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DEVELOPMENT SERVICES

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ADMINISTRATIVE MEMORANDUM NO. 17-435

TO: Planning and Zoning Board

VIA: David L. Recor, Acting Development Services Director
Jennifer Gomez, AICP, Assistant Development Services Director

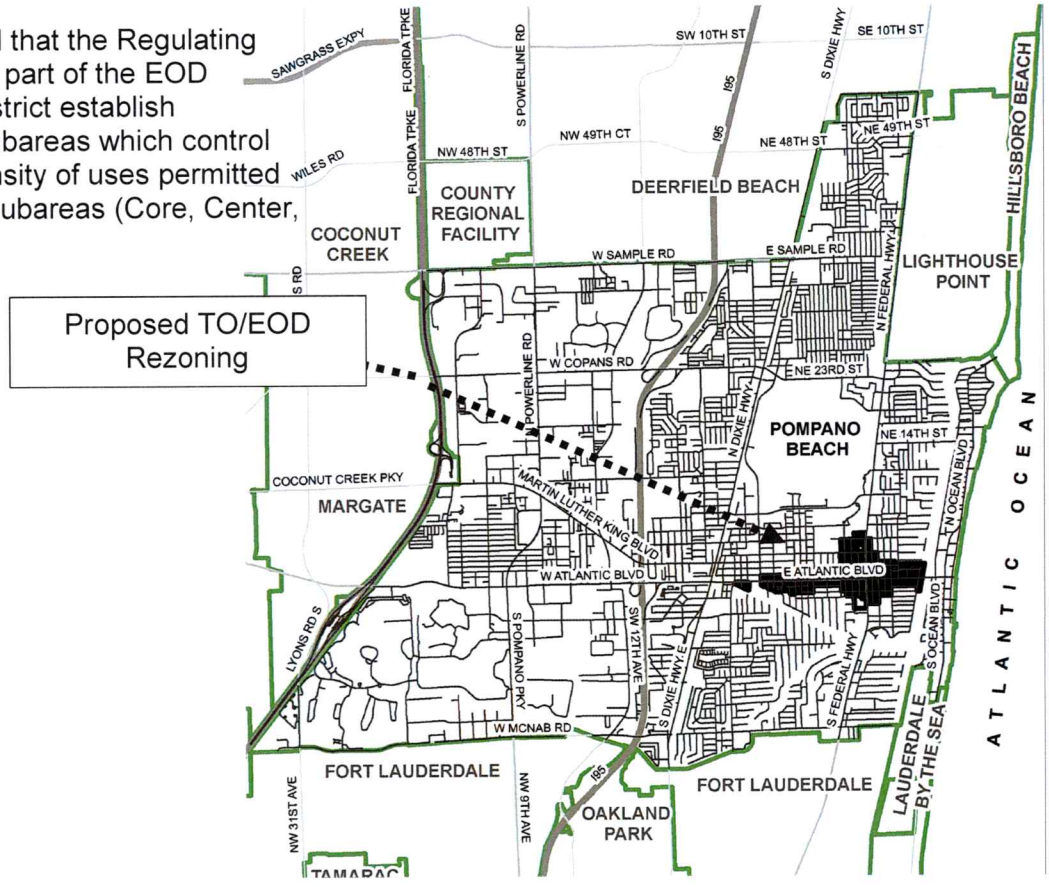
FROM: Jean E. Dolan, AICP, Principal Planner

DATE: December 12, 2017

SUBJECT: Zoning Map Amendment Staff Report
P&Z Hearing on December 20, 2017 P&Z #17-13000006

All of the properties within the 279 acre East Transit Oriented Corridor are proposed to be rezoned to the underlying zoning district of Transit Oriented (TO) subject to the East Overlay District (EOD) Overlay zoning. This zoning will replace the current zoning districts and the Atlantic Overlay District (AOD) regulations within the area shown on the map below. The list of zoning districts currently on the adopted zoning map are illustrated on the attached map on page 4 of this report.

It should be noted that the Regulating Plans adopted as part of the EOD zoning overlay district establish specific zoning subareas which control the type and intensity of uses permitted in each of those subareas (Core, Center, and Edge).



LEGEND

FOR LAND USE PLAN

	Symbol	Classification Units/ Acre
		Residential
	L	Low (1-5 DU/AC)
*	LM	Low- Medium (5-10 DU/AC)
*	M	Medium (10-16 DU/AC)
	MH	Medium-High 16-25 DU/AC)
	H	High (25-46 DU/AC)
	12	Irregular Density
	36	Irregular Density
*	C	Commercial
	CR	Commercial Recreation
	I	Industrial
	T	Transportation
	U	Utilities
*	CF	Community Facilities
*	OR	Recreation & Open Space
	W	Water
	RAC	Regional Activity Center
	LAC	Local Activity Center
	DPTOC	Downtown Pompano TOC
>	ETOC	East Transit Oriented Corridor

Number

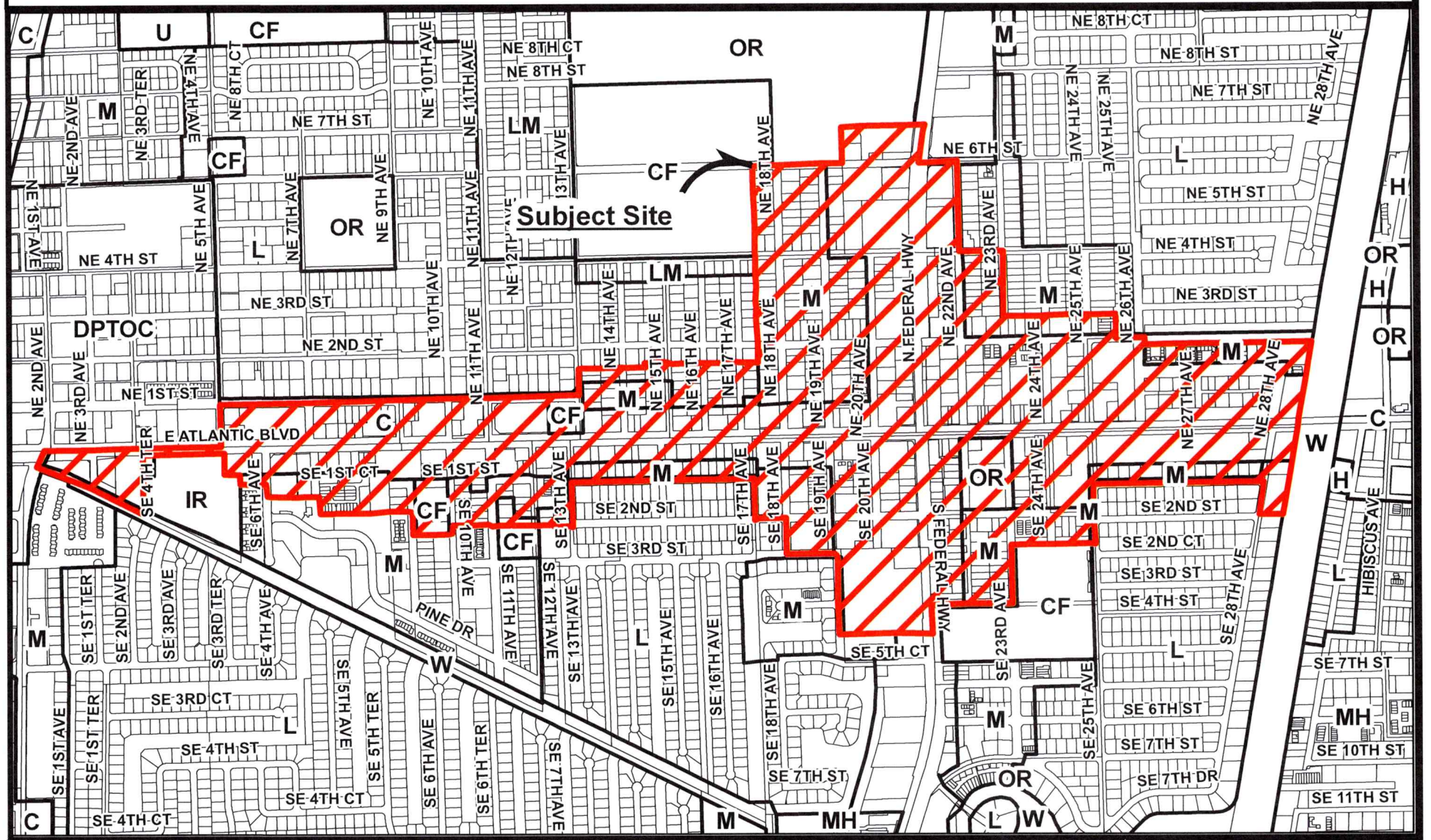
Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	**Existing**
>	**Proposed**

FOR ZONING MAP

	Symbol	District
*	RS-1	Single-Family Residence 1
	RS-2	Single-Family Residence 2
*	RS-3	Single-Family Residence 3
	RS-4	Single-Family Residence 4
	RS-L	Single-Family Residence Leisureville
*	RD-1	Two- Family Residence
	RM-7	Multiple-Family Residence 7
*	RM-12	Multiple-Family Residence 12
*	RM-20	Multiple-Family Residence 20
	RM-30	Multiple-Family Residence 30
*	RM-45	Multiple-Family Residence 45
	MH-12	Mobile Home Park
*	B-1	Limited Business
*	B-2	Neighborhood Business
*	B-3	General Business
	B-4	Heavy Business
*	M-1	Marina Business
	CR	Commerical Recreation
	I-1	General Industrial
	I-1X	Special Industrial
	O-IP	Office Industrial Park
	M-2	Marina Industrial
>	TO	Transit Oriented
*	PR	Parks & Recreation
	CF	Community Facilities
	PU	Public Utility
	T	Transportation
	BP	Business Parking
	LAC	Local Activity Center
	RPUD	Residential Planned Unit Dev.
*	PCD	Planned Commercial Development
	PD-TO	Planned Development - Transit Oriented
	PD-I	Planned Development - Infill
	RM-45 HR	Multiple-Family Residence 45 High-Rise Overlay
*	AOD	Atlantic Boulevard Overlay District
	CRAO	Community Redevelopment Area Overlay
	NCO	Neighborhood Conservation Overlay
	APO	Air Park Overlay
	DP	Downtown Pompano Beach Overlay
>	EOD	East Overlay District

CITY OF POMPANO BEACH
OFFICIAL LAND USE MAP



1 in = 1,042 ft

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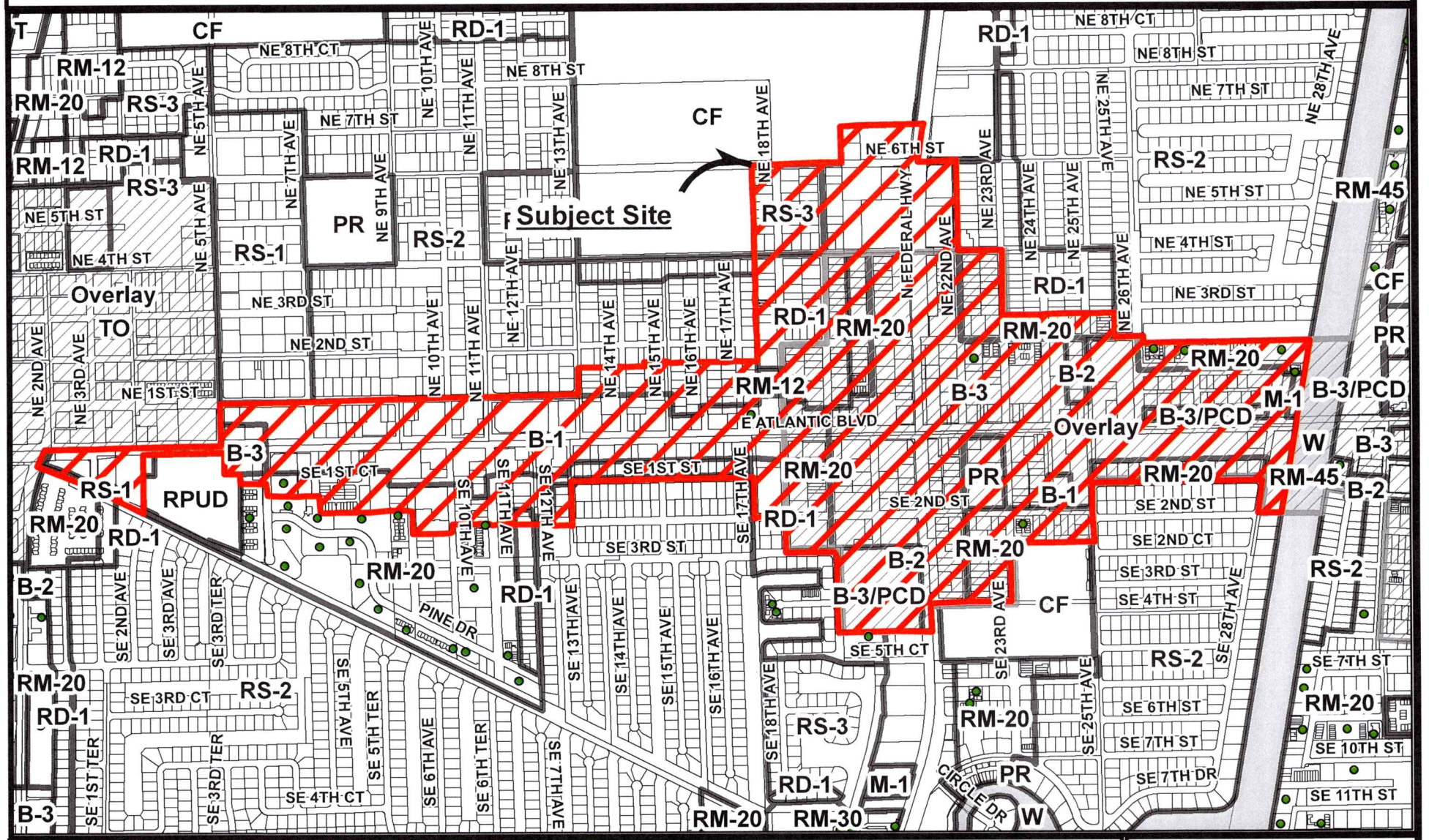
CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



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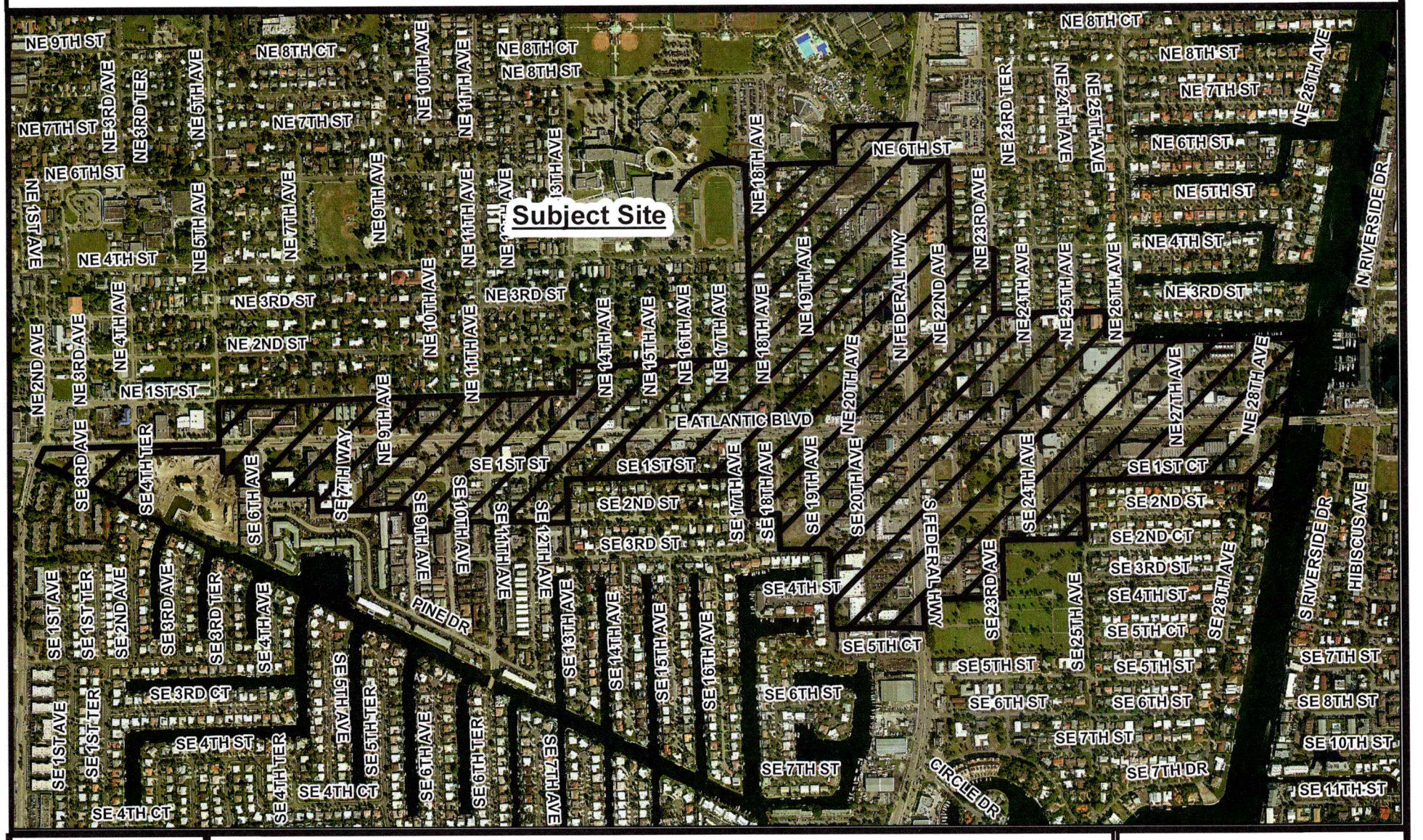
CITY OF POMPANO BEACH
AERIAL MAP



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When the City contemplates a rezoning, the following review standards are applied per Chapter 155.2403.

§155.2403. GENERAL ZONING MAP AMENDMENT (REZONING)

C. General Zoning Map Amendment Review Standards
The advisability of a general amendment to the Official Zoning Map is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny a proposed General Zoning Map Amendment, the city shall weigh the relevance of and consider whether the extent to which the proposed amendment:

1. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan.

   Review for consistency with City's Comprehensive Plan: The City is creating a specific land use category for the East Transit Oriented Corridor. The Transit Oriented (TO) Zoning District and East Overlay District (EOD) zoning text amendments are being adopted concurrent with the zoning map amendment to ensure consistency between the Comprehensive Plan and the new zoning district.

2. The applicant must provide competent and substantial evidence that there is consistency with the following policies concerning compatibility:

   Future Land Use Policies:

   01.02.02 Consider the preservation of established single-family and low-density neighborhoods in all re-zonings, land use plan amendments, and site approvals.

   and

   Policy 01.03.06 - Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

   Response: The increased redevelopment potential within the ETOC corridor to be rezoned will reduce the redevelopment pressures on single-family and low-density neighborhoods as mandated by Policy 01.02.02 by creating a new location within which additional demand for residential development can be met.

   The proposed residential compatibility standards in the EOD Overlay are more stringent that the Residential Compatibility standards currently in Section 154.5604 in regard to height transitions. The proposed rezoning, therefore, will reduce the potential impacts on adjacent single-family residential areas consistent with Policy 01.03.06, particularly in those areas that are currently adjacent to the B-3 zoning district within the current EOD boundary.

   Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Response: As noted above, the TO/EOD zoning design standards require a height transition between more intense uses and single-family residential development that is more compatible than the current code.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:
1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

Response: The boundaries of the ETOC land use district as well as the text amendments for the zoning regulations were designed with this criteria in mind and thus the TO/EOD rezoning meets the criteria in this policy.

3. Compatibility with adjacent zoning districts and permitted uses.

Response: The uses permitted within the TO/EOD are governed by specific use area regulations. These ensure a transition from the more intense uses in the "core" subarea along Atlantic Boulevard and Federal Highway to the residential uses in the Edge subarea. These use area restrictions ensure that the specific uses within the TO/EOD will be compatible with the adjacent residential development along its edges of the TO/EOD.

CONCLUSION

The rezoning of the subject 279 acre district from the various zoning districts currently adopted to the proposed TO/EOD zoning district is consistent with the proposed ETOC land use category and the above noted policies in the Comprehensive Plan. Because all of the regulations are being adopted concurrently and with sensitivity to existing conditions, the City Commission is assured the rezoning will maximize consistency and these new regulations, are an improvement over existing conditions and will make the entire district more attractive for redevelopment.

Alternative Motion I
Recommend approval of the rezoning request to TO/EOD.

Alternative Motion II
Table this application for additional information as requested by the Board.

Alternative Motion III
Recommend denial as the Board finds that the request is not consistent with the following goals, objectives and policies of the Comprehensive Plan, specifically:

01.02.02 Consider the preservation of established single-family and low-density neighborhoods in all re-zonings, land use plan amendments, and site approvals.

01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.