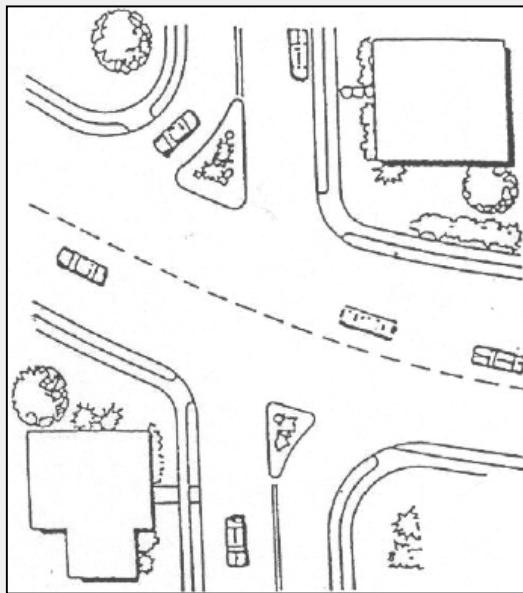
B

Neighborhood Signs

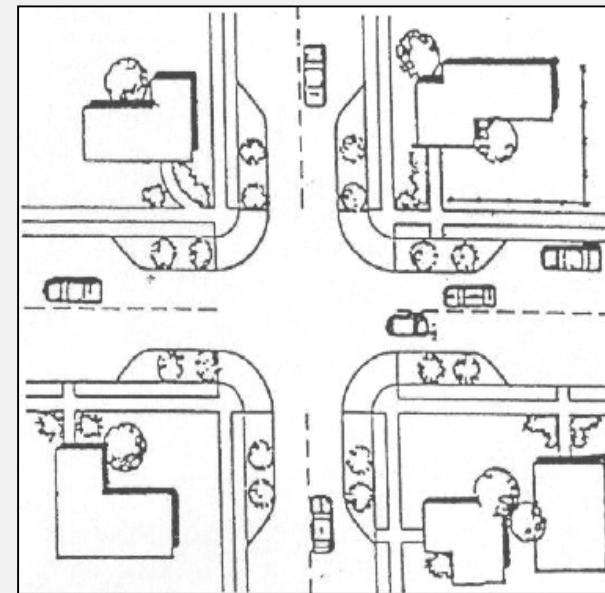
# Volume Reducing Traffic Calming Treatments



C Turn Prohibition



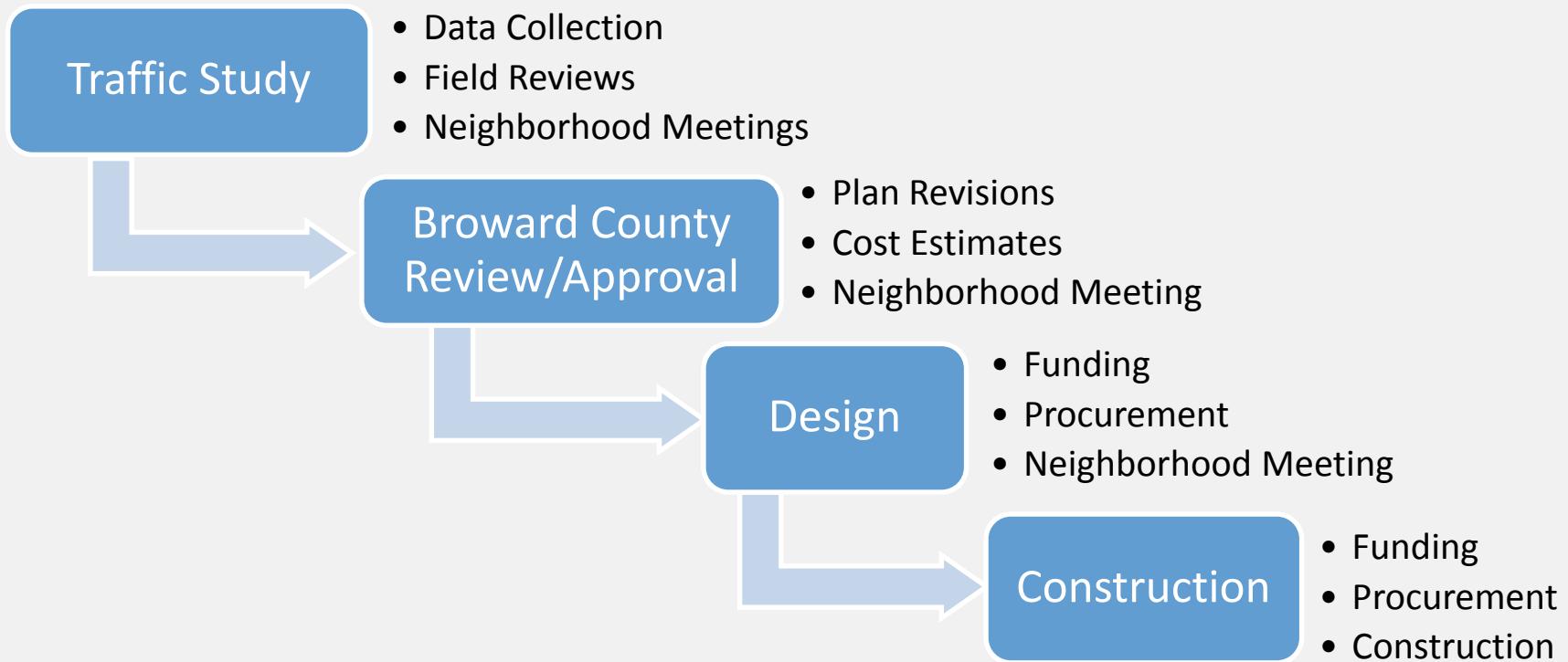
D Channelization



E Neckdowns

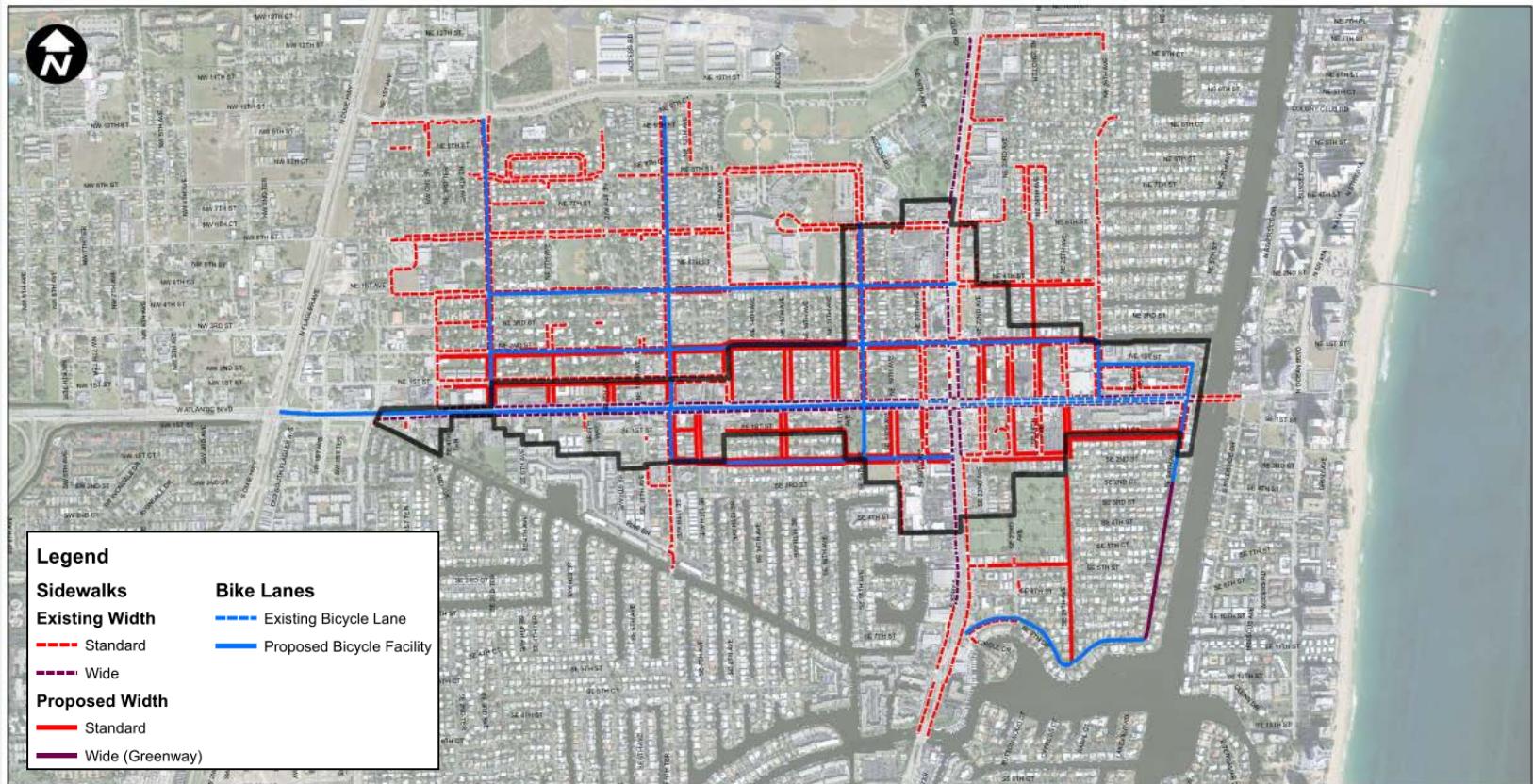
Source: Broward County

# Implementation Process

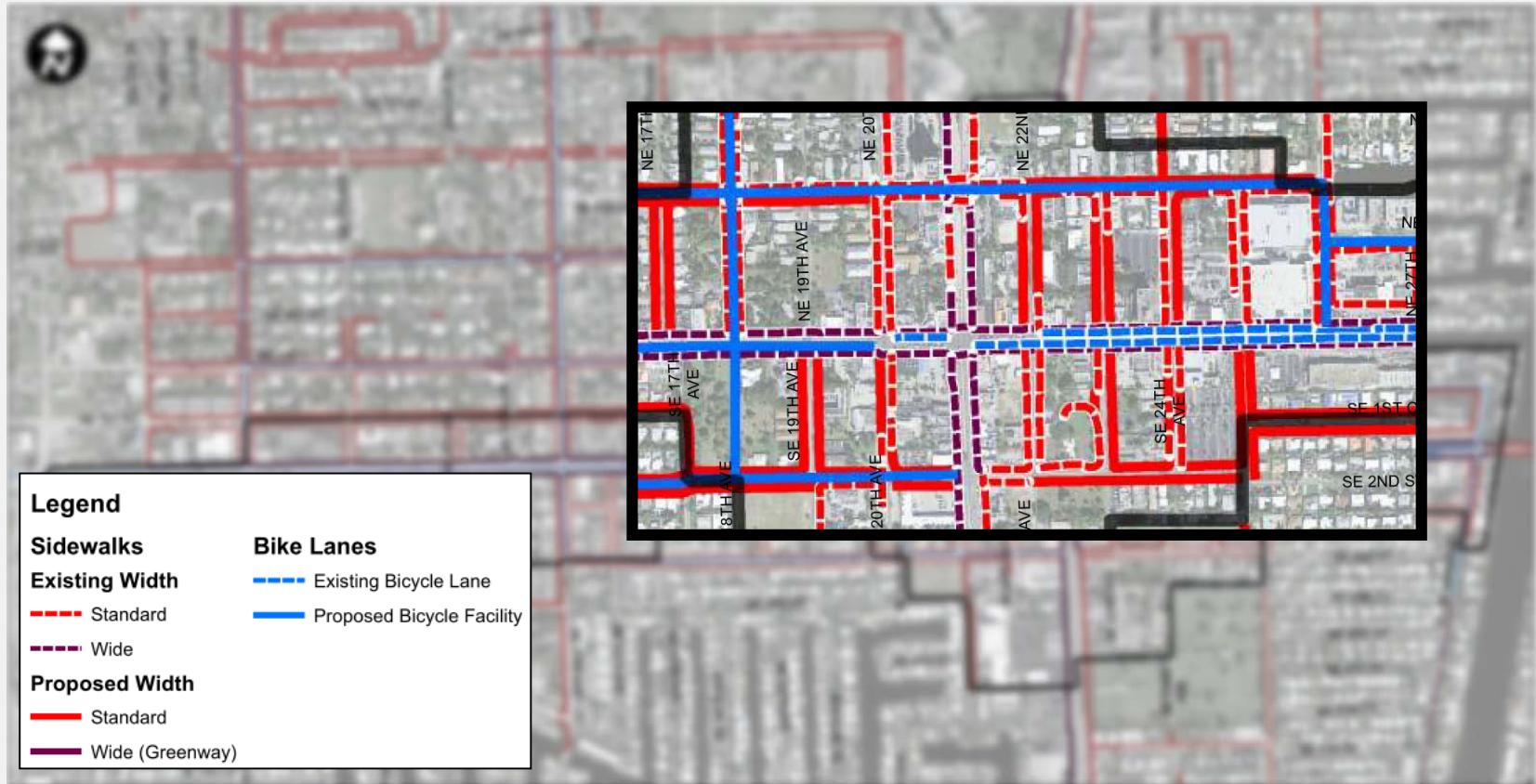


# Neighborhood Enhancement Improvements

# Pedestrian/Bicycle Connectivity Map



# Connectivity Sample



# Bicycle Connectivity Samples



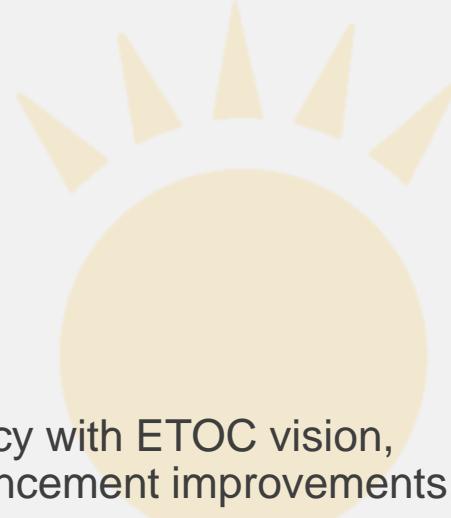
A Bike lanes

B Sharrows

C Shared-Use Paths (Harbor Village)

# Traffic Study Requirements

# Traffic Study Requirements

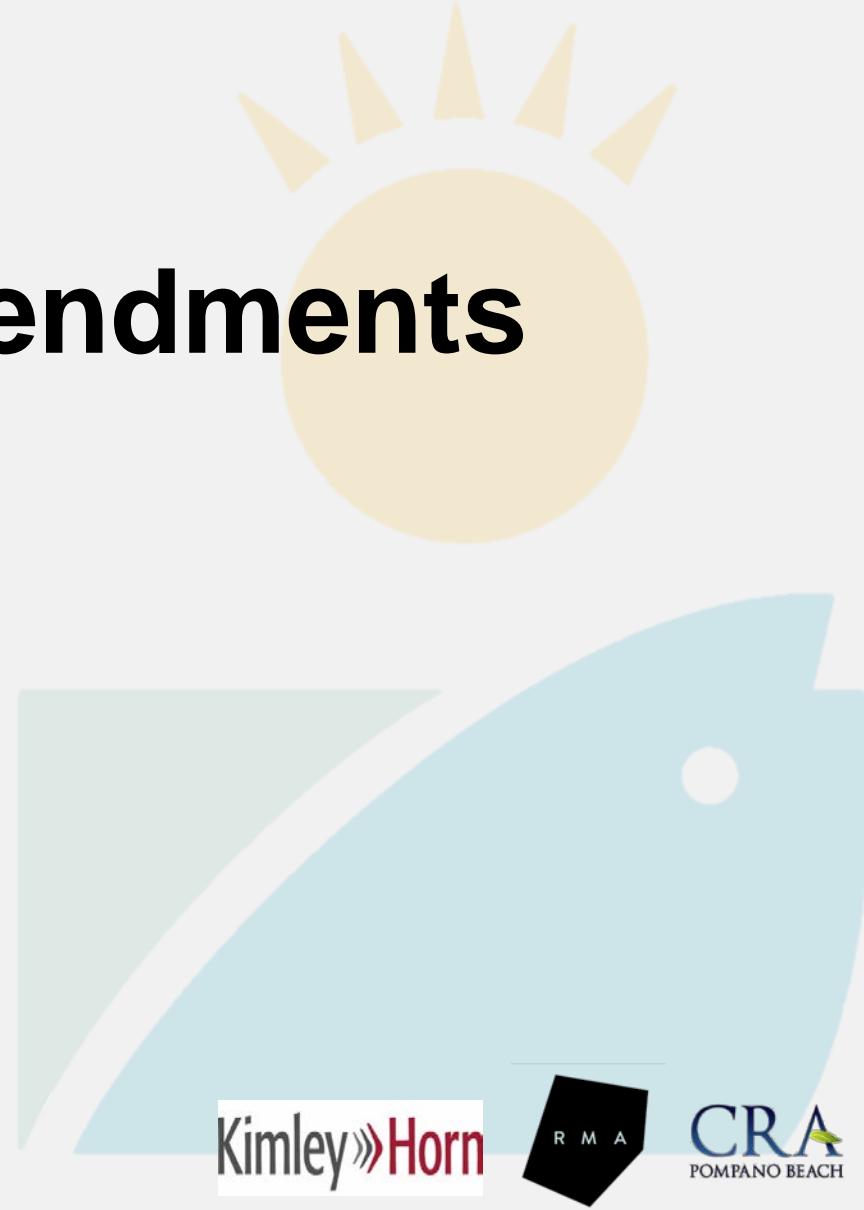


- Traffic study requirements goals: maintain consistency with ETOC vision, minimize impacts to neighborhoods, implement enhancement improvements.
  - Study required if project generates 100+ trips per hour during a.m. or p.m. peak hour.
  - City has discretion to require smaller projects to perform a study if deemed necessary.
  - Study methodology submitted to City for review and approval.
  - Focus on minimizing project traffic through residential areas.
- City will retain outside consultant to review studies.
- Developer will pay for review through cost recovery at no additional costs to the City.

# Summary of Recommendations

- Atlantic Boulevard TSM Improvements
  - Pursue localized and systemwide improvements that notably improve flow along corridor.
- Neighborhood Protection Improvements
  - Studies to be performed at the time of new ETOC development impacts
  - Perform detailed studies of four (4) neighborhoods to identify improvements
  - Fund, design, and construct neighborhood plans
- Neighborhood Enhancement Improvements
  - Develop phasing and prioritization plan
  - Fund, design, and construct enhancements

# Zoning Text Amendments



# Proposed Text Amendments

## Modified Sections:

- **Article 3, Part 5, Special Base Zoning Districts:**
  - Sec. 155.3501: *Transit Oriented (TO) District*
- **Article 9, Part 5, Terms and Uses Defined**

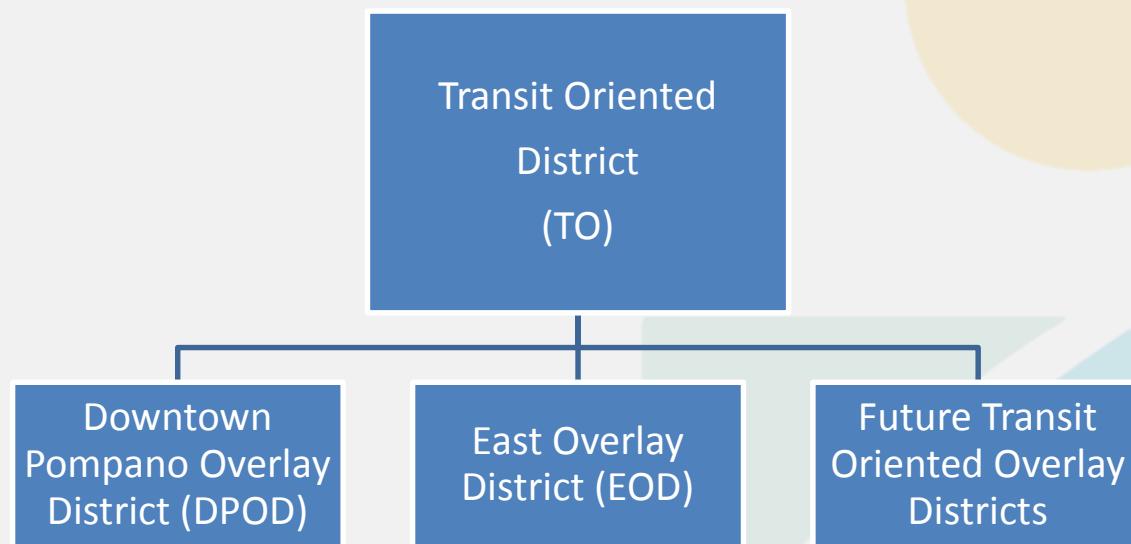
## Added Section:

- **Article 3, Part 7, Overlay Zoning Districts:**
  - Sec. 155.3709: *East Overlay District (EOD)*

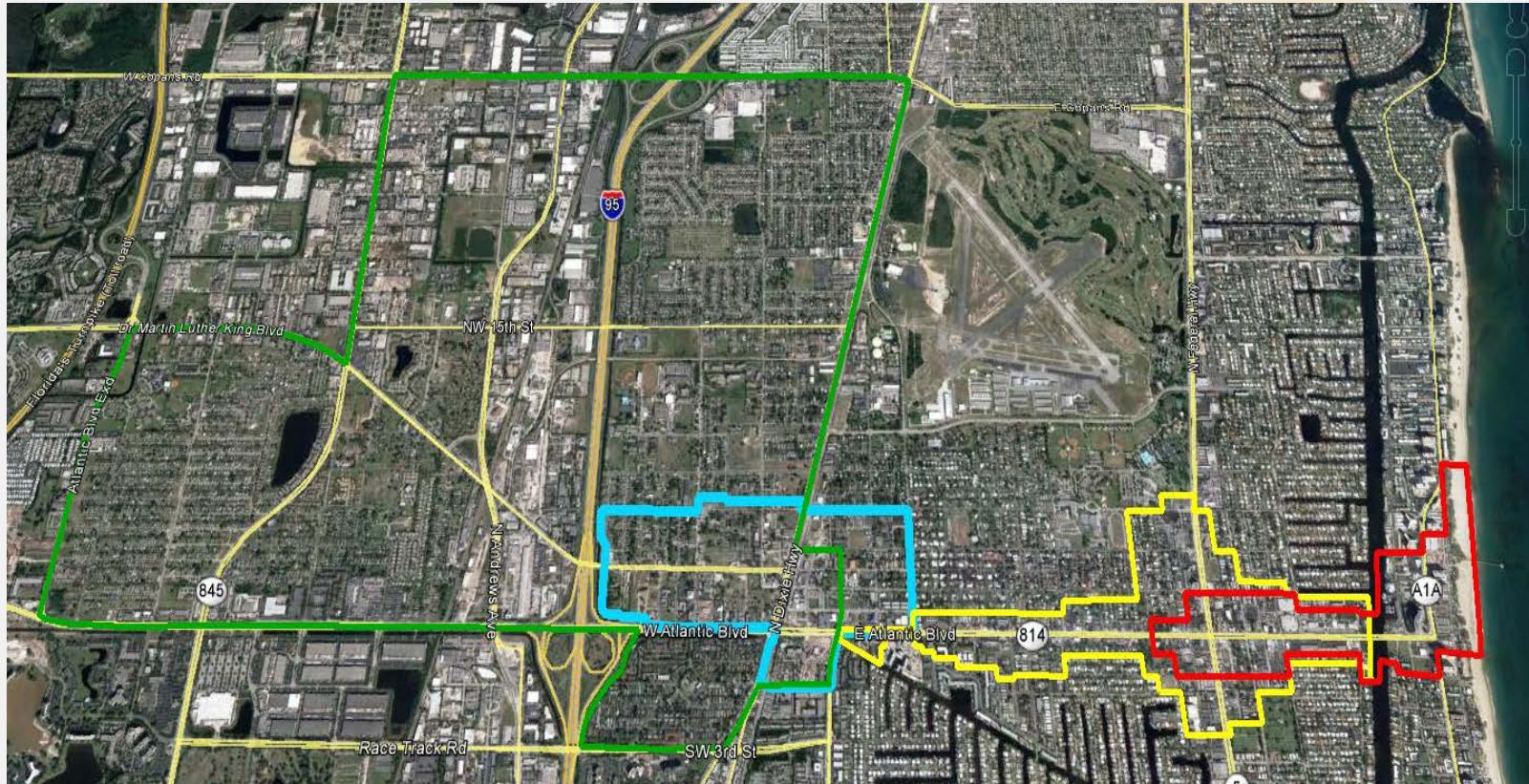
## Main Objective:

- Establish form-based development regulations that encourage mixed use, provide predictability and ensures compatibility with residential districts

# Organization of Proposed Form-Based Regulations



# Transit Oriented (TO) Districts and CRAs



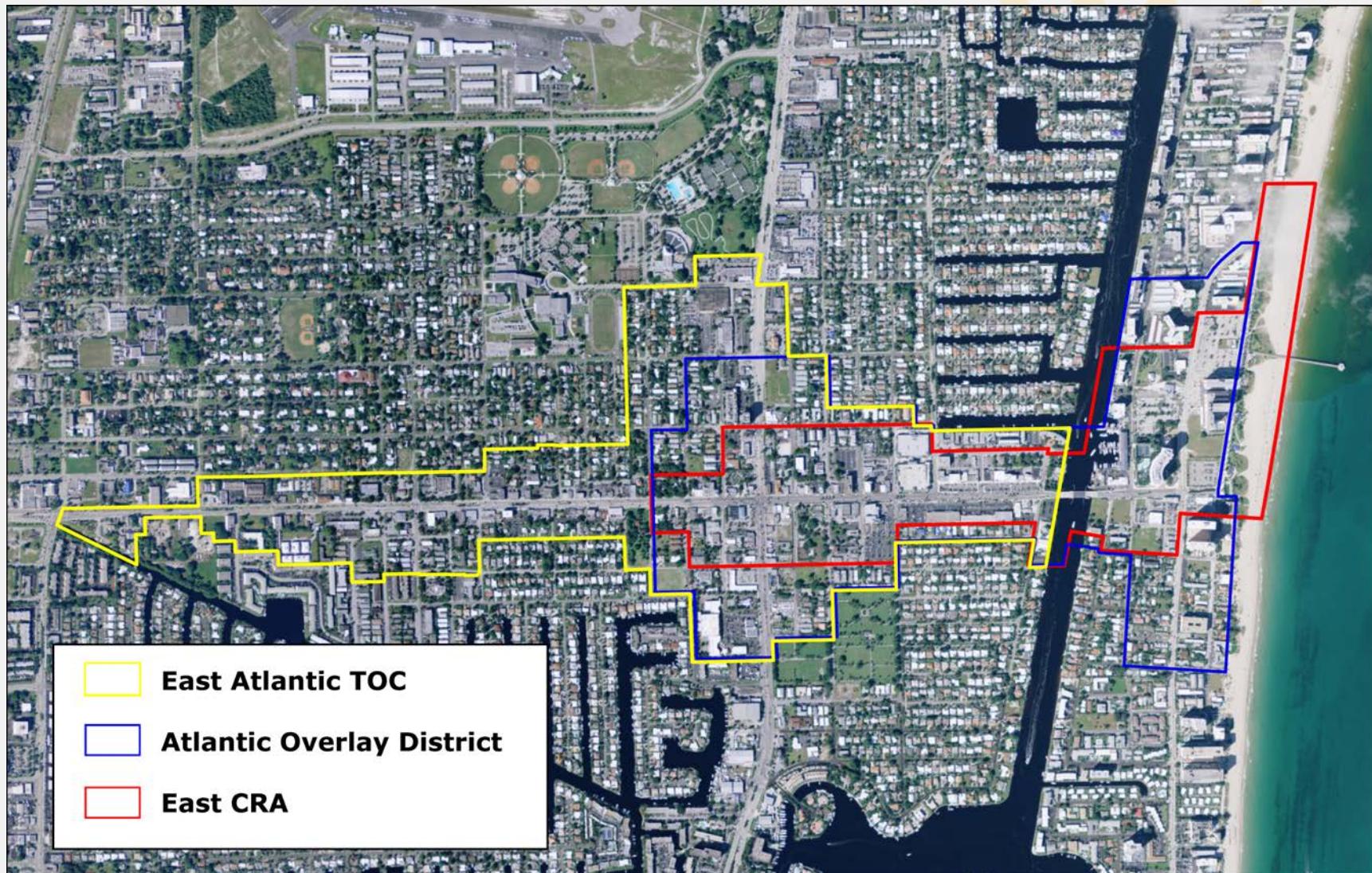
Downtown Pompano TOC / TO/ DPOD

NW CRA

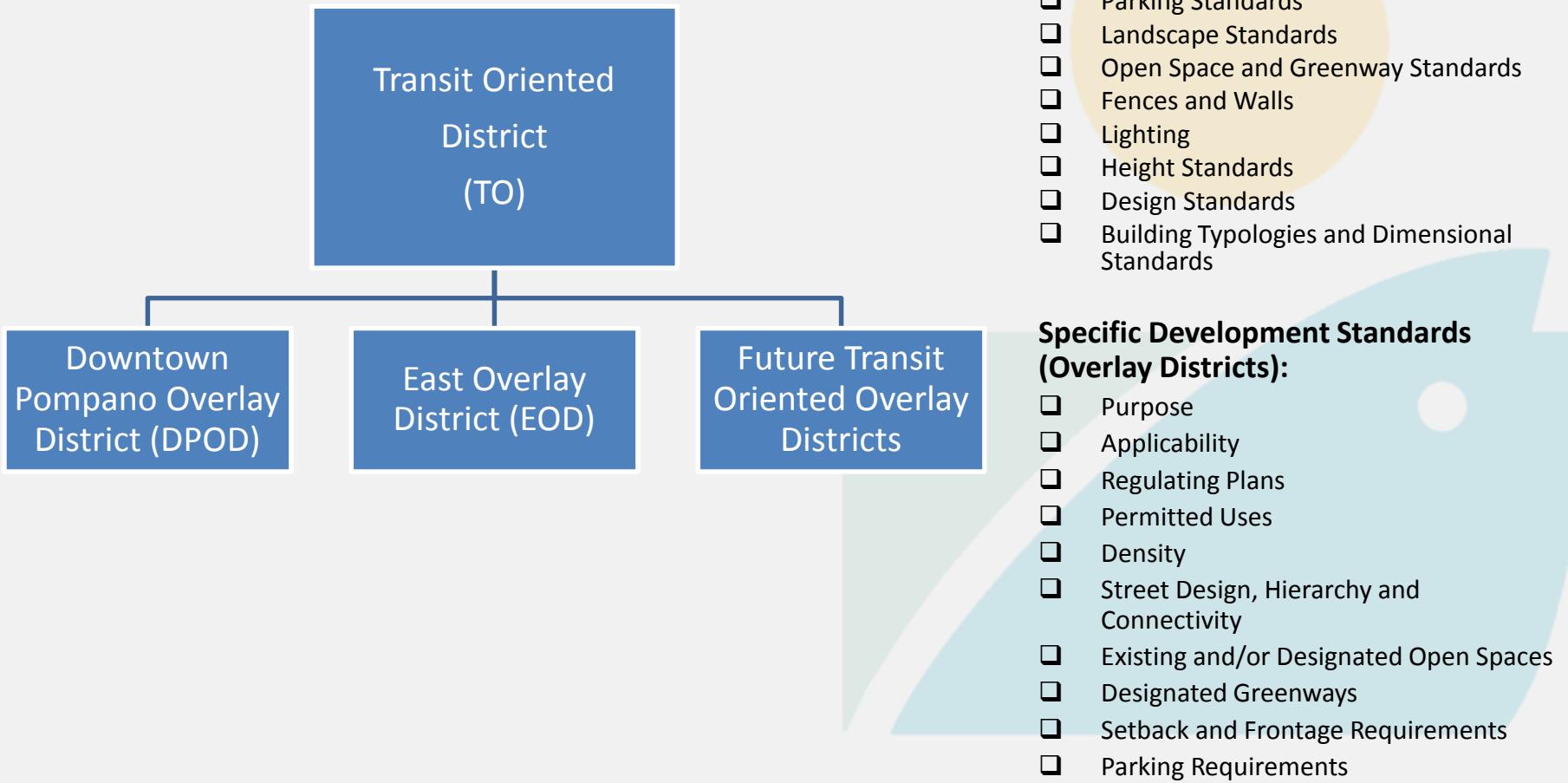
East TOC / TO/ EOD

East CRA

# East Transit Oriented District (ETOC)



# Organization of Proposed Form-Based Regulations



# Amendments

## Section 155.3709:

### East Overlay District (EOD)



# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Purpose:

*The East Overlay District (EOD) is established and intended to encourage an urban form that promotes transit usage and pedestrian oriented development in the area connecting the Downtown Pompano Beach Overlay District and the Atlantic Boulevard Overlay District. The purpose of the district standards is to:*

- stimulate economic revitalization,
- create a pedestrian-friendly environment
- promote mixed-use development
- help implement the Pompano Beach Transportation Corridor Study Transformation Plan and the Pompano Beach Community Redevelopment Plan for the East CRA

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

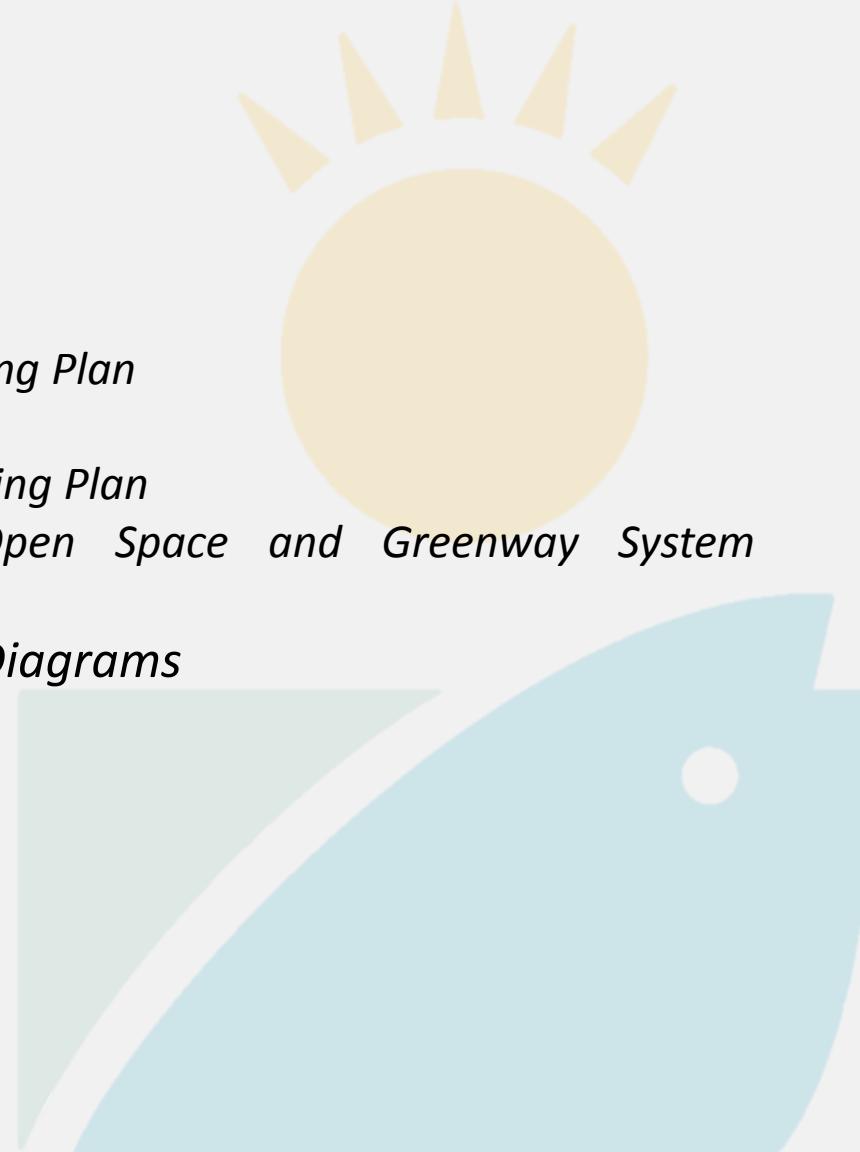
- Applicability:
  - *EOD standards govern over underlying base zoning districts (TO)*
  - *Exemptions from TO and EOD:*
    - *Existing Planned Development (PD) zoning districts existing prior to adoption of the EOD (governed by the PD regulations)*
    - *Existing Auto-oriented Uses at locations with site plan approval for such use prior to adoption of the EOD. Single Family and Two-Family Dwellings only (governed by development standards for previous zoning district and Articles 2, 4, 5, 7 and 9 until such use converts to a new principal use type)*
    - *Existing Structures and Lots used for Places of Worship (including off-street parking) at locations with site plan approval for such use prior to adoption of the EOD. (governed by development standards for previous zoning district and Articles 2, 4, 5, 7 and 9 until such use converts to a new principal use type)*
    - *Existing parks and recreation areas designated as RO in the Use Regulating Plan (governed by PR zoning district regulations)*

# Amendments

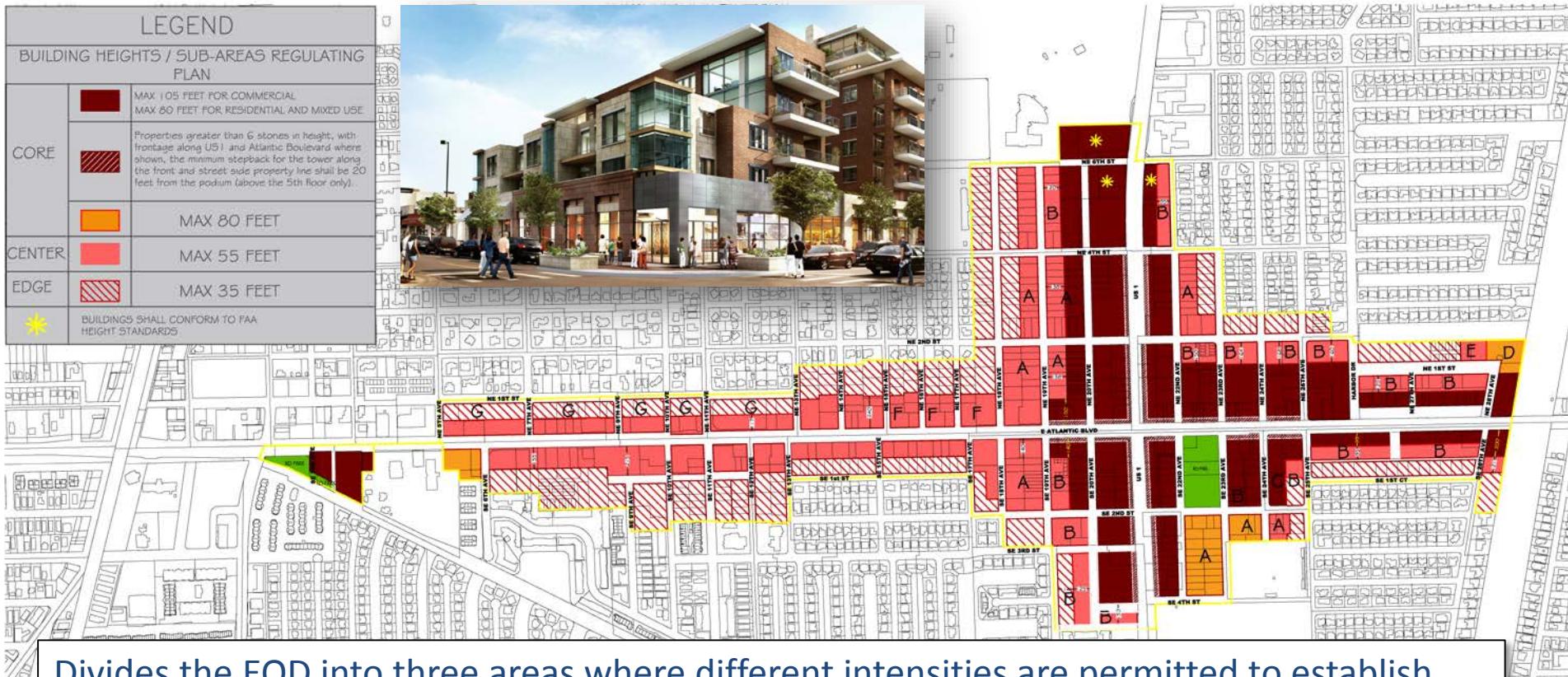
## Section 155.3709:

### East Overlay District (EOD)

- Regulating Plans:
  - *Sub-Areas/Building Heights Regulating Plan*
  - *Use Areas/Density Regulating Plan*
  - *Street Network Connectivity Regulating Plan*
  - *Designated Publicly Accessible Open Space and Greenway System Regulating Plan*
  - *Street Development Regulating Diagrams*



# The Sub-Areas/Building Heights Regulating Plan:



Divides the EOD into three areas where different intensities are permitted to establish compatibility with the single-family neighborhoods:

- **Core:** area with the highest intensity and maximum building height of either 105' or 80' (stepback may apply)
- **Center:** area with a medium intensity and maximum building height of 55'
- **Edge:** area with the lowest intensity and maximum building height of 35'

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

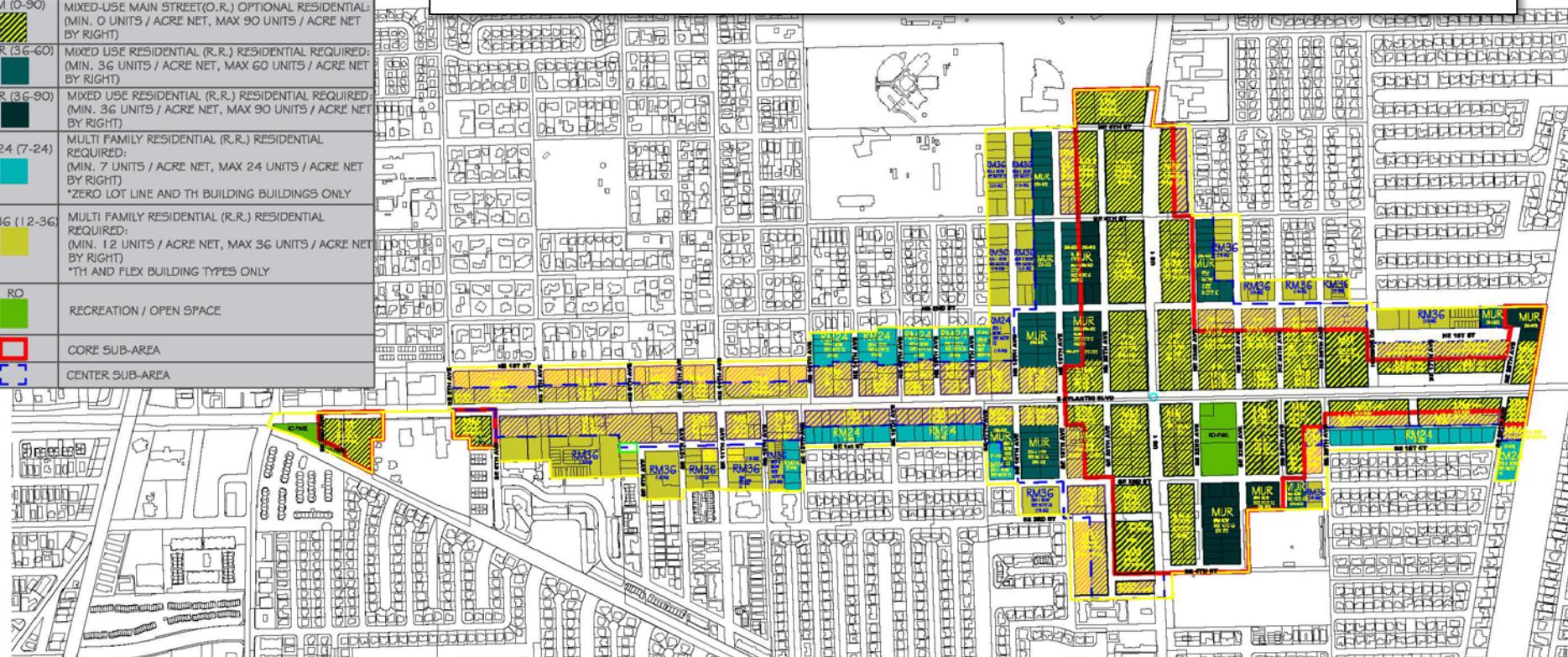
- Additional Height Standards:
  - *Maximum permitted height of 105 feet applies to Commercial buildings only*
  - *Mixed-Use and Residential Buildings are permitted a maximum height of 80 feet*
  - *Ground floor for all non-residential and mixed-use developments shall be a minimum of 12 feet in height; and*
  - *Buildings higher than 6 stories shall only be developed per the Tower building type standards.*
  - *Tower stepback requirements on:*
    - *Atlantic Blvd. Between 19<sup>th</sup> Avenue and 25<sup>th</sup> Avenue*
    - *US1 Between NE 4<sup>th</sup> Street and SE 4<sup>th</sup> Street*

# The Use-Areas/Density Regulating Plan:

Divides the EOD into four use types where different densities are permitted to establish compatibility with the single-family neighborhoods:

- **Mixed-Use Main Street (MM)**
- **Mixed-Use Residential (MUR)**
- **Residential Multi-Family (RM)**
- **Recreation Open Space (RO)**

LEGEND	
USE-AREAS / DENSITY REGULATING PLAN	
MM (0-24)	MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 24 UNITS / ACRE NET BY RIGHT)
MM (0-60)	MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET BY RIGHT)
MM (0-90)	MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL: (MIN. 0 UNITS / ACRE NET, MAX 90 UNITS / ACRE NET BY RIGHT)
MUR (36-60)	MIXED USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET BY RIGHT)
MUR (36-90)	MIXED USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED: (MIN. 36 UNITS / ACRE NET, MAX 90 UNITS / ACRE NET BY RIGHT)
RM24 (7-24)	MULTI FAMILY RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED: (MIN. 7 UNITS / ACRE NET, MAX 24 UNITS / ACRE NET BY RIGHT) *ZERO LOT LINE AND TH BUILDING BUILDINGS ONLY
RM36 (12-36)	MULTI FAMILY RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED: (MIN. 12 UNITS / ACRE NET, MAX 36 UNITS / ACRE NET BY RIGHT) *TH AND FLEX BUILDING TYPES ONLY
RO	RECREATION / OPEN SPACE
<span style="border: 2px solid red; padding: 2px;"> </span>	CORE SUB-AREA
<span style="border: 2px solid blue; padding: 2px;"> </span>	CENTER SUB-AREA



# The Use-Areas/Density Regulating Plan:

## Amendments

### Section 155.3709:

#### East Overlay District (EOD)

- Use Areas and Densities:
  - **Mixed-Use Main Street (MM):**
    - *primarily along corridors;*
    - *permitted vertical and horizontal mix of uses (residential and non-residential);*
    - *non-residential required on ground floor fronting corridors;*
    - *No minimum density required and maximum density ranges between 24 u/a and 90 u/a by right*
  - **Mixed-Use Residential (MUR):**
    - *behind the MM;*
    - *Residential is required;*
    - *non-residential is optional and permitted on ground and second floor only;*
    - *Minimum density required is 36 u/a and maximum density ranges between 60 u/a and 90 u/a by right*



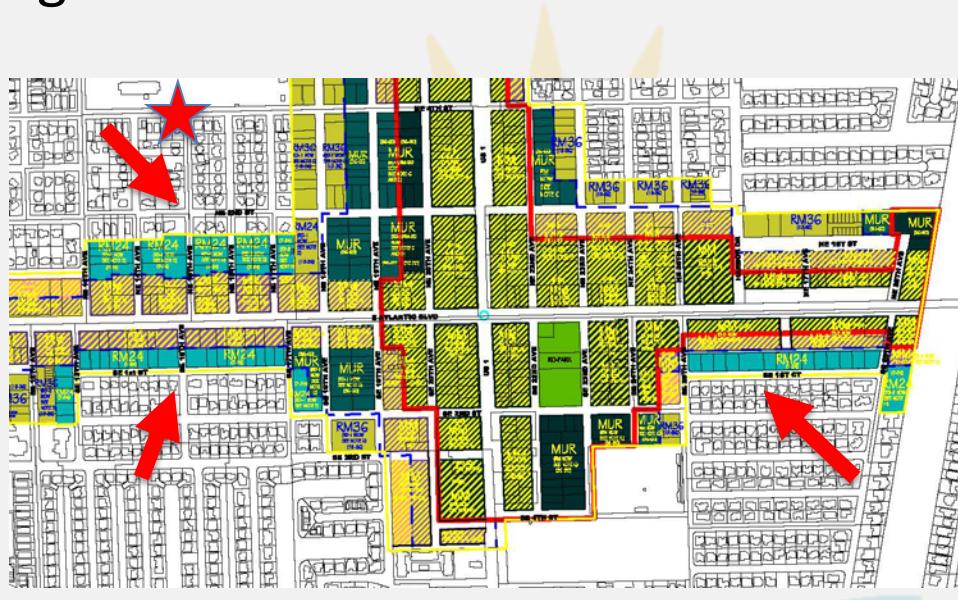
# The Use-Areas/Density Regulating Plan:

## Amendments

### Section 155.3709:

#### East Overlay District (EOD)

- Use Areas and Densities:
  - ***Residential Multi-Family (RM):***
    - *Along the district edges;*
    - *Residential is required;*
    - *Non-residential is prohibited;*
    - *Minimum density ranges between 7 u/a and 12 u/a; Maximum density ranges between 24 u/a and 36 u/a by right*
    - *Areas in blue (west of 18<sup>th</sup> Avenue and behind Atlantic Square):*
      - *only permitted to have zero-lot lines and townhouse typologies (no flex or apartment buildings permitted)*
      - *Townhouse development on properties north of Atlantic Blvd. shall have a minimum of 230 feet of frontage along the street*
    - *Rest of RM areas are permitted townhouse and flex typologies*
    - *Duplexes are not permitted anywhere*



# Amendments

## Section 155.3709:

### East Overlay District (EOD)

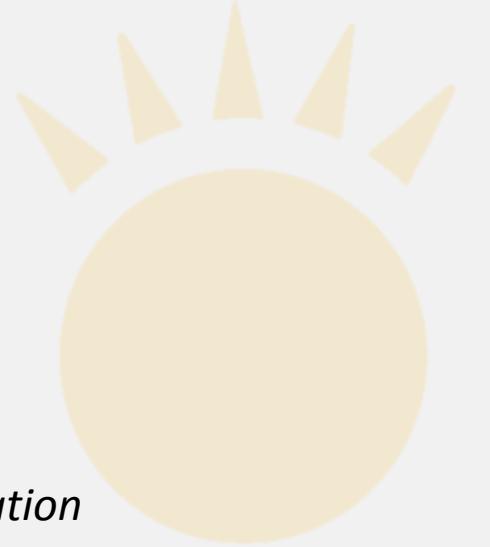
- Additional Use Standards:
  - *Encourage:*
    - *High-activity nonresidential uses such as retail shops and restaurants at street level along E Atlantic Blvd and Federal Hwy*
    - *Natural surveillance of the public realm to ensure safety*
    - *Vibrant and active urban center*
  - *Establish a principal uses table:*
    - *Uses are categorized by type and defined for each use area*
    - *Some uses are permitted above ground floor only in multistory buildings in the Core Sub-Area fronting on Federal Hwy and Atlantic Blvd. (i.e. contractor's office, employment agencies, telephone centers)*
    - *Bars, lounges, brew pubs, hall for hires and night clubs are only permitted in the MM areas and MUR areas east of 20<sup>th</sup> Avenue*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Additional Use Standards:
  - Establish a principal uses table:
    - Uses removed:
      - Boat or marine repair and servicing
      - Boat or marine parts sales with installation
      - Boat towing service
      - Automotive parts sales, repair and maintenance
      - Car washes
      - Gas stations
      - Auto and truck sales and rentals
    - Permitted Accessory Uses and Structures (from AOD):
      - Walk-up window service
      - Outdoor display of merchandize for sale or rental on private property and private sidewalks only subject to Sec. 155.4303.U (size limitations)
      - Outdoor seating (including sidewalk cafes) subject to Sec. 155.4303.V



# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Modified Use Standards (from DPOD and AOD):
  - *Community Center, Library and Civic Centers owned or operated by City/CRA: permitted accessory use of outdoor musical performances and exempt from obtaining permit*
  - *Civic Centers, Arenas, stadiums or amphitheaters: no min. 5 acre requirement*
  - *Outdoor seating:*
    - *Exempt from separation requirements from Single Family RS areas*
    - *In the core sub-area and fronting on US1 and Atlantic Blvd. only – exempt from restriction on sound production or reproduction machine or device*
  - *Consignment boutiques: permitted except fronting Atlantic Blvd. and US1*
  - *Medical Offices:*
    - *Hours limited 7 AM – 7 PM*
    - *No treatment space on first floor abutting Atlantic Blvd. (in multiple story buildings)*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Modified Use Standards (from DPOD and AOD):
  - *Personal Services Establishments:*
    - *Hours limited 7 AM – 7 PM*
    - *Public access limited to storefront abutting a street*
    - *Special exception required if less than 1,000 feet from another establishment whose principle service is massage therapy*
  - *Bar or lounge; Brewpubs; Restaurants; Specialty Eating or Drinking Establishments; Hotels or Motels; and Community Center, Library, and Civic Centers (owned or operated by City/CRA): exempt from separation requirements for alcoholic beverage establishments*
  - *Brewpubs:*
    - *Permitted production of up to 930,000 gallons*
    - *Max 75% of total gross area permitted for production*
    - *Min 10% of total gross area or 1,000 sf shall be used for an accessory commercial component (tasting room and retail showroom)*
    - *No emission of odors or fumes permitted*



# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Density Standards:

- *Density Calculations:*

- *Parcels with two or more density area designations may transfer density from one density area to another provided:*

- *total number of units built does not exceed total number of units permitted for the entire parcel;*
    - *maximum permitted building height as shown in the Sub-Areas/Building Height Regulating Plan is not exceeded on any parcel the density is transferred to; and*
    - *declaration of restricted covenants is recorded stating that the parcel transferring the density is only permitted to build the remaining density that has not been transferred*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

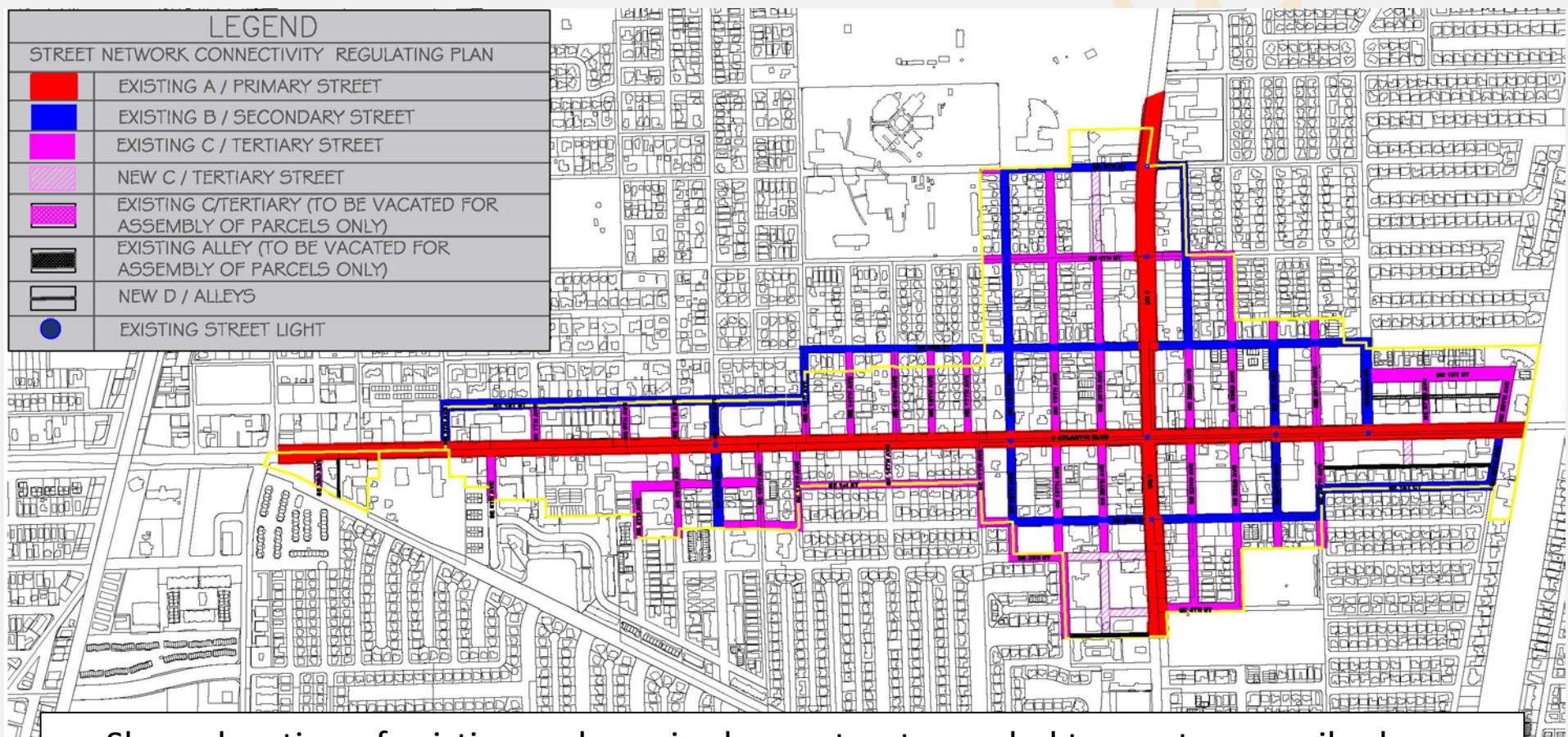
- Density Standards:
  - *Density Bonus Systems:*
    - *Established a menu of options*
    - *No bonus option may be used more than once*
    - *Any combination of options permitted*
    - *Maximum density with bonus is 150 u/acre*



## Density Bonus Table:

Bonus Option	Sub-Area	Density Bonus (u/acre)	Requirement
#1	Core and Center	20	Properties that provide Public Art
#2	Core and Center	20	Designated public open space a minimum of 4800 square feet or a combination of designated public open spaces a total of 4800 square feet.
#3	Core and Center	20	Development which achieves at least 28 points in accordance with Table 155.5802, Sustainable Development Options and Points.
#4	Core	10	Properties that provide cross block connection through a pedestrian passage a minimum of 15 feet wide.
#5	Core	40	Properties that provide public parking
#6	Core	20	Properties that provide structured parking to accommodate 100% of the total required parking need for the development.
#7	Core	20	Properties that provide a minimum of 25% of residential units as small studio or 1 bedroom units. This shall be units that are 450-500 SF for a studio and 575-600 square feet for a one-bedroom.

# Street Network Connectivity Regulating Plan:



- Shows location of existing and required new streets needed to create prescribed network of streets within District
- Establishes hierarchy of streets (Primary, Secondary, Tertiary Streets and Alleys) in terms of pedestrian connectivity
- Establishes criteria for % of active use required along the ground floor

# Amendments

## Section 155.3709:

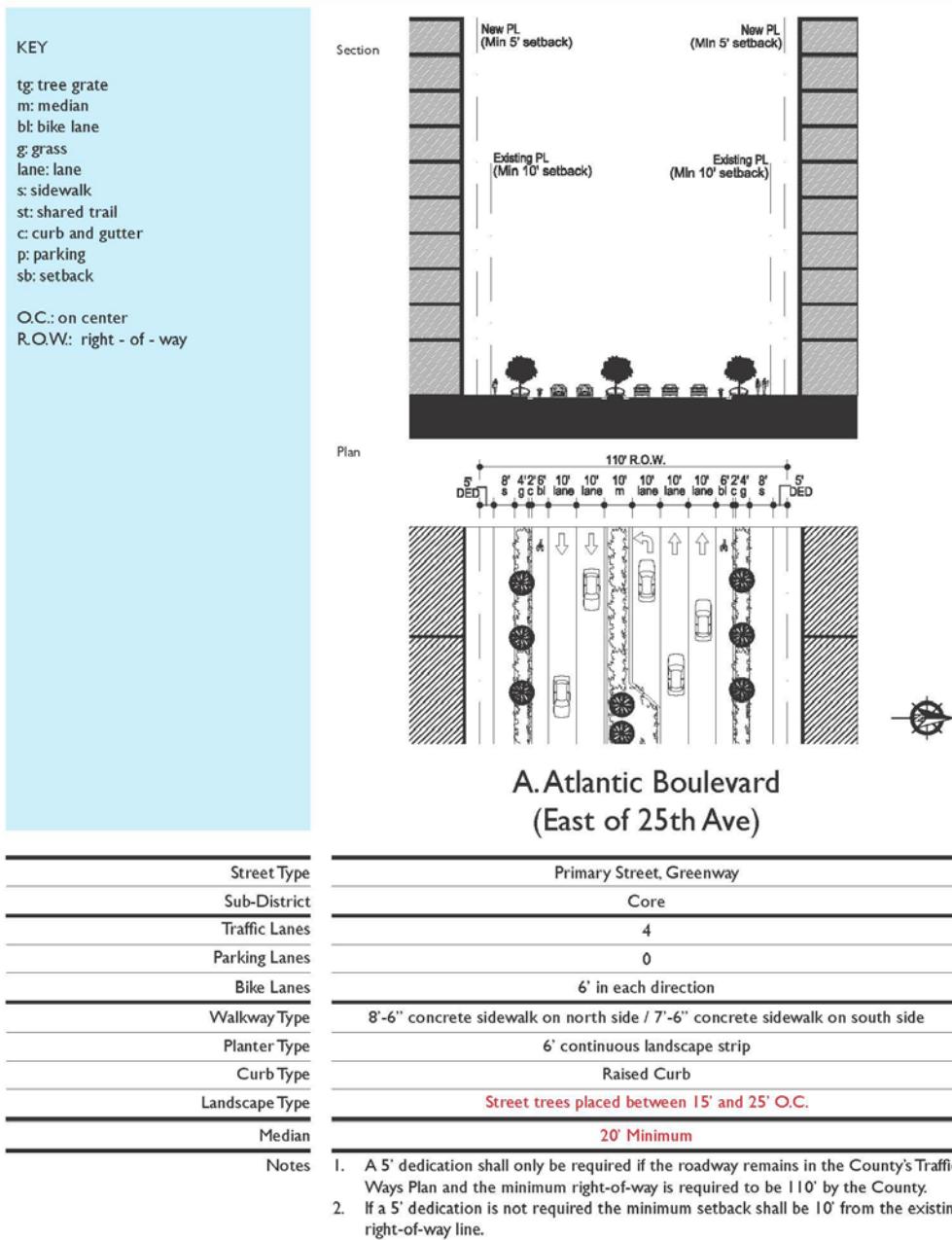
### East Overlay District (EOD)

- Specific Street Design Standards:

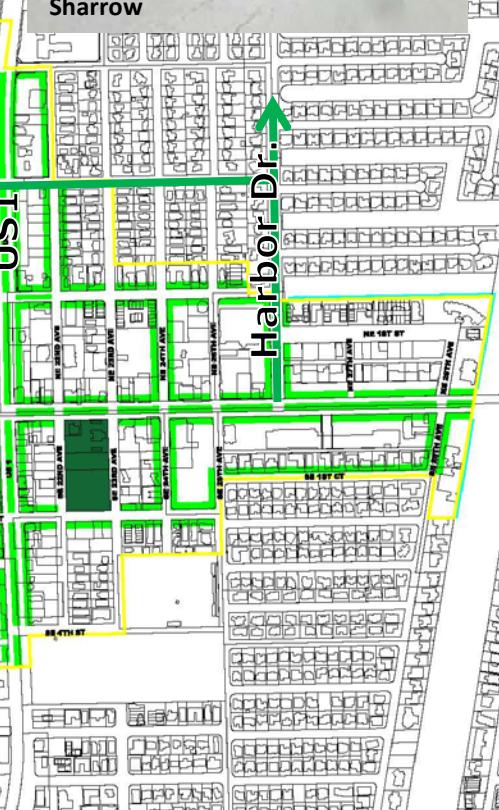
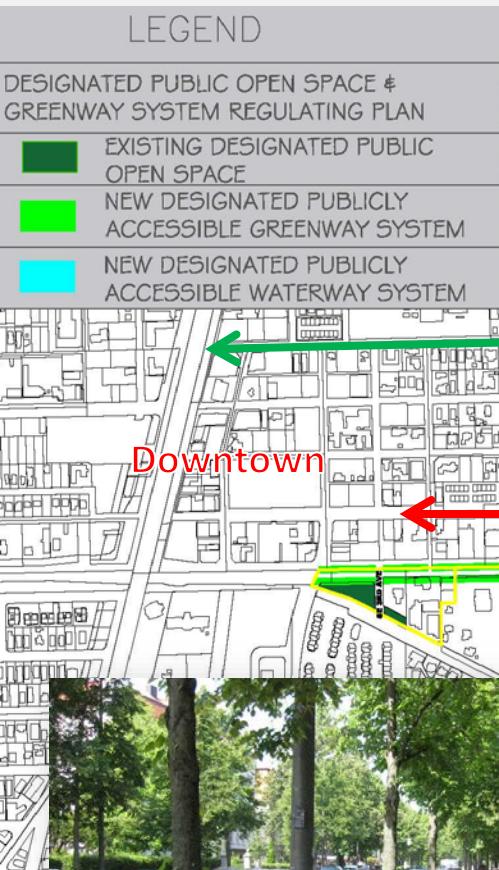
- Minimum sidewalk widths*
- Minimum width of landscape area*
- Required easements/dedications*
- Minimum front and street side setbacks*



#### EAST OVERLAY DISTRICT: STREET DEVELOPMENT REGULATING DIAGRAMS



# Designated Publicly Accessible Open Space & Greenway System Regulating Plan:



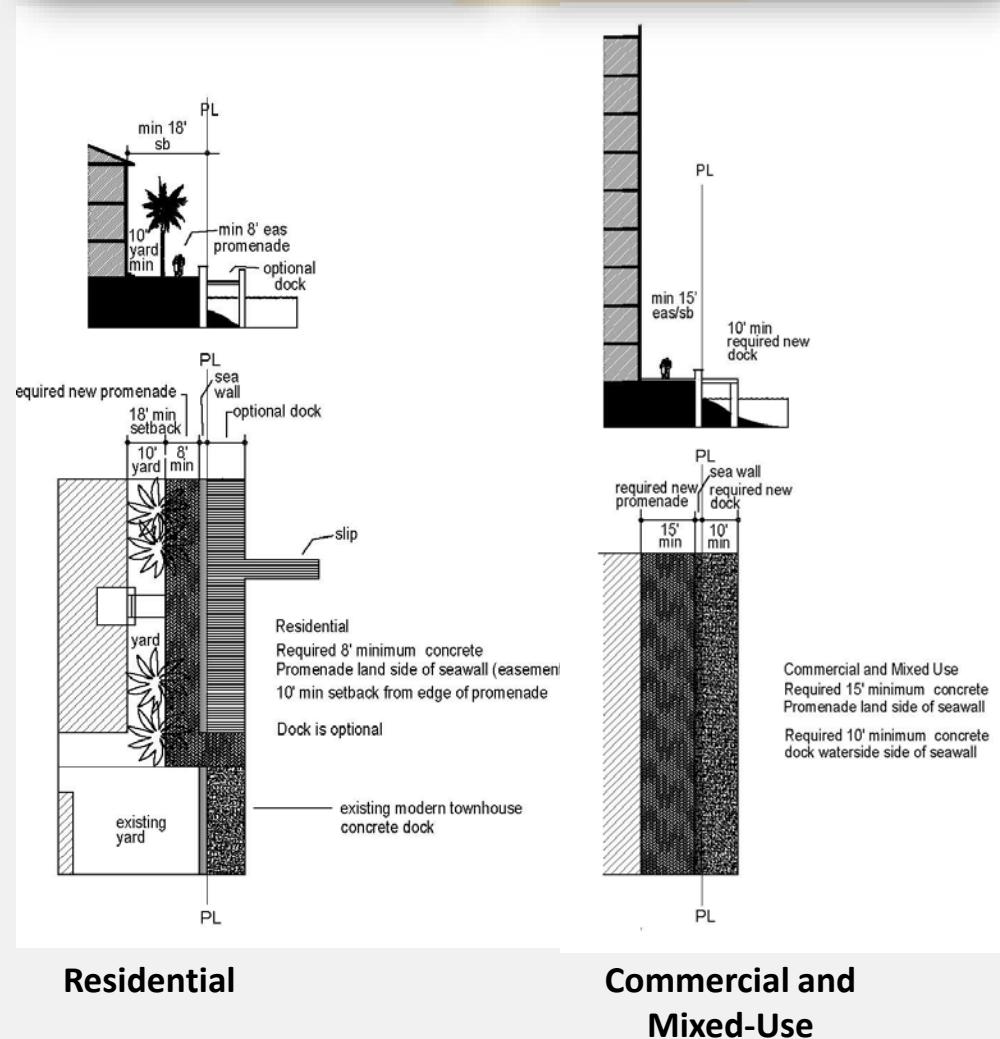
- Designates the open spaces, greenway and waterway systems

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Waterfront Promenade Design Standards:
  - *Pedestrian Passageway connecting waterfront to nearest sidewalk*
  - *Wayfinding signage indicating public access points*
  - *Public access*
  - *Pervious pavement and/or heat reducing pavement*
  - *Shading*
  - *Lighting, including solar*
  - *Benches and trash receptacles*



# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Building Placement:

- *Established list of permitted building typologies by sub-area*
- *Established minimum and maximum front and street side setbacks by sub-area*
- *Established minimum building frontage (active use) percentage requirements by sub-area and per street type:*

	Primary	Secondary	Tertiary
Core	90%	80%	70%
Center	80%	70%	60%
Edge	70%	60%	50%

- *Established minimum waterfront setbacks and building frontage (active use) percentage requirements per waterfront promenade type*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Building Placement:

- *Established Tower Regulations:*
  - *For buildings greater than 6 stories in height;*
  - *Abutting Atlantic Boulevard between NE 19th Avenue and NE 25th Avenue;*
  - *Abutting US1 between NE 4th Street and SE 4th Street;*
  - *Minimum stepback for tower along front and street side property lines shall be 20 feet from the face of the podium; and*
  - *Stepback shall begin above fifth floor only*
- *Established Minimum Unit Sizes for Residential Development*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Reduced or Modified Off-Street Parking Standards (from AOD):
  - *Parking Reductions:*
    - *Only one permitted*
    - *Multi-family Dwellings:*
      - *Valid building permit before January 4, 2016: no additional parking required for a change in use*
      - *Permitted after January 4, 2016: 1 space per 1,000 sf of gross floor area*
    - *Eating and Drinking Establishments (except night clubs and hall for hires):*
      - *Existing building: no additional parking required for a change in use*
      - *New principal or accessory structure located on property greater than 1 acre: 1 space per 8 persons of max occupancy capacity of customer service area required*

# Amendments

## Section 155.3709:

### East Overlay District (EOD)

- Reduced and Modified Off-Street Parking Standards (from AOD):
  - *Parking Reductions:*
    - *Retail Sales and Service Uses, Professional Offices, Hotel Uses and Residential uses vertically integrated in a Mixed Use Development (with valid building permit as of January 4, 2021): no additional parking required for a change in use of an existing building*
    - *Temporary waiver of off-street parking requirements does not constitute a non-conforming site feature*

# THANK YOU

