

Legislation Text

File #: 18-226, **Version:** 1

P.H. 2018-51: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMpano BEACH, FLORIDA AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT TEXT TO PROVIDE DEVELOPMENT RIGHTS WITHIN THE DESIGNATION OF 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 HEARING AND AN 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:

This is the second reading of the text amendment ordinance for the 282 acre East Transit Oriented Corridor (ETOC). The proposed text amendment for this land use change will allow for 3,718 dwelling units (net new 2,399 units) and will allow up to 7 million square feet of nonresidential uses, 5.5 acres of parks and recreation (minimum) and 5.0 acres of community facility land uses (minimum). This text amendment establishes the maximum development rights for property within the ETOC. The proposed text amendment also includes design guidelines and principles to ensure a focus on land use compatibility, connectivity, historic resources and affordable housing. This amendment was unanimously recommended for approval at the first reading by City Commission on June 28, 2016 (minutes are attached) with the addition of one WHEREAS clause stating the maximum building heights. These height limits are reflected in the Ordinance for second reading and in the East Overlay District (EOD) zoning regulations proposed for second reading at the same hearing as this Comprehensive Plan map and text amendments. The legal description attached to the Ordinance has been corrected since first reading of the Ordinance in June 2016. It should also be noted that the ETOC Map amendment agenda item is a companion item to the text amendment.

Origin of request for this action: Development Services

Fiscal impact and source of funding: N/A



Policy Action #2 - ETOC Comprehensive Plan, Rezoning and Zoning Code Amendment - High Priority