

## Legislation Details (With Text)

<b>File #:</b>	17-651	<b>Version:</b>	2	<b>Name:</b>	
<b>Type:</b>	Ordinance / Regular Agenda		<b>Status:</b>	Passed	
<b>File created:</b>	9/1/2017		<b>In control:</b>	City Commission	
<b>On agenda:</b>	10/10/2017		<b>Final action:</b>	10/10/2017	
<b>Title:</b>	<p>P.H. 2017-92: (PUBLIC HEARING 2ND READING) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH AMENDING CHAPTER 154, "PLANNING," BY AMENDING SECTION 154.60, "DEFINITIONS," TO BE CONSISTENT WITH THE CHANGES MADE THROUGH THE "BROWARDNEXT" PROCESS AND ADOPTED INTO THE 2017 BROWARD COUNTY LAND USE PLAN; BY AMENDING SECTION 154.61, "RESERVE AND FLEXIBILITY UNITS," TO REMOVE REFERENCES TO RESERVE UNITS; DEFINE HOW THE NEW FLEXIBILITY AND REDEVELOPMENT UNITS ARE ALLOCATED TO PROPERTIES WITHIN THE CITY OF POMPANO BEACH THROUGH ADOPTION OF A RESIDENTIAL AND NONRESIDENTIAL FLEXIBILITY RECEIVING AREA MAP AND A REDEVELOPMENT UNIT RECEIVING AREA MAP; TO CLARIFY THE APPLICATION AND PROCESSING PROCEDURE AND THE REVIEW STANDARDS FOR APPROVAL OF A FLEXIBILITY ALLOCATION; TO ADD REDEVELOPMENT UNITS TO THE AFFORDABLE HOUSING REQUIREMENTS AND TO PROVIDE FOR AN IN LIEU OF FEE OPTION FOR THE AFFORDABLE HOUSING REQUIREMENT; BY CREATING SECTION 154.62, "NONRESIDENTIAL FLEXIBILITY," TO PROVIDE FOR THE USE OF NONRESIDENTIAL FLEXIBILITY; BY AMENDING SECTION 154.80, "AFFORDABLE HOUSING CONTRIBUTIONS," TO ADD AN IN LIEU OF FEE CONTRIBUTION FOR AFFORDABLE HOUSING REGULATIONS WITHIN CHAPTER 154.; AND BY AMENDING CHAPTER 155, "ZONING CODE," BY AMENDING APPENDIX C: "FEE SCHEDULE," TO REVISE THE FEE SCHEDULE TO CONFORM TO AMENDMENTS MADE BY THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE. (Fiscal Impact: N/A)</p>				

FIRST READING: SEPTEMBER 26, 2017

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### Indexes:

### Code sections:

**Attachments:** 1. CA Transmittal Memo for Ch. 154 Amendments, 2. Final Ordinance 2017-313a, 3. 000 Chapter 154 Flex Regulation Amendment Staff Report, 4. PZB Minutes Item #8 Flex Text Amendment

Date	Ver.	Action By	Action	Result
10/10/2017	2	City Commission	ADOPTED	Pass
9/26/2017	1	City Commission	APPROVED FIRST READING	Pass

### P.H. 2017-92: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH AMENDING CHAPTER 154, "PLANNING," BY AMENDING SECTION 154.60, "DEFINITIONS," TO BE CONSISTENT WITH THE CHANGES MADE THROUGH THE "BROWARDNEXT" PROCESS AND ADOPTED INTO THE 2017 BROWARD COUNTY LAND USE PLAN; BY AMENDING SECTION 154.61, "RESERVE AND FLEXIBILITY UNITS," TO REMOVE REFERENCES TO RESERVE UNITS; DEFINE HOW THE NEW FLEXIBILITY AND REDEVELOPMENT UNITS ARE ALLOCATED TO PROPERTIES WITHIN THE CITY OF POMPANO BEACH THROUGH ADOPTION OF A RESIDENTIAL AND NONRESIDENTIAL FLEXIBILITY RECEIVING AREA MAP AND A REDEVELOPMENT UNIT RECEIVING AREA MAP; TO CLARIFY THE APPLICATION AND PROCESSING PROCEDURE AND

THE REVIEW STANDARDS FOR APPROVAL OF A FLEXIBILITY ALLOCATION; TO ADD REDEVELOPMENT UNITS TO THE AFFORDABLE HOUSING REQUIREMENTS AND TO PROVIDE FOR AN IN LIEU OF FEE OPTION FOR THE AFFORDABLE HOUSING REQUIREMENT; BY CREATING SECTION 154.62, "NONRESIDENTIAL FLEXIBILITY," TO PROVIDE FOR THE USE OF NONRESIDENTIAL FLEXIBILITY; BY AMENDING SECTION 154.80, "AFFORDABLE HOUSING CONTRIBUTIONS," TO ADD AN IN LIEU OF FEE CONTRIBUTION FOR AFFORDABLE HOUSING REGULATIONS WITHIN CHAPTER 154.; AND BY AMENDING CHAPTER 155, "ZONING CODE," BY AMENDING APPENDIX C: "FEE SCHEDULE," TO REVISE THE FEE SCHEDULE TO CONFORM TO AMENDMENTS MADE BY THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**FIRST READING: SEPTEMBER 26, 2017**

(Staff Contact: David Recor/Jean E. Dolan)

**Summary Explanation/Background:**

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 still 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 proposed changes to Chapter 154: Planning are either details that were not included in the previous version of Chapter 154 or are new or revised regulations that were adopted as part of the BrowardNext planning process. The one amendment included in this ordinance that is not related to BrowardNext is the addition of an in lieu of fee contribution option to meet the affordable housing requirements in Chapter 154. These amendments were unanimously approved by the P&Z Board on August 23, 2017. The P&Z approval memo will be provided as soon as it is available. The minutes of the P&Z meeting for this item are included in the attachments.

**Origin of request for this action:** Development Services

**Fiscal impact and source of funding:** N/A