

Legislation Text

File #: 20-440, **Version:** 2

P.H. 2021-11: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, AMENDING CHAPTER 155, "ZONING CODE," OF THE POMPANO BEACH CODE OF ORDINANCES, BY AMENDING SECTION 155.3709., "EAST OVERLAY DISTRICT (EOD)," BY MODIFYING DEVELOPMENT REQUIREMENTS FOR BUILDINGS IN THE EAST OVERLAY DISTRICT (EOD) AND BY RELOCATING STEPBACK REQUIREMENTS IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: NOVEMBER 10, 2020

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

Summary Explanation/Background:

The Applicant, Greenspoon Marder LLP, is requesting to amend the Building Height Designation and Tower Regulations to require buildings in the East Overlay District (EOD) taller than 8 stories to be developed according to the Tower Building Type standards, except for properties abutting E Atlantic Ave and Federal Highway, within the areas shown on Diagram 155.3709.D Sub-Areas/Building Heights Regulating Diagram. The Zoning Code currently requires buildings in the EOD taller than 6 stories to be developed according to the Tower Building Type standards. The Tower Building Type generally requires that the floorplates be reduced in size above the building's "podium," which are above the fifth floor. If the amendment is adopted by the City Commission, it would allow 7 and 8 story buildings within the core sub-area to be developed using any Building Type approved for that Sub-Area rather than limiting it to the Tower Building typology.

The Code amendment proposes changes to Section 155.3709.D.2 Building Height Designation and Diagram 155.3709.D Sub-Areas/Building Heights Regulating Diagram. Section 155.3709.I.3. [Tower Regulations] will be shifted under Section 155.3709.D.2. [Building Height Designations] for continuity to keep all relevant height restrictions in the same place. Additionally, it includes minor changes to provide clarification that stepback requirements apply to all buildings above 6 stories along the segments of the Atlantic Blvd and Federal Highway corridors described within this Code Section and as depicted on the Sub-Areas/Building Heights Regulating Diagram, and are applicable for all Building Types.

The Applicant is representing G&C Platinum 2500 Investors, LLC, who has submitted a Major Site Plan application for an 8-story mixed-use development at 2335, 2401, and 2413 E Atlantic Blvd.

Origin of request for this action: Public-initiated Zoning Code text amendment

Fiscal impact and source of funding: N/A

