

Legislation Text

File #: 18-227, **Version:** 1

P.H. 2018-52: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ADOPTING A COMPREHENSIVE PLAN MAP AMENDMENT FOR THE EAST TRANSIT ORIENTED CORRIDOR (ETOC); PROVIDING FOR A DETERMINATION THAT A LOCAL PLANNING AGENCY HEARING WAS HELD ON MAY 25, 2016; PROVIDING THAT A TRANSMITTAL AND ADOPTION PUBLIC HEARING WILL BE HELD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: JUNE 28, 2016

(Staff Contact: David Recor/Jean Dolan)

Summary Explanation/Background:

The current adopted land use designations in the ETOC area permits a maximum of 1,319 dwelling units, approximately 44.7 million square feet of commercial uses, 5.5 acres of park and recreation and 5.0 acres of community facility land uses. The proposed land use change holds the recreation and community facility uses constant and includes an increase the potential dwelling units by 2,399 units for a total of 3,718 units while reducing the potential commercial uses to 7 million square feet. The intent is for the area to be developed in a mixed use pattern of transit oriented development. The flexibility afforded by the proposed Transit Oriented Corridor land use designation provides the potential for mixed use development with housing located above retail and office uses, pedestrian improvements with wider sidewalks and pedestrian amenities, while at the same time preserving established single family neighborhoods. The legal description attached to the Ordinance has also been corrected since first reading of the Ordinance in June 2016 and the height limits recommended to be added to the Ordinance at the first reading have also been included in the Ordinance provided for second reading. This amendment was unanimously recommended for approval at the first reading by City Commission on June 28, 2016 (minutes are attached). This item is a companion item to the ETOC Comprehensive Plan text amendment ordinance.

Origin of request for this action: Development Services

Fiscal impact and source of funding: N/A

High Priority Policy #2: ETOC Land Use and Zoning Text and Map amendments.