

## Legislation Text

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**File #:** 17-296, **Version:** 1

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### **P.H. 2017-37: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE AMENDING CHAPTER 155, "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF POMPANO BEACH, FLORIDA, BY AMENDING §155.3501., "TRANSIT ORIENTED (TO)," TO MODIFY REQUIREMENTS AND STANDARDS FOR BUILDING CONFIGURATION AND DESIGN FOR DEVELOPMENT IN THE DISTRICT; BY AMENDING §155.3708., "DOWNTOWN POMPANO BEACH (DP) OVERLAY DISTRICT," TO MODIFY REQUIREMENTS FOR THE DENSITY REGULATING PLAN AND MODIFIED DENSITY STANDARDS AND PROVIDE REQUIREMENTS FOR AREAS THAT FALL WITHIN THE TRANSIT CORE AREA BOUNDARY, AND MODIFYING THE DIMENSIONAL STANDARDS AND USE STANDARDS FOR NEW AND EXISTING DEVELOPMENT LOCATED WITHIN THE DISTRICT AND SUBSTITUTING THE CORRESPONDING DENSITY REGULATING PLAN MAP TO INCLUDE THE TRANSIT CORE AREA BOUNDARY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

### **FIRST READING: MARCH 28, 2017**

(Staff Contact: Karen Friedman/Robin Bird)

#### **Summary Explanation/Background:**

In September 2013, in conjunction with the adoption of the Downtown Pompano Beach Transit Oriented Corridor Land Use designation, the City established a new overlay zoning district called Downtown Pompano Beach (DPOD). The base zoning is Transit Oriented (TO) and the general location is east of I-95, west of NE 5th Avenue north of Atlantic Blvd (but includes Civic Campus), and south of NE/NW 6th Street (with a portion south of NW 6th Court). The total area of the TO/DPOD is 269.06 acres.

The City's CRA has applied for a text amendment to the Zoning Code §155.3501 (Transit Oriented District) and §155.3708 (Downtown Pompano Beach Overlay District). In particular the application requests to revise the TO District's Building Design standards and the following DPOD standard: Modify the Density Regulating Plan to create a Transit Core Area which will have no maximum density; Require all buildings with six or more stories to be designed as a Tower typology; Add in additional design regulations for the Tower typology; Reduce the minimum unit sizes for residential dwelling units; and limit medical uses on the first floor in certain areas. The application was reviewed at the December 21, 2016 Development Review Committee meeting. It was then recommended for approval at the January 25, 2017 with a four to three vote. A condition of the P&Z approval was for the CRA to re-present the item at the February 22, 2017 P&Z hearing to address any questions of the P&Z Board; the CRA complied with this request. The application is subject to the review standards in §155.2402.C.

**Origin of request for this action:** Pompano Beach CRA / Chris Brown

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