



MEMORANDUM

DATE: August 27, 2020

TO: City Commissioners

THRU: Greg Harrison, CRA Executive Director

FROM: Nguyen Tran, CRA Director

RE: Text Amendment to Permit Drive-Through Service in the East Overlay District (Section 155.3409)

CRA Position:

The Community Redevelopment Agency (CRA) is not in support of the Text Amendments to Section 155.3409 to Permit Drive-Through Service in the East Overlay District (EOD).

Background:

The CRA worked diligently with Development Services on the EOD zoning to encourage Pedestrian-Oriented, Mixed-Use, and Transit-Oriented Redevelopment in efforts to stimulate economic development in the core areas of Atlantic Boulevard and Federal Highway while connecting the Downtown Pompano Beach Overlay District (DPOD) and the Atlantic Boulevard Overlay District (AOD). The EOD created uniform use standards for areas located between portions of the Northwest CRA District (regulated by the DPOD) and portions of the barrier island in the East CRA District (regulated by the AOD). The intent of all three Overlay Districts (DPOD, EOD & AOD) is to encourage an urban form that promotes public transit usage and pedestrian oriented development which stimulates economic revitalization, creates pedestrian-friendly environments and promotes mixed-use developments.

Drive-thru facilities do not promote pedestrian-friendly environments and is counter intuitive to the intent of all three Overlay Districts. A text amendment to permit a drive-thru facility in any one of these three Overlay Districts is a step in the wrong direction of creating a “walkable” community. This action will open the window of opportunity for this to occur elsewhere as drive-thru facilities are currently not permitted in the DPOD or the AOD.

The City has been very forward thinking in the implementation of various ride share programs, micro-transit forms of mobility, creation of transit hubs/satellite employee parking lots, and numerous other transportation related smart growth initiatives. Allowing a drive-thru facility to establish within this designated transit oriented corridor would be taking multiple steps backwards and will be detrimental to the redevelopment goals that we are trying to achieve.

Recommendation:

The CRA objects to the proposed text amendment as it does not encourage the principles of the EOD, AOD or DPOD.