

# **Land Use and Zoning Issues and Recommendations**

## **Introduction**

This report is designed to address the potential land use and zoning issues involved in the team's SIP recommendations. Of particular importance is to ensure that SIP recommendations are consistent with the adopted 1989 Community Redevelopment (CRA) Plan for the area. The analysis below follows the outline of the proposed SIP and addresses those strategies which could involve land use and/or zoning amendments and revisions.

## **Areawide Strategies**

These strategies are general in nature and thus at that level do not have any land use or zoning implications. These strategies are also consistent with the adopted CRA Plan.

## **Neighborhood Planning**

*Neighborhood anchor.* No specific locations are given for these areas. Mixed use is indicated which if mixed on a single site may require land use and zoning changes. "Flex units" might also be used if available to convert some commercial acreage to residential use. It is recommended that the anchor sites be located on neighborhood edges with frontage on higher-volume roadways to attract not only internal residents, but also passers-bys.

*Convert marginal strip commercial to residential or other use.* This strategy will require either the use of available flex units or land use and zoning changes to assign the residential or other comparable use in these long roadside commercial areas with shallow lot depth.

## **Conceptual Key Information**

There appear to be a number of potential land use and zoning revisions proposed in this strategy, however they are general in nature and not adequately specified for evaluation. A "Transit Oriented Development (TOD)" land use designation is proposed in MLK core district. This land use category has not yet been finalized and adopted as a local option by the Broward County Planning Council. This recommendation will have to await completion of the TOD and, if pursued, will require a land use amendment to the City's Comprehensive Plan. Another option is to assign the Local Activity Center (LAC) designation to the subject area. This option is available for mixed use sites less 160 acres in size with a strong transit orientation and would also require a land use amendment.

### **Collier City Neighborhood**

*Convert NW 31st Avenue strip commercial to multi-family.* This strategy will require a land use and zoning change of the subject strip areas. Flex units could also be used on a limited basis to convert commercial areas to residential if a surplus of units are available in this area.

*Neighborhood anchor.* The three (3) sites identified appear to have commercial land use and zoning already in place. It is recommended, that depending on the type of use established, that mixed-use be instituted where needed within or nearby neighborhood anchors.

### **Golden Acres / Hunters Manor Neighborhoods**

*Neighborhood anchor in Powerline/MLK triangle area.* This area already has commercial land use and general business zoning. This will permit retail, office and institutional uses. However, the residential development component of the anchor configuration will require implementation of either the flex unit or mixed use land use amendment options outlined above.

*20,000 square feet commercial on MLK.* The location of this parcel is unclear. If on the north side of MLK, a land use amendment to commercial and zoning district change to general business will be required. If on the south side of MLK, the land use and zoning are in place. Incorporation of this site within the neighborhood anchor above should be considered.

### **Pompano Business Park**

*Institute Business Improvement District (BID).* The creation of a BID will require the preparation of a specific business park improvement plan and assessment approval of area property owners.

*Relocate Markham School and redevelop as residential.* The current land use and zoning of the Markham site is not known. Land use and zoning amendments may be needed for the residential redevelopment if land is designated presently for industrial use.

### **Kendall Green / Sander's Park/Liberty Park Neighborhoods**

*Neighborhood anchor.* The subject site in southeast quadrant of NW 15th Street and NW 6th Avenue intersection has a commercial land use designation on the western half and community facilities designation of the eastern half. The entire site is zoned for neighborhood commercial. The locational characteristics of this site may be insufficient for commercial development.

*Relocate or improve strip retail on west side of Dixie - conversion incentives to multi-family.* The west Dixie strip areas are generally designated for commercial land use and

B-3 zoning (General Business). Conversion to multi-family residential could potentially be accomplished on a limited basis through the use of flex units if available or via land use and zoning changes for specific parcels.

*Convert industrial uses on NW 16th Street to residential.* Conversion of this industrial strip to residential use could potentially be accomplished on a limited basis through the use of flex units if available or via land use and zoning changes for specific parcels.

### **MLK District**

*Transit Oriented Development (TOD) land use and zoning overlay district in core area.* This land use category has not yet been finalized and adopted as a local option by the Broward County Planning Council. The recommendation will have to await completion of the TOD and, if pursued, will require a land use amendment to the City's Comprehensive Plan. Another option is to assign the Local Activity Center (LAC) designation to the subject area. The LAC option is available for mixed use sites less 160 acres in size with a strong transit orientation and would also require a land use amendment and new zoning district. A "form-based" land development code should be considered for the LAC or TOD area.

*Acquire non-conforming uses and convert to residential (Hall Steel).* Land use and zoning may be required for any conversion parcels without residential designations.

*Step-down development intensity (height) from Dixie to I-95.* This height configuration may require zoning code revisions to the specific districts involved. If a TOD or LAC zoning overlay is implemented, the height program could be incorporated into that new ordinance for the MLK District.

*Create overlay district in Old Downtown Pompano.* If mixed use and/or intensity increases are planned then this overlay would need to be implemented via either an LAC designation or the potential future TOD option, a land use amendment will be required. Zoning changes would be accomplished through the overlay or a new code district. A "form-based" code should be considered. If land use and zoning changes are not planned, then a design standards overlay could be approved as an amendment to the City's Zoning Code.

### **Consistency with Adopted Community Redevelopment (CR) Plan**

The proposed strategies and recommendations are consistent with the 1989 Pompano Beach CRA Plan.