### ITEMS #31 & 32

## **ADDITIONAL MATERIAL**

**Public Hearing** 

**OCTOBER 5,2021** 

### SUBMITTED AT THE REQUEST OF

**PLANNING COUNCIL** 



To: Bertha Henry, Broward County Administrator

From: Barbara Blake Boy, Executive Director

**Broward County Planning Council** 

Date: September 28, 2021

Re: October 5, 2021, County Commission Agenda, Public Hearing Agenda Items 31 and 32

In consultation with the Planning Council Attorney and Broward County Office of the County Attorney, the attached replacement pages are submitted for Exhibit A (Map and page II-1) of Exhibit 1 – Ordinance for public hearing items 31 and 32.

The update is the same for both items as underlined below:

If adopted, this ordinance shall not preclude the reconstruction of the existing 198 (Item 31)/72 ((Item 32) dwelling units, subject to the City of Pompano Beach's effective land development code and regulations, as well as meet all public safety codes in effect at the time of redevelopment including building code and flood elevation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing building bulk, shadow and form.

Please feel free to contact me if you have any questions.

#### **Attachments**

cc/att: Monica Cepero, Deputy County Administrator

Andrew Meyers, County Attorney
Broward County Office of the County Attorney

Maite Azcoitia, Deputy County Attorney
Broward County Office of the County Attorney

Feet

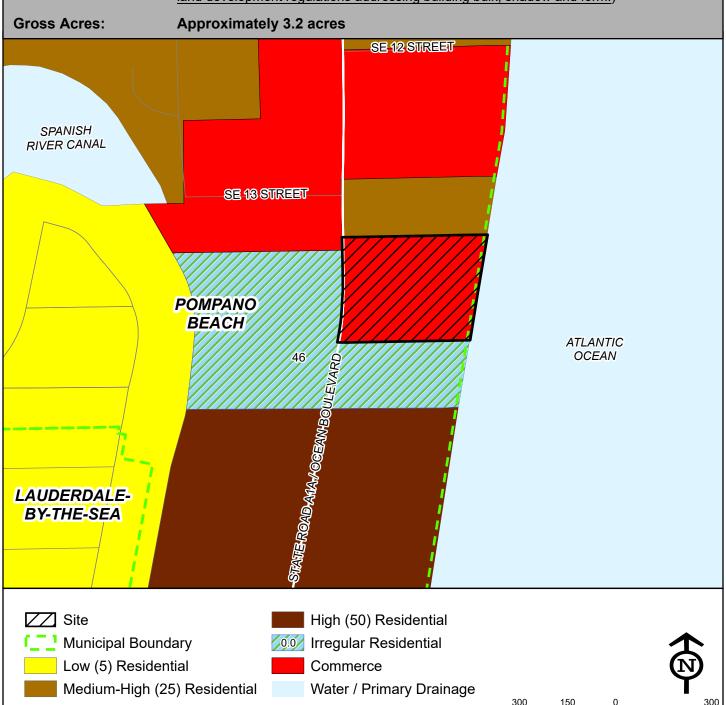
### BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 21-10

**Current Land Use:** Commerce

Proposed Land Use: High (50) Residential

(This ordinance shall not preclude the reconstruction of the existing 198 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations, as well as meet all public safety codes in effect at the time of redevelopment including building code and flood elevation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local

land development regulations addressing building bulk, shadow and form.)



## SECTION II AMENDMENT REPORT PROPOSED AMENDMENT PC 21-10

### **INTRODUCTION AND APPLICANT'S RATIONALE**

I. <u>Municipality:</u> Pompano Beach

II. <u>County Commission District:</u> District 4

*III.* Site Characteristics

A. Size: Approximately 3.2 acres

B. Location: In Section 5, Township 49 South, Range 43 East;

generally located on the east side of State Road A1A/Ocean Boulevard, south of Southeast 13 Street.

C. Existing Use: Multi-family residential

IV. Broward County Land Use Plan (BCLUP) Designations

A. Current Designation: Commerce

B. Proposed Designation: High (50) Residential

The existing residential development is built at a density of 61.9 dwelling units per acre. If adopted, ordinance this shall not preclude reconstruction of the existing 198 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations, as well as meet all public safety codes in effect at the time of redevelopment including building code and flood elevation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing

building bulk, shadow and form.

C. Estimated Net Effect: Reduction of 3.2 acres of commerce use

Addition of 3.2 acres of residential use

No additional dwelling units proposed to the BCLUP as the proposed amendment is corrective in nature to reflect the existing residential development as constructed prior to the adoption of the 1977 BCLUP. There are currently 198 dwelling units existing. The current Commerce land use designation does not

allow residential development.

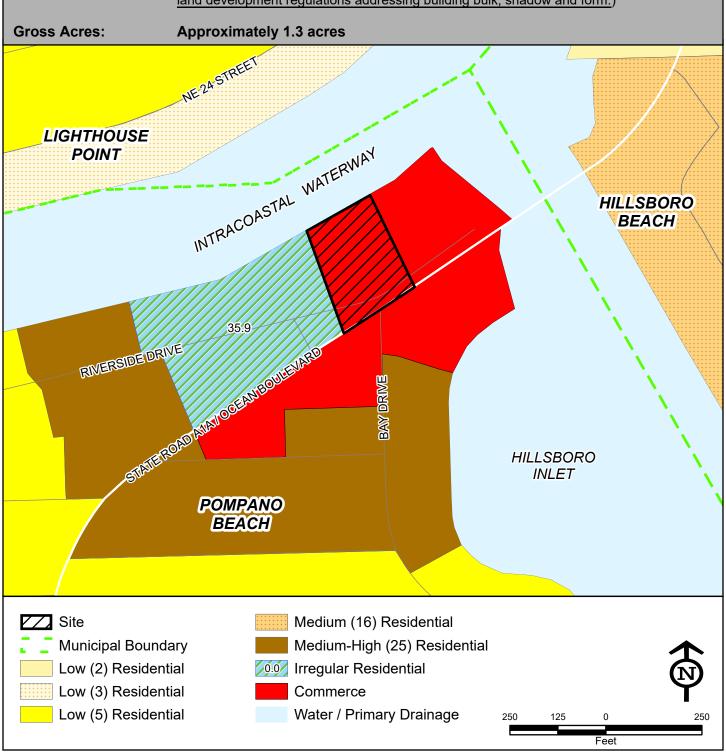
# BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 21-11

**Current Land Use:** Commerce

Proposed Land Use: High (50) Residential

(This ordinance shall not preclude the reconstruction of the existing 72 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations, as well as meet all public safety codes in effect at the time of redevelopment including building code and flood elevation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local

land development regulations addressing building bulk, shadow and form.)



## SECTION II AMENDMENT REPORT PROPOSED AMENDMENT PC 21-11

### **INTRODUCTION AND APPLICANT'S RATIONALE**

I. <u>Municipality:</u> Pompano Beach

II. <u>County Commission District:</u> District 4

*III.* <u>Site Characteristics</u>

A. Size: Approximately 1.3 acres

B. Location: In Section 29, Township 48 South, Range 43 East;

generally located at the northern terminus of Bay Drive, between State Road A1A/Ocean Boulevard

and the Intracoastal Waterway.

C. Existing Use: Multi-family residential

IV. Broward County Land Use Plan (BCLUP) Designations

A. Current Designation: Commerce

B. Proposed Designation: High (50) Residential

The existing residential development is built at a density of 55.4 dwelling units per acre. If adopted, this ordinance shall not preclude the reconstruction of the existing 72 dwelling units, subject to the City of Pompano Beach's effective land development code and regulations, as well as meet all public safety codes in effect at the time of redevelopment including building code and flood elevation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing

building bulk, shadow and form.

C. Estimated Net Effect: Reduction of 1.3 acres of commerce use

Addition of 1.3 acres of residential use

No additional dwelling units proposed to the BCLUP as the proposed amendment is corrective in nature to reflect the existing residential development as constructed prior to the adoption of the 1977 BCLUP. There are currently 72 dwelling units existing. The current Commerce land use designation does not

allow residential development.