ADMINISTRATIVE MEMORANDUM NO. 17- 308

DATE: August 18, 2017

TO: Planning and Zoning Board

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

FROM: Jean E. Dolan, AICP, Principal Planner

RE: Updates to Residential and Nonresidential Flexibility Receiving Area Map
            BrowardNext Update

The "BrowardNext" planning process culminated with the adoption of the 2017 Broward County Land Use Plan which became effective in June, 2017. The new Broward County Land Use Plan includes several changes to the "flexibility" standards used by the County and the City. This flexibility is intended to allow some variation in residential densities and in permitted uses in Nonresidential and Residential land use categories to facilitate redevelopment without requiring a lengthy Comprehensive Plan amendment process.

The County adopted changes to the Flexibility Zone concept which are being addressed with the proposed changes to the City's Residential and Nonresidential Flexibility Receiving Area Map.

Flex Zone and Flex Receiving Area Map Changes: The County has combined the previous "flexibility zones" so that each municipality in the County has only one flexibility zone. Pompano combined its flexibility zones back in 2011 and adopted a Flex Receiving Area Map in accordance with the regulations at the time. In compliance with Broward Next, this map is proposed to be amended to include the entire City, however, the barrier island is still excluded from the flex receiving area. The County supports the cities in being more restrictive than the County in determining those parts of the city to be excluded from flex eligibility.

It should be noted that regardless of the area shown on the flex receiving area map, the regulations and criteria in Chapter 154 will still be applied to determine where proposals to apply flexibility are compatibility with the existing development pattern.

G:\Zoning 2009\Code Rewrite\Code Amendments\CHAPTER 154 - PLANNING\Ch. 154 Flex BrowardNext Amendments 2017\Flex Map Change Memo for P&Z.docx

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CITY OF POMPANO BEACH
RESIDENTIAL AND NON-RESIDENTIAL
FLEX RECEIVING AREA

Map Updated: SEPTEMBER 12, 2017

N

0   500   1,000   2,000
                    Feet
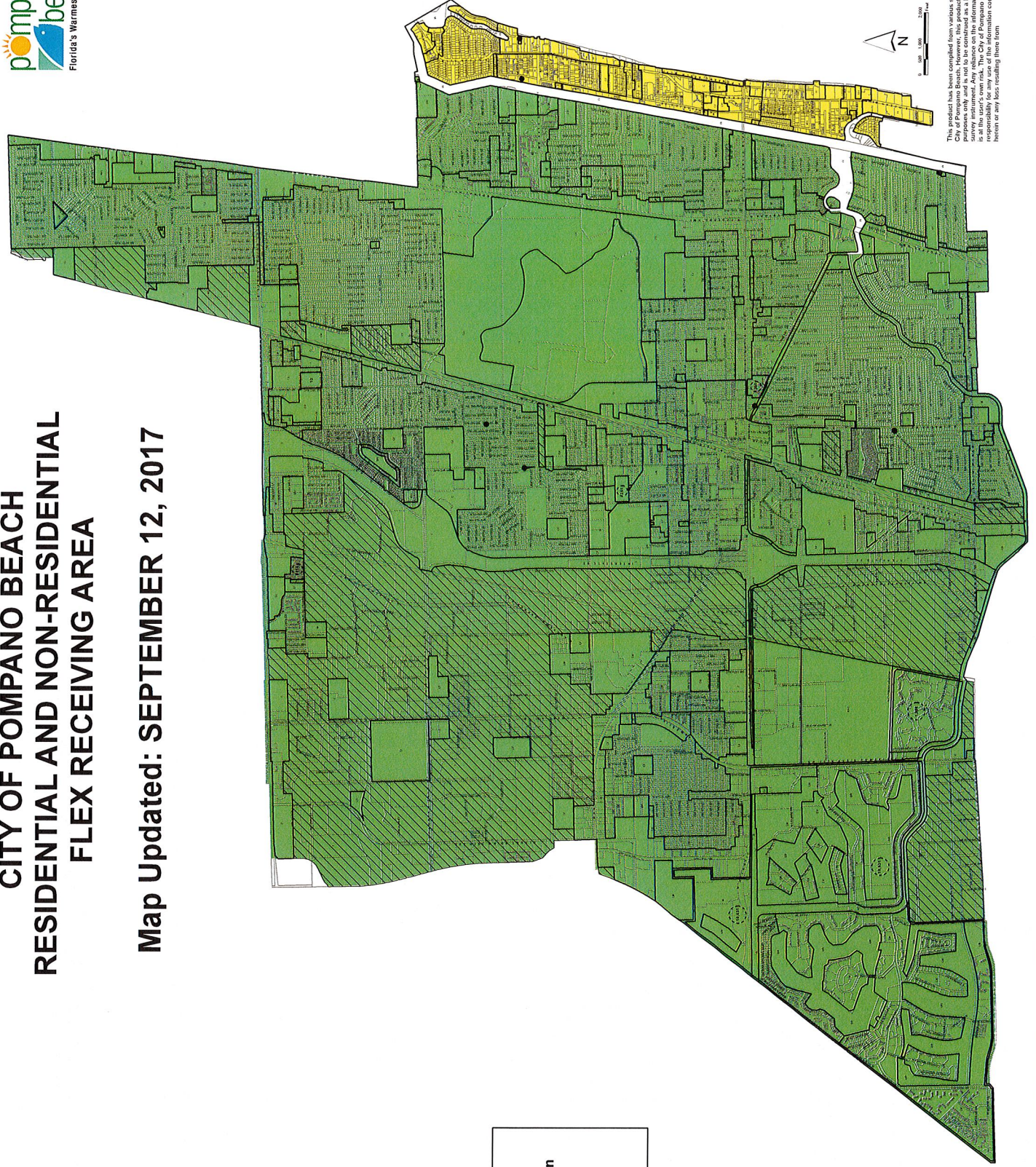
LEGEND

No Residential Flex Allocation

⧄ I - Industrial Land Use

RECEIVING AREAS

🟨 NO

🟩 YES