

Legislation Text

File #: 20-642, **Version:** 2

P.H. 2021-02: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE CITY OF POMPANO BEACH CODE OF ORDINANCES BY AMENDING SECTION 155.2408., "BUILDING DESIGN," TO PROVIDE FOR ALTERNATIVES TO BUILDING DESIGN STANDARDS IN THE TRANSIT-ORIENTED (TO) DISTRICT; BY AMENDING SECTION 155.2421., "ADMINISTRATIVE ADJUSTMENT," TO MODIFY TABLE 155.2421.B.1, "ALLOWABLE ADMINISTRATIVE ADJUSTMENT," TO REFLECT MODIFICATIONS TO THE ZONING CODE; AND BY AMENDING SECTION 155.3501., "TRANSIT ORIENTED (TO)," TO AUTHORIZE THE DIRECTOR OF DEVELOPMENT SERVICES TO ADMINISTRATIVELY ADJUST ACTIVE USE STANDARDS AT CERTAIN SPECIFIC LOCATIONS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: OCTOBER 27, 2020

(Staff Contact: Daniel Keester-O'Mills/David Recor)

Summary Explanation/Background:

Staff is recommending a text amendment in order to modify the standards related to "Active Uses," in the Transit Oriented Districts. Currently, properties within the Transit Oriented Districts require "active uses," along all building frontages. Active Uses generally include, but are not limited to, retail, commercial, restaurants, coffee shops, libraries, institutions, education and cultural facilities, and entrance lobbies. Additionally, this code amendment offers the option for developers to deviate from specific design standards, when the proposed building is of a specific style (vernacular) or superior design to what the minimum codes would require. At this time, if an applicant cannot comply with the code their only option is to seek a variance. The purpose of this amendment is to continue to encourage active uses when new buildings are proposed in the Transit Oriented Districts on the primary and secondary streets, while providing an avenue for developers to seek relief on secondary or tertiary streets. The staff report, which was presented to the Planning & Zoning Board has been attached for reference. The Planning & Zoning Board members voted unanimously to recommend approval to the City Commission of the text amendment at the August Meeting. The CRA has provided a memorandum supporting the proposed changes to the text amendment.

Origin of request for this action: Development Services Department

Fiscal impact and source of funding: N/A

