


East Transit-Oriented Corridor

Land Use Plan Map Amendment

City Commission Transmittal Hearing (First Reading)

June 28, 2016



Comprehensive Plan:

- Contents dictated by Ch. 163 F.S. and subject to Broward County and State review
- Establishes gross MAXIMUM entitlements for the district (dwelling units and/or maximum SF of nonresidential development).
- Objective 19.1.1 and Policies 1.19.2-1.19.14: Defines the TOC land use category and, along with text amendments, establish the broad principles that will ALWAYS apply in ALL circumstances.

Zoning w/a Form Based Code:

- Creates sub-areas (Core, Center, Edge for mixed use land use categories)
- Further restricts development with required street connections, buffers and open spaces, greenways, setbacks (building placement), heights and building types (for form based codes).

Main principles of design being considered thru zoning:

- Protection of single family neighborhoods
- Commercial: Maintain 105 feet height maximum
- Mixed use and residential: Height reduction (80' max)
- Height transitions adjacent to residential (55' and 35' max)
- No variances for maximum height permitted
- No PDs permitted

Where we are now..

Comprehensive (Land Use) Plan Amendment (LUPA):

- April 16th and April 20th Workshops
- P&Z LUPA hearing May 25, 2016
- June 28, City Commission First Reading LUPA
- Start County and State LUPA Review Process (9-months)

Zoning:

- Specific zoning regulations being drafted
- Zoning to be presented in workshops starting in November, 2016

May, 2017 (Estimated) PROJECT COMPLETION

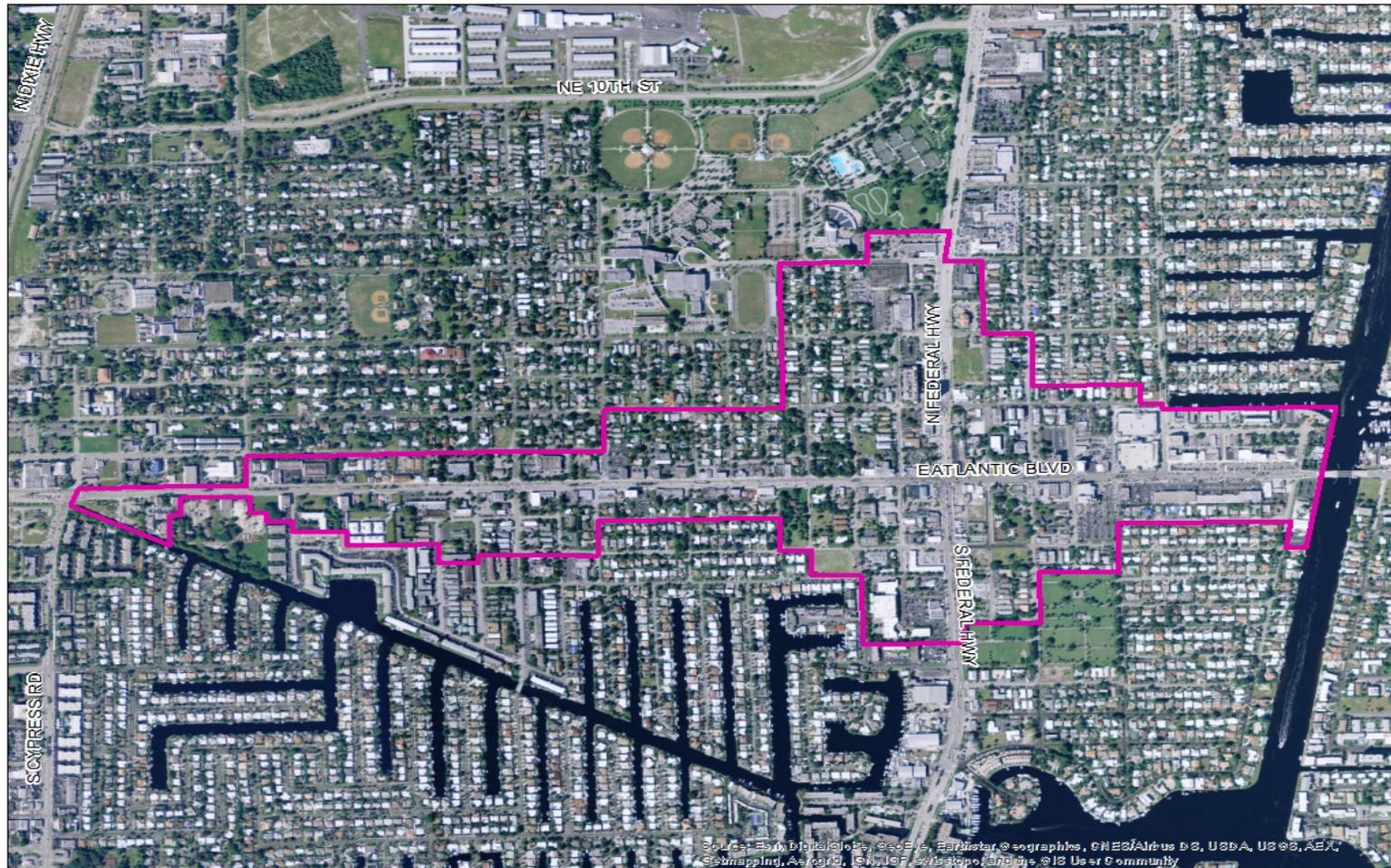
- City Commission second reading of LUPA and adoption
- City Commission second reading of Zoning Code Amendment and rezoning adoption

Transit Oriented Corridor

Comprehensive Plan: Principles of a Transit Oriented Corridor
Objective 1.19.1 and associated policies

- Facilitate Mixed Use Development
- Generally ¼ mile from main transit routes
- Residential principal component in “basket of rights” to be allocated in accordance with zoning
- Nonresidential use included in “basket of rights” to be allocated in accordance with zoning
- Design principles to address transitions to adjacent uses and transit facilities; Integrated public open spaces; pedestrian mobility and amenities; building placement and street connectivity.

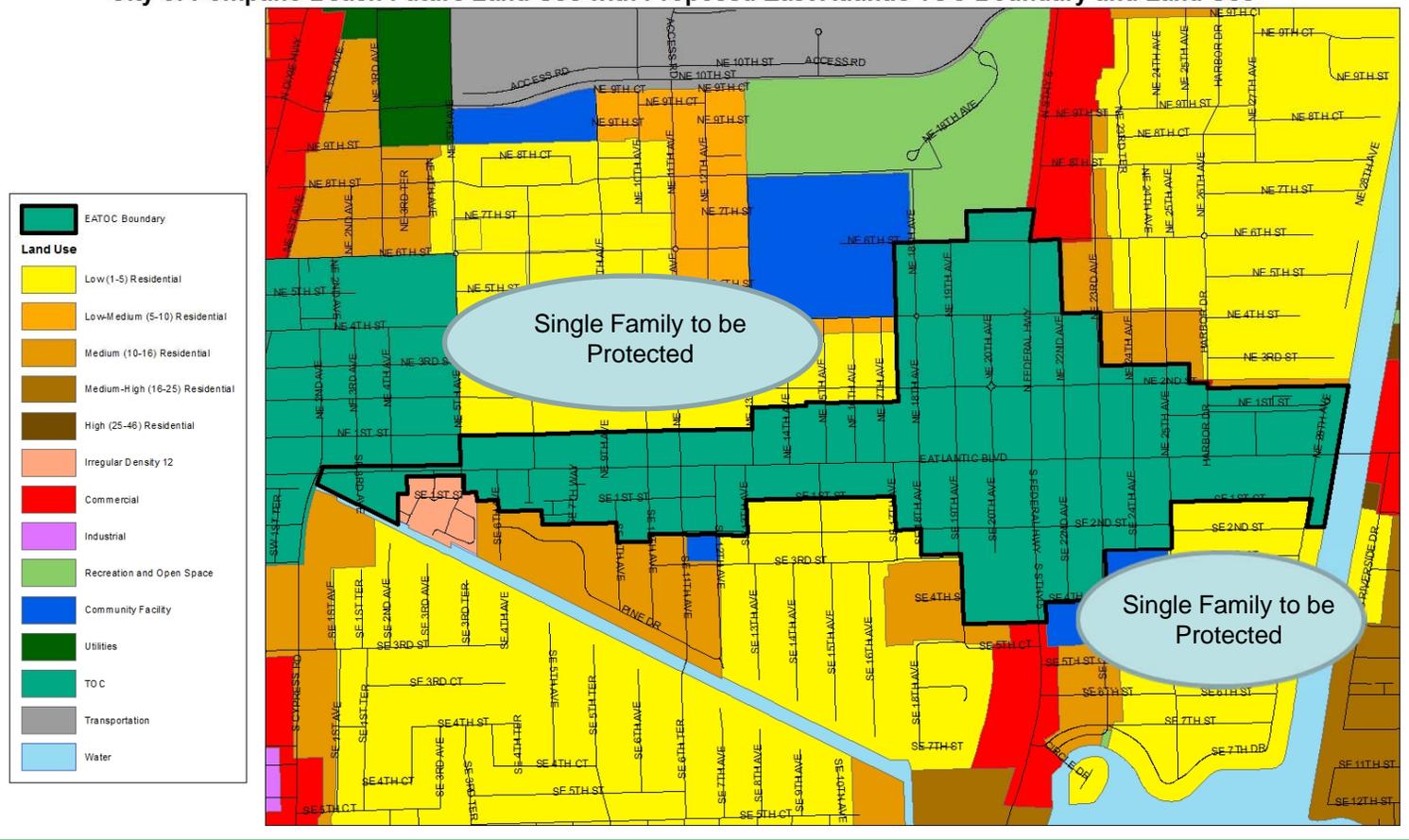
ETOC Boundary



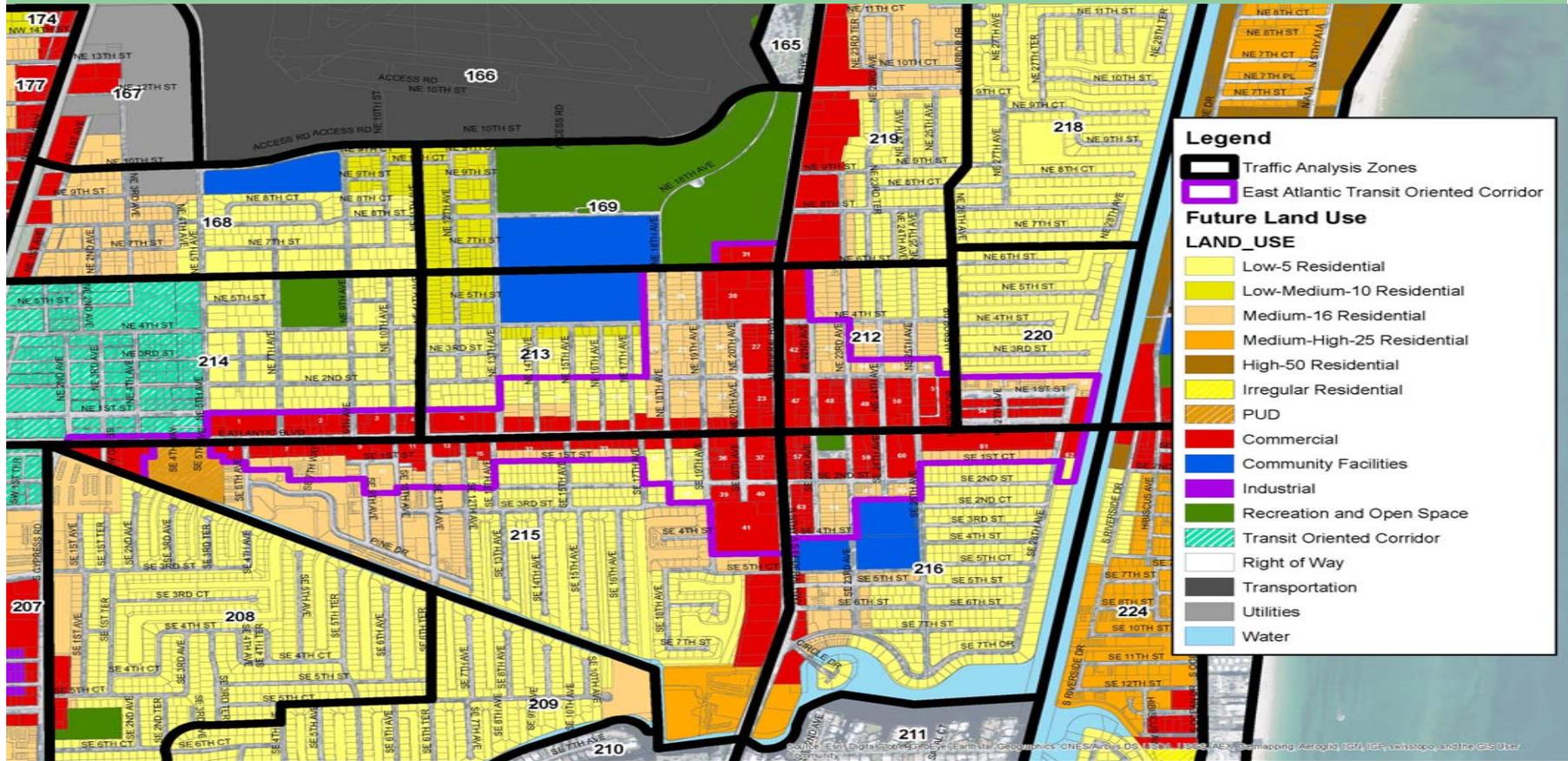
Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Swissmapping, AerGRID, IGN, IGN, swisstopo, and others. © 2012 Esri & community.

Proposed Future Land Use Map

**Exhibit B:
City of Pompano Beach Future Land Use with Proposed East Atlantic TOC Boundary and Land Use**



Adopted Future Land Use Map

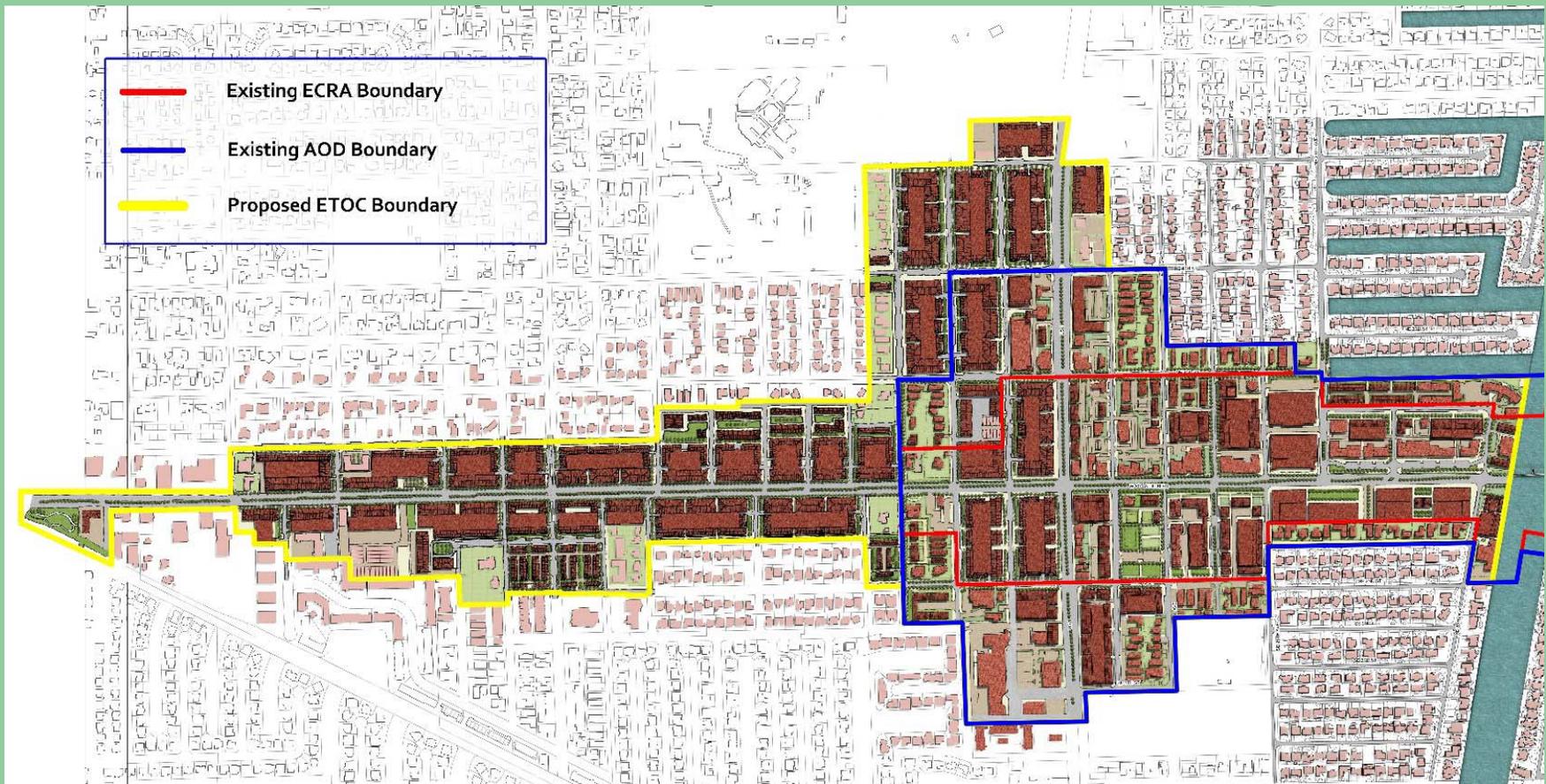


Current Entitlements and Existing Development

Land Use Category	Square Footage (SF)/Units	Built Square Footage (SF)/Units
Commercial (General Business)	44,739,280 SF	1,759,384 SF
Residential Units	1,319 Units	1,046 Units (273 unbuilt)
Recreation and Open Space (Park)	5.5 Acres	5.5 Acres
Community Facility	5.0 Acres	5.0 Acres

ETOC Master Plan

(Estimated 50 Year Buildout)



Net Change in Entitlements

Land Use Category	Square Footage (SF)/Units
Commercial (General Business)	-37,739,280 SF
Residential Units	2,399 Units
Recreation and Open Space (Park)	No change below minimum
Community Facility	No change below minimum

Proposed Entitlements for ETOC Basket-of-Rights (15-Year Planning Horizon to 2030)

Land Use Category	Square Footage (SF)/Units	Built Square Footage (SF)/Units
Commercial (General Business)	7,000,000 SF (-37,739,280 SF)	1,759,384 SF
Residential Units	3,718 Units (+2,399 units)	1,046 Units (273 unbuilt)
Recreation and Open Space (Park)	5.5 Acres	5.5 Acres
Community Facility	5.0 Acres	5.0 Acres

Impact Analysis – Net Reduction in Demand

Public Facility	Approved Land Use Demand	Proposed ETOC Demand	Net Reduction in Demand	Available Supply
Water	4.9 MGD	1.4 MGD	-3.5 MGD	3.15 MGD (2025)
Sewer	4.9 MGD	1.4 MGD	-3.5 MGD	4 MGD (2015)
Solid Waste	4.04 MPD	0.65 MPD	-3.38 MPD	Monarch Hill landfill
Traffic	77,279 PM Peak Hour	22,295 PM Peak Hour	-54,984 PM Peak Hour	Atlantic Blvd between Dixie and US 1 Over Capacity in 2030

Transportation Master Plan

- CRA contracting with Kimley Horn
- Draft Scope of Work Includes:
 - Traffic Calming Plan to protect neighborhoods
 - Local Transit Improvement Recommendations
 - Bike/Pedestrian Improvement Recommendations
 - Cost estimates and funding sources
 - Zoning Code amendments for traffic operations analysis at site plan

Impact Analysis – Net Increase in Demand

Public Facility	Approved Land Use Demand	Proposed ETOC Demand	Net Increase in Demand	Available Surplus
Parks (Pompano LOS)	14.97 acres	42.2 acres	27.23 Acres	51.38 Acre Surplus
Schools	1,319 Units (SF/MF/TH)	3,718 units (SF/MF/TH)	155 net new students	Surplus in all Schools (2020-21)

Impact Analysis – Net Positive Impact

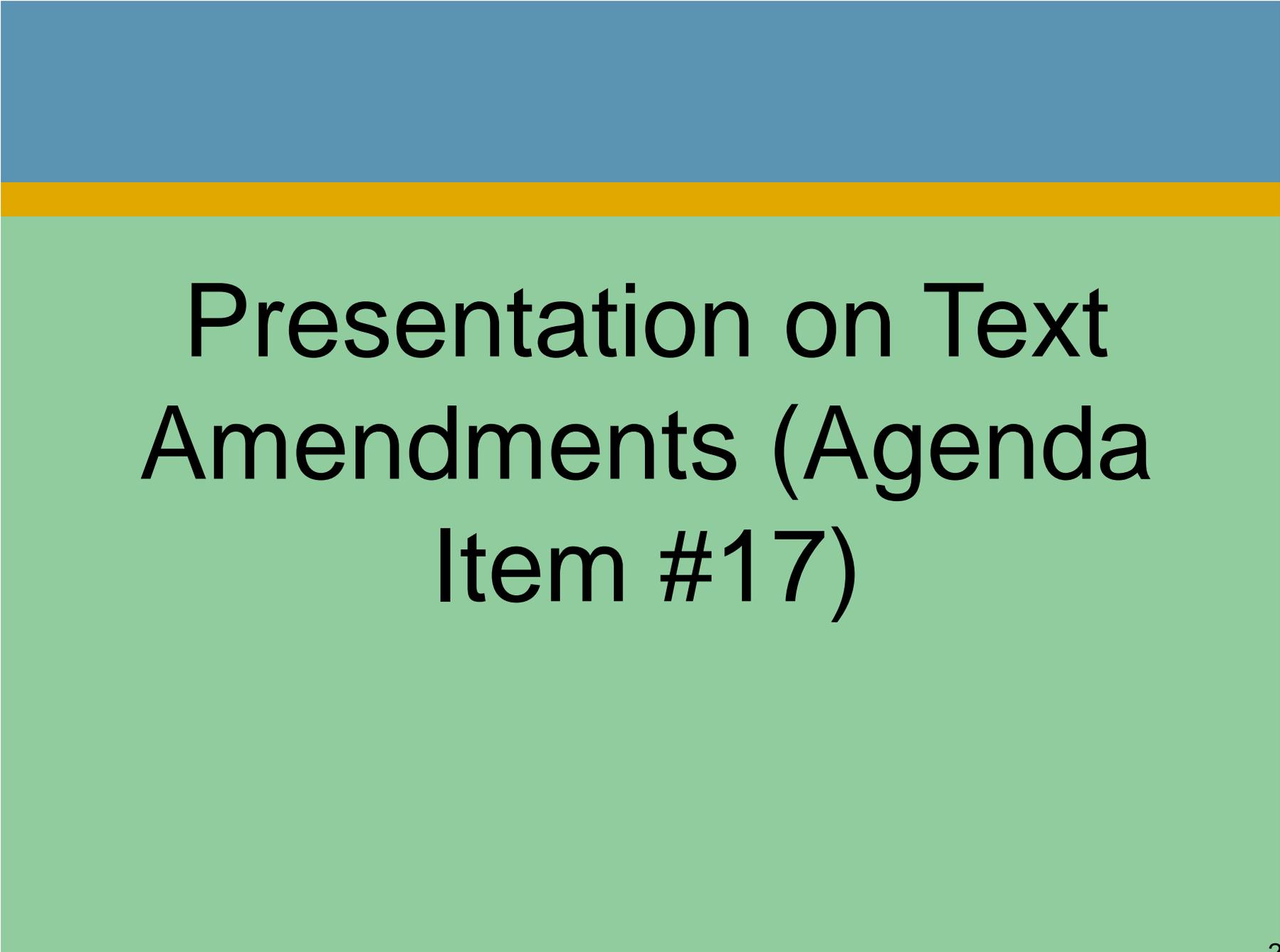
Public Facility	
Mass Transit	Transit Oriented Development will increase ridership for existing transit. Increases demand and provides potential funding source to improve local shuttle services. ETOC land use category qualifies private development for discount from County Transit Fees.
Drainage	Two drainage basin improvements identified in SMMP: SE 28 th Avenue and SE 15 th Avenue in 2021-22. New development in these basins could contribute to and accelerate these improvements.
Affordable Housing	County Policy 1.07.07 applies so 15% of units will have to be affordable or in lieu of fees paid to City for affordable housing trust fund.

Impact Analysis – Considerations

Other Considerations	
Hurricane Evacuation	Though the impact analysis shows no impact on regional evacuation times, more residents will be in the evacuation zone east of US 1.
Historic Preservation	The City will continue their current historic preservation approach in the ETOC and encourage owners of potentially historic properties to consider preservation.
Compatibility	This aspect of the ETOC will be a primary focus in the zoning requirements and improve upon current regulations.

Recommendation

Approval of the ETOC Land Use Map Amendment subject to the Approval of the Text Amendment (next agenda item).



Presentation on Text Amendments (Agenda Item #17)



East Transit-Oriented Corridor

Land Use Plan Text Amendment

City Commission First Reading: June 28, 2015



Transit Oriented Corridor

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Proposed Entitlements for ETOC Basket-of-Rights

East Transit Oriented Corridor (ETOC) - This designation has been applied to the Future Land Use Map for the East Transit Oriented Corridor. The densities and intensities of permitted uses within the designated East Transit Oriented Corridor (ETOC) are as follows:

Land Use Category	Square Footage (SF)/Units
<u>Commercial (General Business)</u>	<u>7,000,000 SF</u>
<u>Residential Units</u>	<u>3,718 Units</u>
<u>Recreation and Open Space (Park)</u>	<u>5.5 Acres</u>
<u>Community Facility</u>	<u>5.0 Acres</u>

Design Principles and Procedures

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed EATOC, as follows:

Guiding Design Principles and Procedures:

All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-application conference with staff prior to major Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Design Principles and Procedures

Land Use Compatibility:

- Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.
- Building setbacks and heights that address compatibility between proposed and existing development and FAA height limits, if applicable.
- Service areas that do not impact adjacent residential development.
- All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

WHEREAS, the City Commission has considered the application in its entirety, staff reports, minutes of meetings, findings of fact and support documents and determines that future development in the ETOC will be evaluated based on reasonable height transitions between adjacent land uses which will be governed by the ETOC Zoning Code

Design Principles and Procedures

Connectivity:

- Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
- Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

- Protection of designated historic resources.

Affordable Housing

Affordable Housing:

The ETOC land use plan amendment created 2,399 new residential units and a minimum of 15% of those units (360 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

A. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 360 affordable housing units as vertically integrated affordable housing; or

B. Until such time as all 360 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

Affordable Housing

These funds will be used to promote one or more of the following:

- programs that facilitate the purchase or renting of the existing affordable housing stock;
- programs which facilitate the maintenance of the existing supply of affordable housing;
- programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low- income populations.

Recommendation

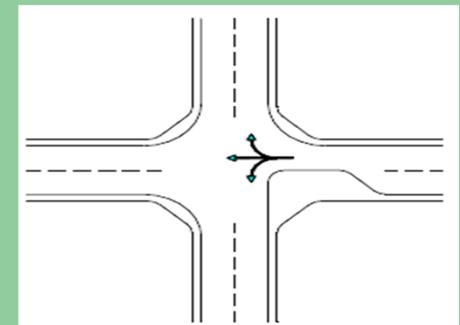
Approval of the ETOC Land Use Text Amendment subject to the Approval of the Map Amendment.



Where are we now?

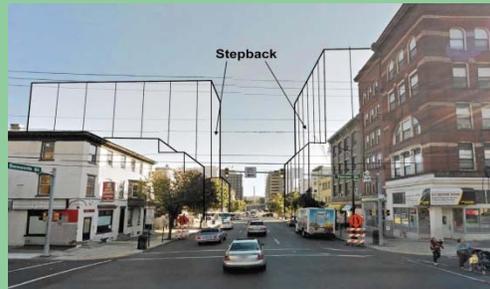
Transportation Master Plan

- CRA contracting with Kimley Horn
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Zoning Amendments

Urban Design Principles



- ✓ Vehicular Connectivity (minimize impact to surrounding neighborhoods)
- ✓ Transportation alternatives (reduce traffic)
- ✓ Pedestrian connectivity and walkability (enhance streetscapes)
- ✓ Enhanced public open spaces
- ✓ Waterfront access and beautification
- ✓ Building standards to ensure compatibility with existing residential neighborhoods in terms of height and mass

Zoning Amendments

Development Standards we are currently working on...

- Protection of single family neighborhoods
- Height:
 - Commercial: Maintain 105 feet height maximum
 - Mixed use: Height reduction (80 feet max)
- *plus*
 - Increased lot coverage
 - Max tower floorplate sizes
 - Min. tower setbacks
 - Maximum Building Length
 - Height Transition: LOWER heights adjacent to residential developments
- No variances of maximum height permitted
- No PDs permitted

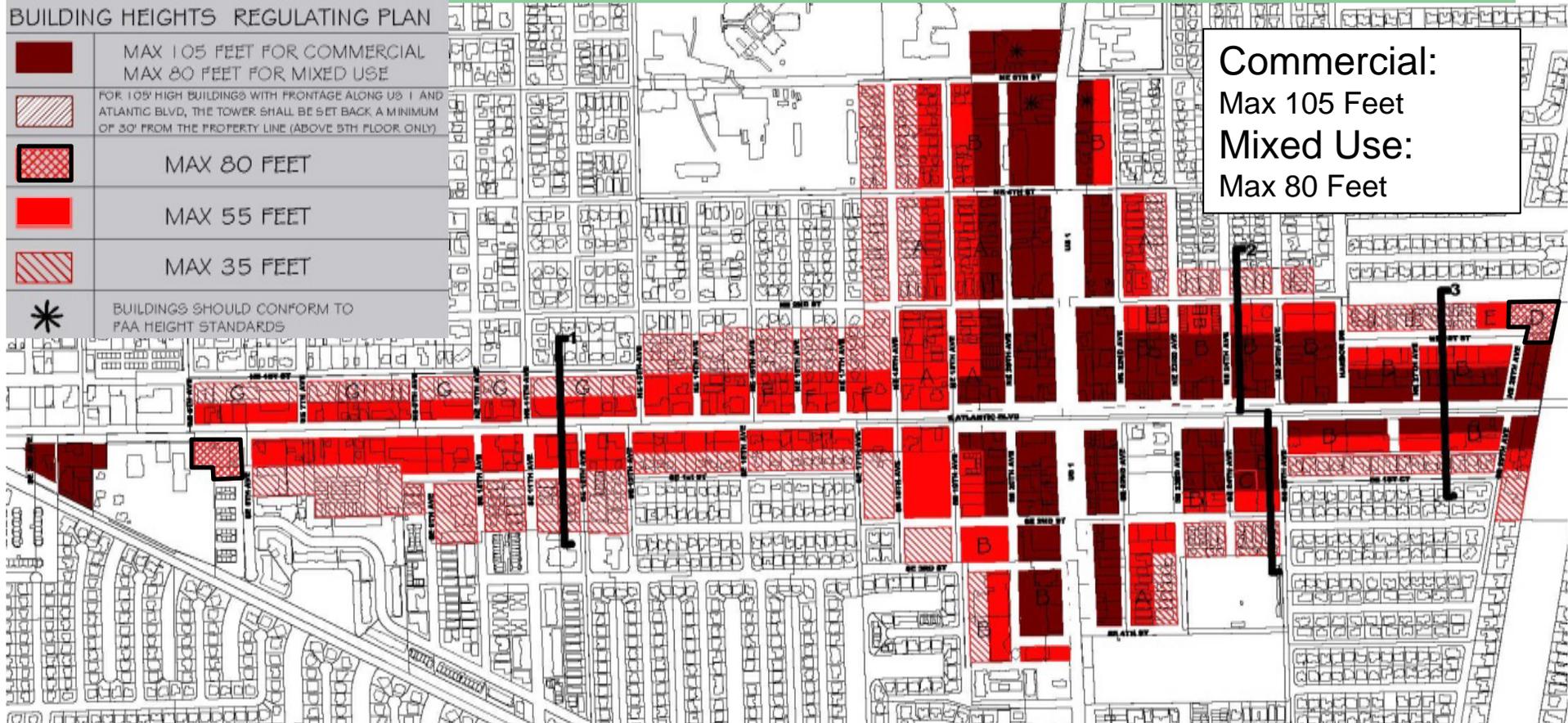
Proposed Heights Regulating Plan

LEGEND

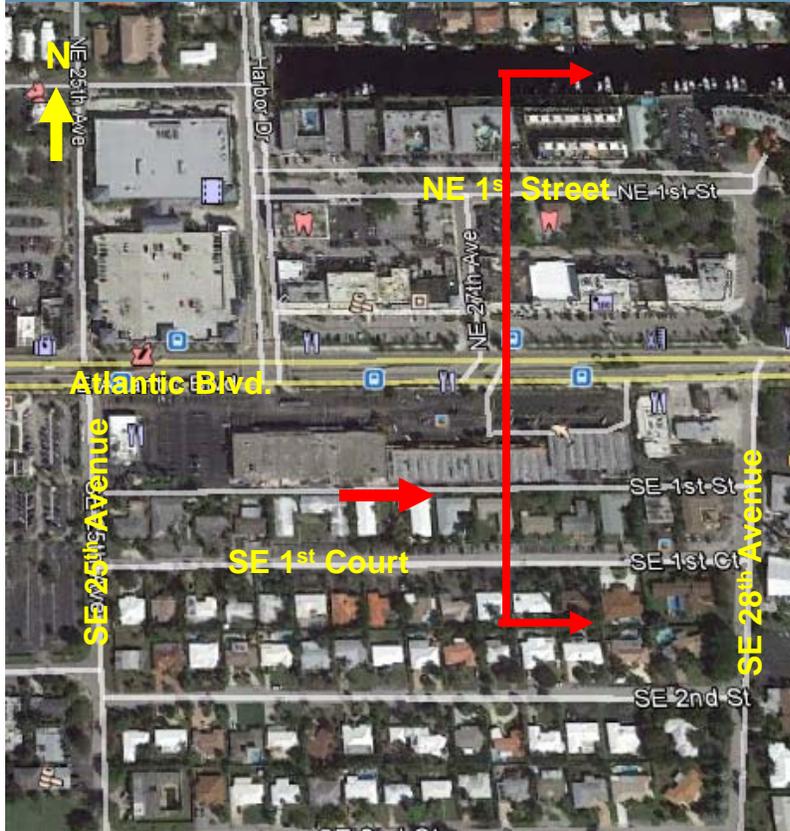
BUILDING HEIGHTS REGULATING PLAN

	MAX 105 FEET FOR COMMERCIAL MAX 80 FEET FOR MIXED USE
	FOR 105' HIGH BUILDINGS WITH FRONTAGE ALONG US 1 AND ATLANTIC BLVD, THE TOWER SHALL BE SET BACK A MINIMUM OF 30' FROM THE PROPERTY LINE (ABOVE 5TH FLOOR ONLY)
	MAX 80 FEET
	MAX 55 FEET
	MAX 35 FEET
	BUILDINGS SHOULD CONFORM TO FAA HEIGHT STANDARDS

Commercial:
Max 105 Feet
Mixed Use:
Max 80 Feet



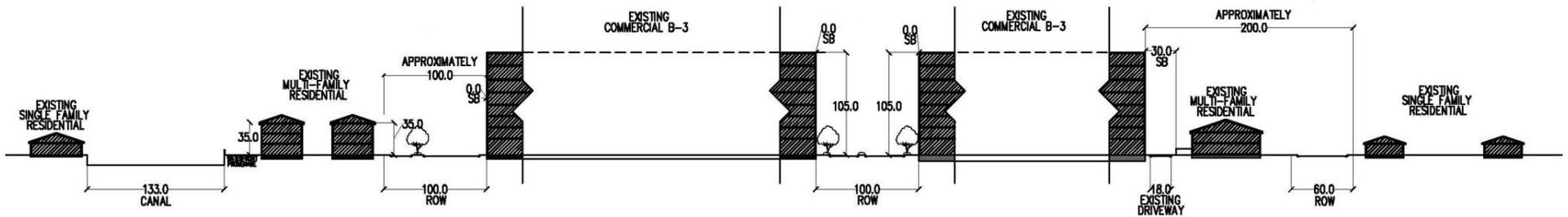
Height Transition Example



East of NE 25th Avenue



Existing Height



NE 1st Street

Atlantic Blvd.

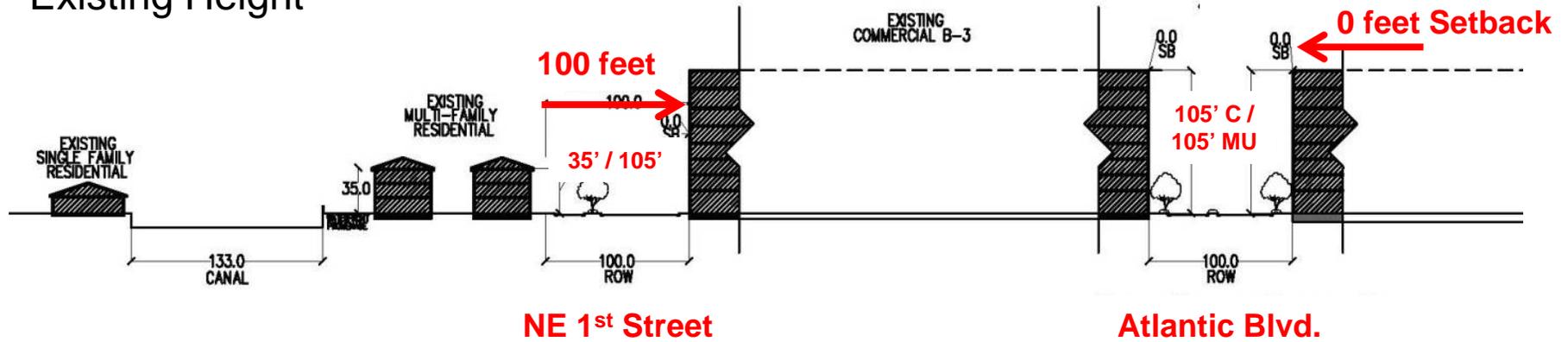
SE 1st Court

Height Transition Example

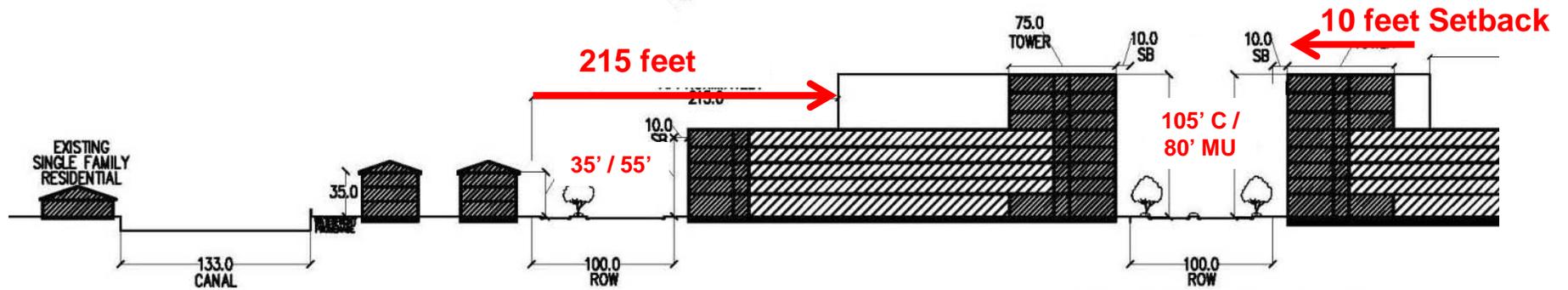


East of NE 25th Avenue

Existing Height



Proposed Height Transition

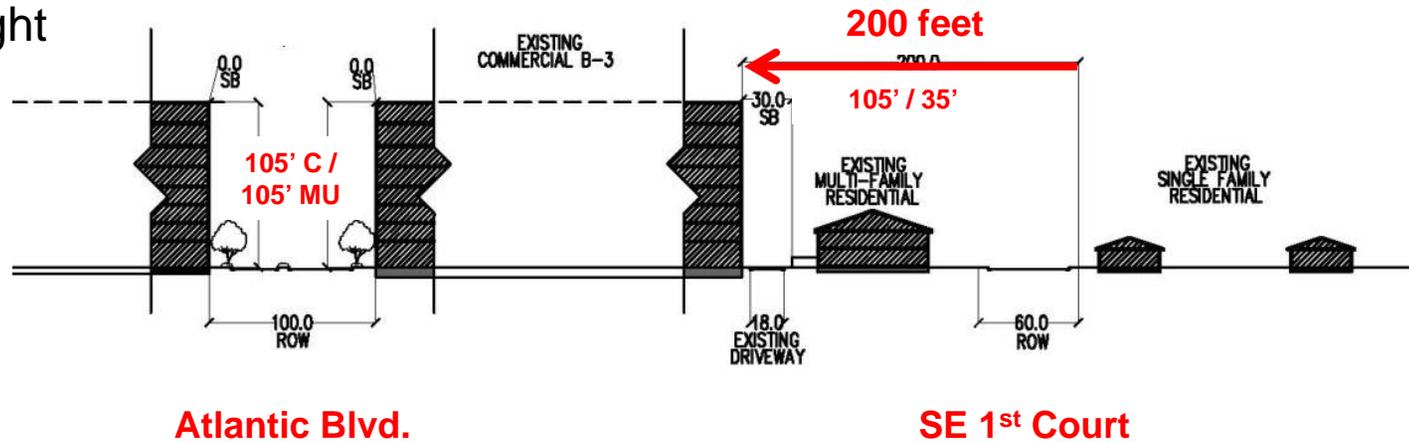


Height Transition Example

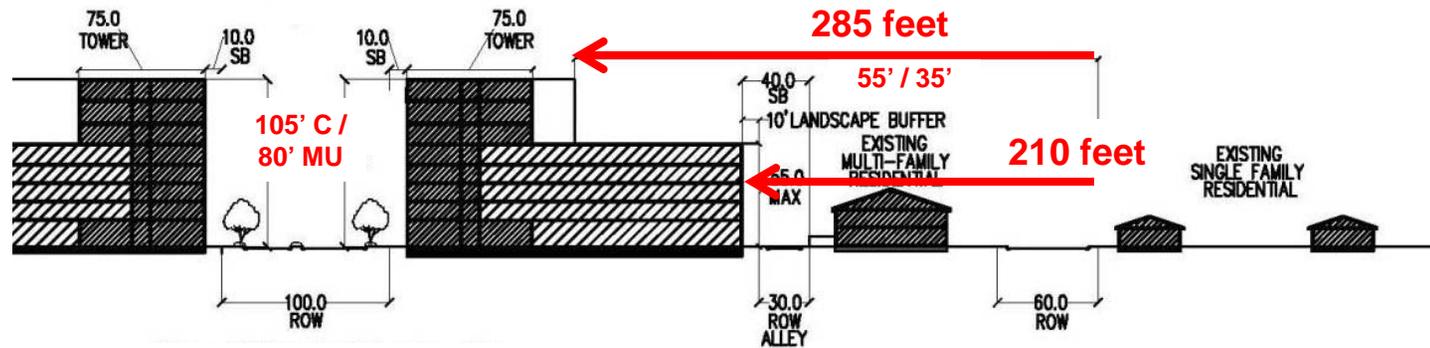


East of NE 25th Avenue

Existing Height



Proposed Height Transition



Height Transition Example



Proposed Project Timeline and Public Input Process

March 2016

- Workshop – Stakeholder, East CRA Advisory Committee (3/16)
- Submit LUPA Application for initial DRC review
- Begin draft Zoning Code Amendments

April, 2016

- DRC Hearing and review comments for LUPA (4/6)
- Workshop – Stakeholder (Saturday, 4/16, 2016 from 9-11 AM)
- P&Z Workshop for LUPA (4/20, 2016 at 6 PM)

May, 2016

- P&Z Hearing for LUPA (5/25)

June, 2016

- City Commission First Reading (6/28) and County transmittal for LUPA

July, 2016

- Submit to BCPC for County LUPA review

KEY

Text in Red: Public Meetings/Workshops

Text in Blue: Public Hearings

* Dates are subject to change

Proposed Project Timeline and Public Input Process (Continued)

July - August, 2016

- Receive County Staff Comments
- Address County staff comments on LUPA

September, 2016

- BCPC Hearing (9/22)

November, 2016

- Workshop – Stakeholder, East CRA Advisory Committee - Zoning Code Amendments
- Broward County Commission (BCC) First Reading and Transmittal to State

December, 2016 – January, 2017

- DRC hearing on rezoning 12/7
- State LUPA Review and Address comments
- P&Z Hearing on Zoning Code Amendments (1/25/17)

February, 2017

- BCPC Second Reading LUPA

KEY

Text in Red: Public Meetings/Workshops

Text in Blue: Public Hearings

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Proposed Project Timeline and Public Input Process (Continued)

April, 2017

- BCC Second Reading and Adoption of LUPA
- City Commission first reading of Zoning Code Amendments and rezoning

May, 2017

- City Commission second reading of LUPA and adoption
- City Commission second reading of Zoning Code Amendment and rezoning adoption

June, 2017

- Submit LUPA to State for compliance review
- Submit LUPA to BCPC for Recertification

July, 2017

- BCPC LUPA Recertification

July, 2017

- LUPA and Rezoning become effective

KEY

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Questions and Discussion