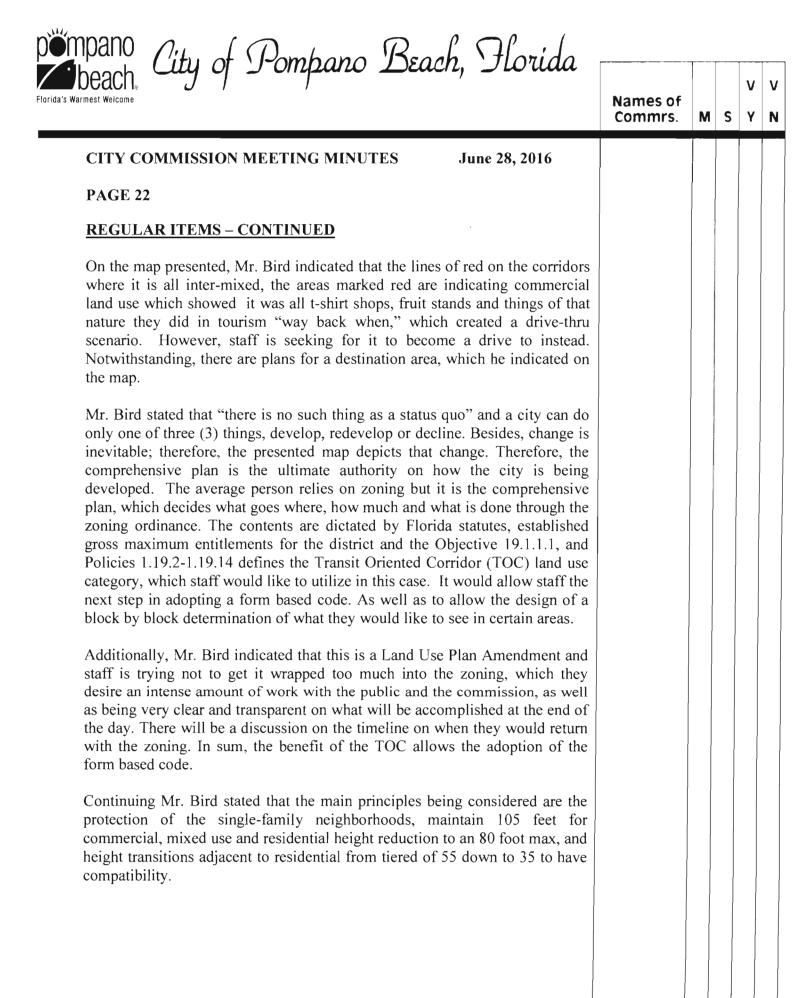
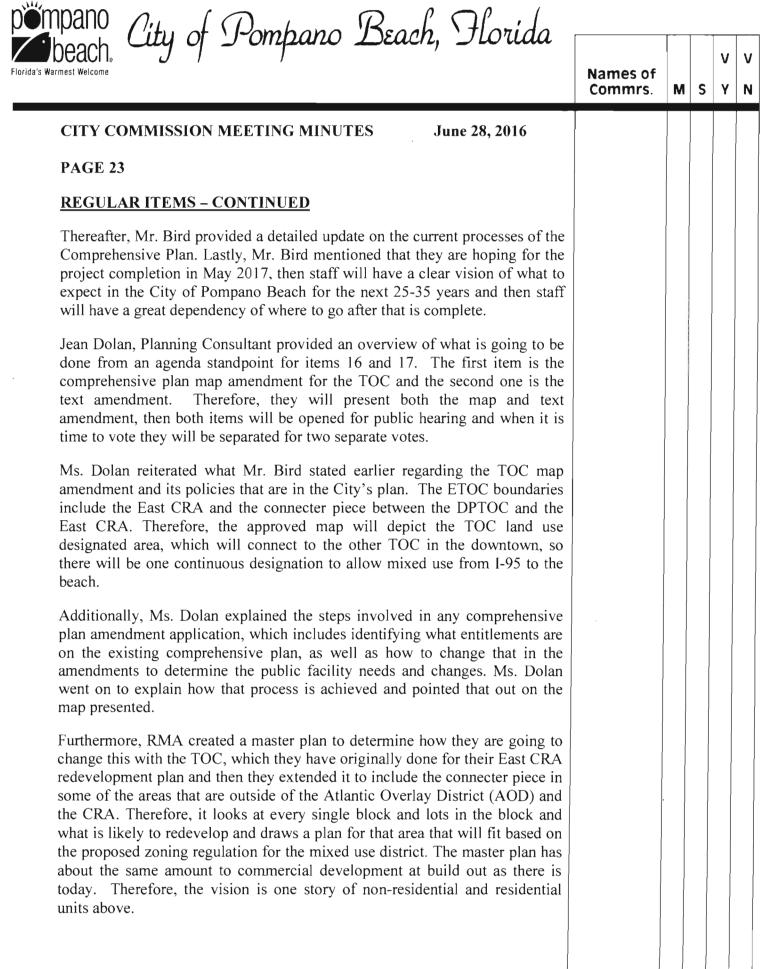
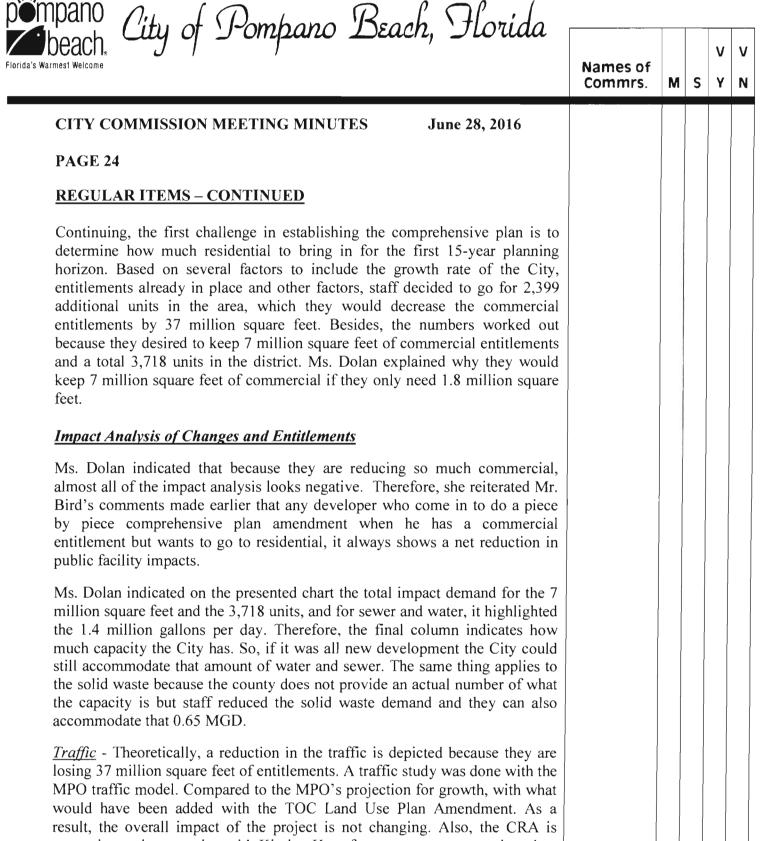


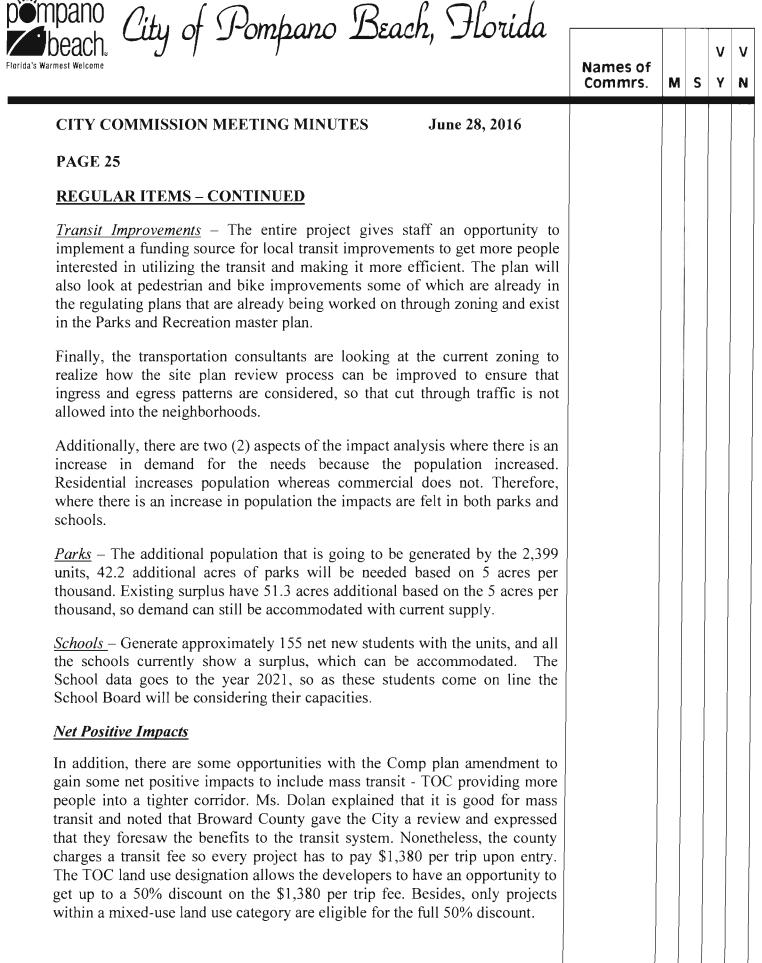
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The Ordinance was read by title only.				
MOTION: To approve Ordinance upon first reading as amended.	ROLL CALL Dockswell Hardin Moss Phillips Burrie Fisher	x	x	X X X X X X
Robin M. Bird, Development Services Director, indicated that staff wour make one presentation for items 16 and 17, therefore, when Item 17 comes for discussion, all the facts will remain the same. The first item presented we the Map Amendment and the second item was the Text Amendment. Sin last year, the Commission gave authority to staff to move forward with the City initiated Land Use Amendment.	up /as ice			
Subsequently, Mr. Bird noted that a team was assembled and tasked to loginto this issue. The team included Robin M. Bird, Director, Jennifer Gome Assistant Director, and the department staff of Development Services, Jen Dolan, former City Planner, and expert in Land Use, Kim Briesemeister Community Redevelopment Agency (CRA) team and Redevelopment Management Associates (RMA) Co-Director, Natasha Alfonso, RMA Design Team, and John McWilliams, Traffic Consultant Kimbley-Hom.	ez, an er, ent			
Mr. Bird indicated this is an important step in the City of Pompano Beach future. Currently, the City is subject to the present land use and zoning that Euclidean style, which is very old in the initial style the way a land use w done, and the comprehensive plan was adopted in the 80's through Florid Statutes.	is vas			
Currently, there are the East and West CRA and a gap in between. Staff examining the Land Use plan amendment to include all that area from t West CRA and the TOD that was adopted there to the intercostal to make continuous in a form based zone. Therefore, staff is looking at the entire are which was devised of stripped development.	he it			

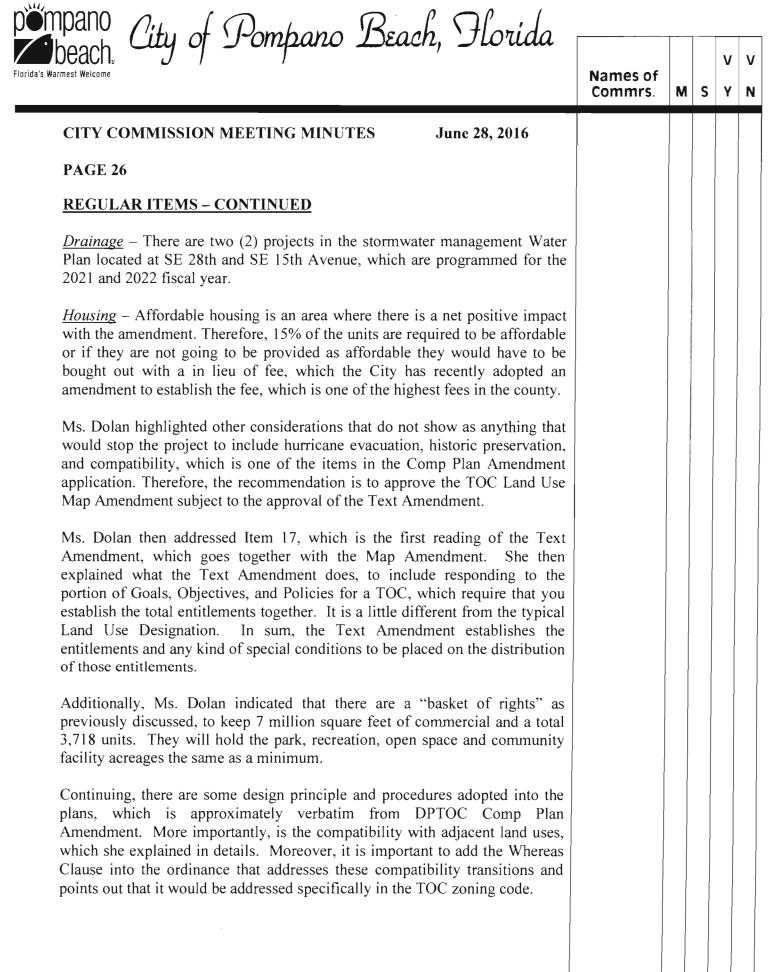




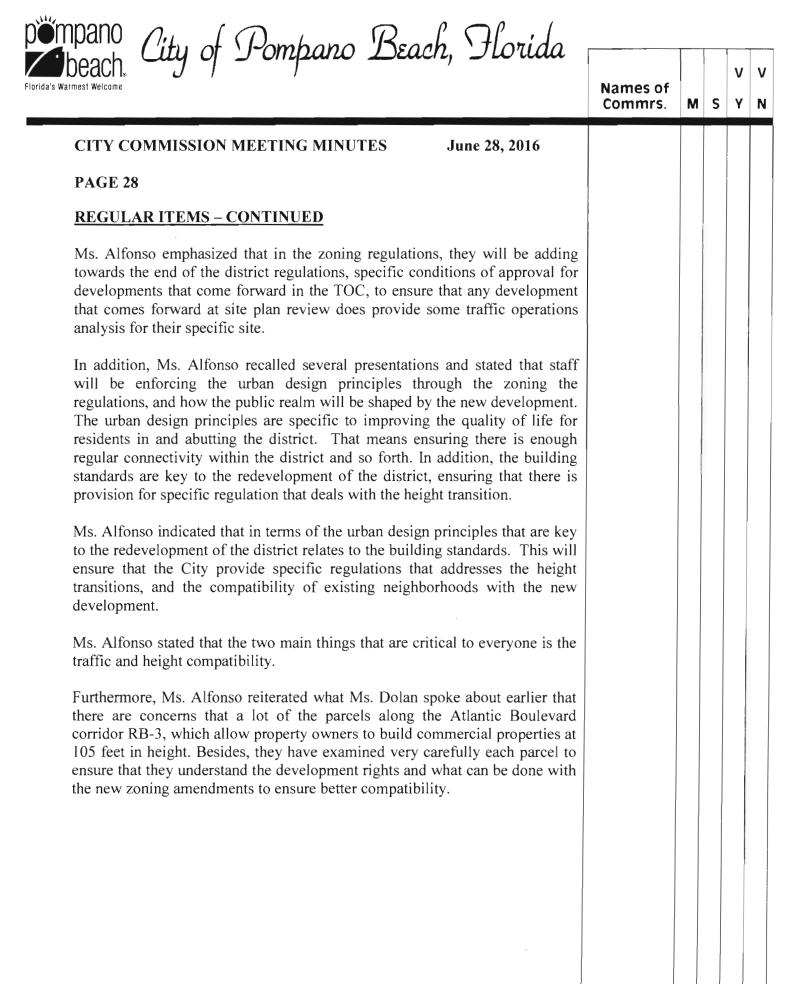


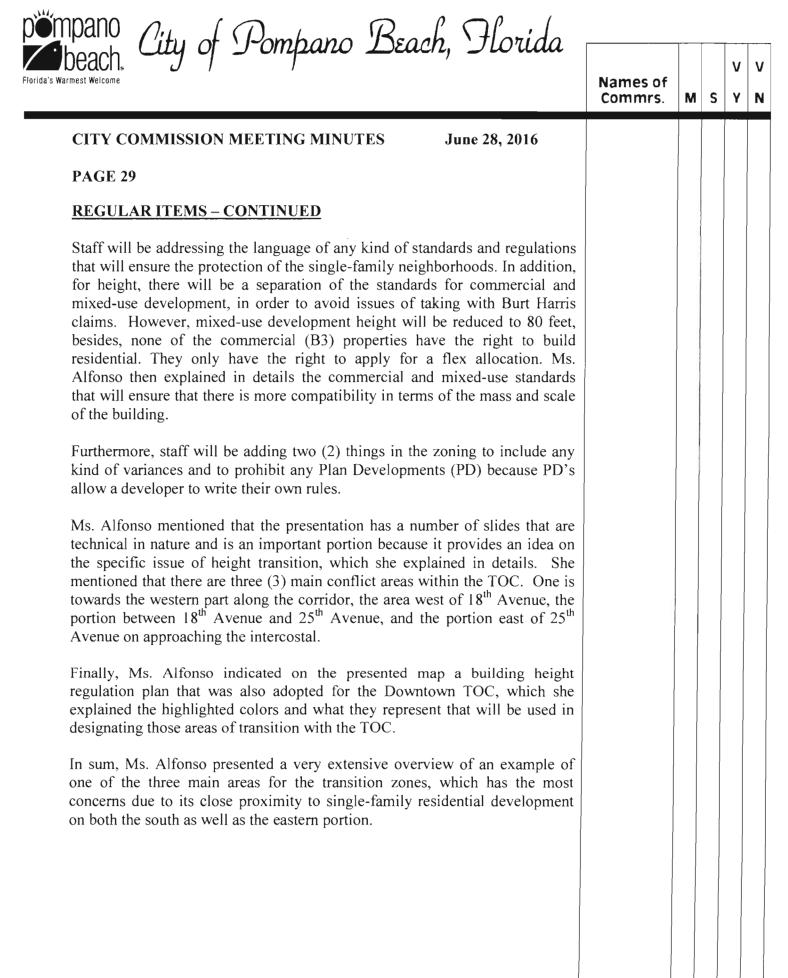
result, the overall impact of the project is not changing. Also, the CRA is partnering and contracting with Kimley-Horn for a master transportation plan, which would include a traffic calming plan to protect the single-family neighborhood, which is a primary concern.

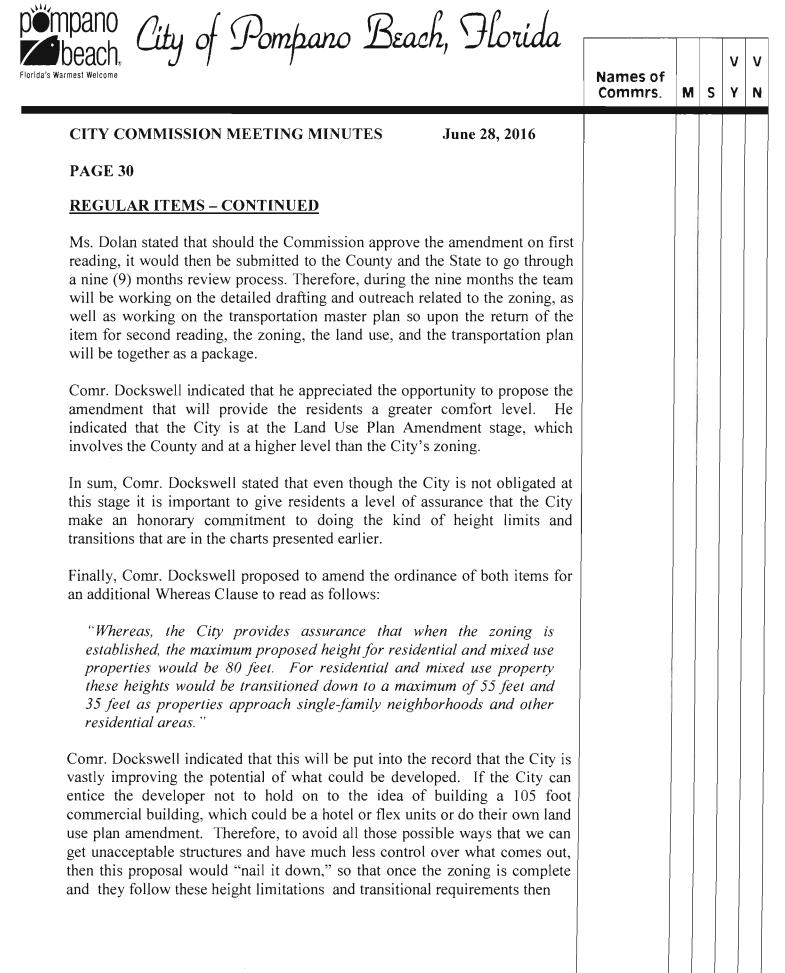




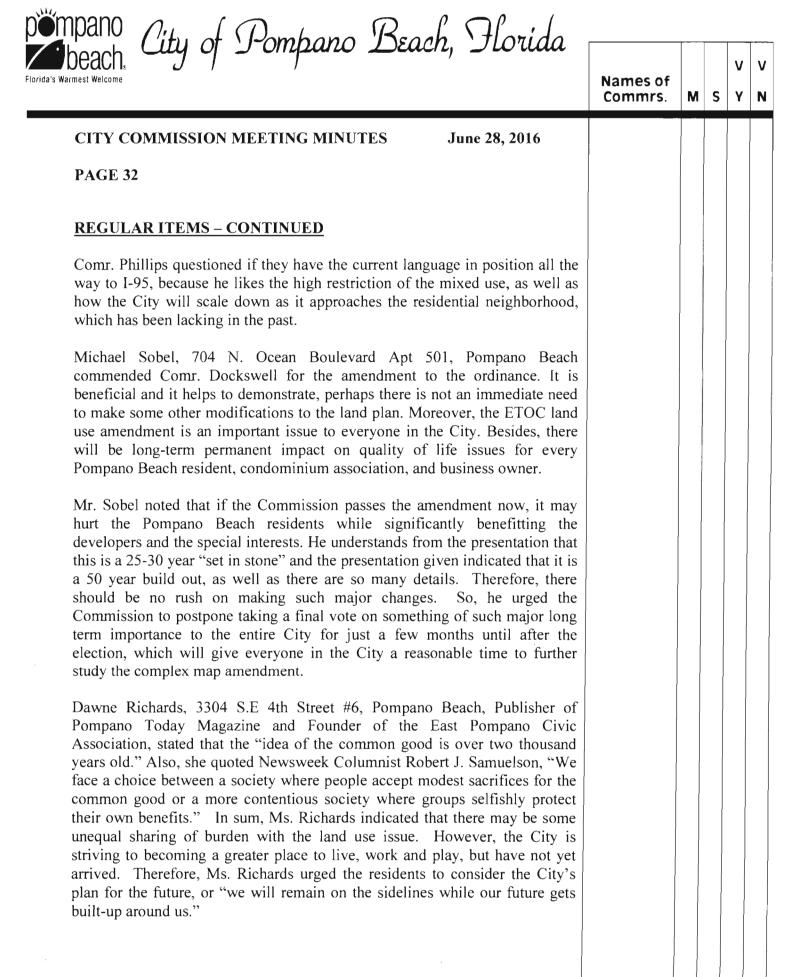
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Furthermore, Ms. Dolan mentioned about the design principles address the connectivity for the pedestrian who is equally as important as the car and in relates to the streets policy, which is also in the DPTOC.				
For the affordable housing requirements, 15% of the units will be affordable or the developers would have to buyout of the option, which there is an established amount in the City's ordinance.				
Finally, Ms. Dolan indicated that they recommend the Commission approve the TOC Land Use Text Amendment subject to the Map Amendment.	>			
Natasha Alfonso, Pompano Beach CRA and RMA, stated that this portion of the presentation is intended to give the Commission, as well as the community a brief update on where staff is currently with the zoning, specifically to deal with two (2) issues that Ms. Dolan mentioned earlier as it relates to traffic and height. Also, the purpose of the presentation is to give an overview of what staff has been discussing for the past several months.	/ 1 1			
Ms. Alfonso stated that the two (2) main things that staff will be addressing in the next several months as the Comp plan amendment goes before the County and State for review are the transportation master plan and the zoning amendments. There has been discussion regarding the zoning amendments for several months since the beginning of the project with the understanding that a general vision cannot be created for the ETOC without knowing the specific issues relating to traffic and height in the TOC. There have been several public meetings where they had the opportunity to speak with residents and staff to understand where the issues with incompatibility are. The key places or critical points for traffic issues will be created as the amendment moves forward.				
Additionally, Ms. Alfonso noted that she would like to talk about the two (2) components that are currently being worked on; besides, Ms. Dolan has briefly mentioned the transportation master plan. However, she added that they are finalizing the scope with the consultants, so this would be the third phase in the project.	s t			







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there would be no need to negotiate, as this would be the way. So, if the parcel owner does not desire to build a 105 foot commercial building, which they have the right to do, it would be hard to take away. The technique is the entice the partial owner to build something less intense at less height, more mixed use, more balanced, and better for the overall development of the corridors.	eh to re			
MOTION: To include the additional Whereas Clause in the ordinance as stated by Comr. Dockswell.	VOICE VOTE Dockswell Hardin Moss Phillips Burrie Fisher	x	x	X X X X X X
Comr. Hardin asked if the motion is approved and it goes through the entir process and a property owner decides they do not want to adhere to the City' policy, could the property owner pursue their own land use change, and sti go to the 105 feet.	s			
Ms. Dolan responded that the property owner can always propose their ow Comp plan amendment but if the TOC is approved it would be very difficu for them to show a net reduction. Then, they would have to look at an impact analysis that showed an increase in all their impacts, and then the Commission would be able to say they do not want to.	lt ct			
Mayor Fisher noted that owners can build at 105 feet if they desire commercial or office building but the likelihood of that probably would no happen because the mixed use would be more effective for them in the lon run.	ot			
Comr. Phillips asked if it extends to the I-95 on the Atlantic corridor.				
Ms. Dolan replied that the ETOC stops at the DPTOC, which goes all the wa to I-95, which is already in place.	y			



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Bruce Voelkel, 2700 S.E 2nd Street, Pompano Beach, thanked staff for their presentation and asked if the PowerPoint presentation will be placed on the City's website for viewing.				
Mayor Fisher responded that it will.				
Mr. Voelkel asked if there was an actual traffic study done, and if so can he request a copy.				
Ms. Dolan responded that the traffic model they used was the MPO's, which has built-in estimates for growth to 20-40, which the team backed down to 20-30. So they used their estimates and put the City's land use numbers on top of those numbers to see the effect on traffic.				
John McWilliams, Kimley-Horn and Associates replied that a traffic analysis was done and stated that they used the MPO's model based on the projected growth of development in the area. He emphasized that there will be increased traffic with the amendment on Atlantic Boulevard. Notwithstanding, he will work with staff to ensure that Mr. Voelkel receives a copy of the traffic study.				
Mr. Voelkel expressed concerns about cut thru traffic in his neighborhood.				
Roy Rogers, 5141 N.E 31st Avenue, Lighthouse Point, stated that the presentation was excellent and he recommends approval. Also, as a member of the Economic Development Council (EDC), they reviewed the proposal and with his extensive experience with things of this nature, it is the beginning of a process, which he recommends.				
Ken Steele, 1805 N.E 4th Street, Pompano Beach, indicated that he has voiced his concerns to some members of the Commission regarding the process, which is all on supposition/maybe/if and there are no facts to it. Besides, he is very disappointed with the process, the CRA, and the ETOC. Finally, he desires to see less traffic cutting through his neighborhood.				
Fred Stacer, 2501 S.E 9th Street, Pompano Beach, stated that if the overlay district moves forward they would need to reexamine the segmented piece of the AOD that is going to remain east of the intercostal waterway. He encouraged the Commission to move the item forward.				

