

Overview

The City of Pompano Beach hired Clarion Associates (a national zoning consulting firm of planners and attorneys, with offices in Florida and North Carolina) and WRT (a national urban design and planning consulting firm with offices in Florida) to comprehensively revise the city's zoning code to make it more user-friendly, incorporate best zoning practices, and better implement the city's comprehensive plan. The Diagnosis/Annotated Outline report is the important first step in the project, focusing on what community stakeholders identified as the most important, big-picture issues that the new code needs to address. It discusses the identified issues and recommends code revisions addressing them under the following six key themes:

1. **Make the code more user-friendly**
2. **Make code procedures more efficient**
3. **Modernize zoning districts and implement comprehensive plan goals**
4. **Improve the quality of development and protect neighborhoods**
5. **Encourage revitalization, redevelopment, and infill**
6. **Promote sustainable development practices**

This Executive Summary summarizes each theme and suggested code revisions to address the theme.

Theme 1: Make the Code More User Friendly

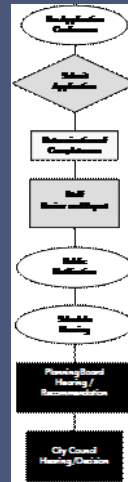
The organization, structure, and format of the city's current zoning code make it difficult to understand and use. Suggested code revisions to make the code more user-friendly include:

- o **Merge other development regulations** (land development, airport zoning, architectural appearance, historic preservation) into the zoning code
- o **Consolidate review procedures, district regulations, and definitions** into single articles
- o **Add explanatory graphics and illustrations**
- o **Clarify design review standards** (such as defining what "Old Florida/Maritime" design means)

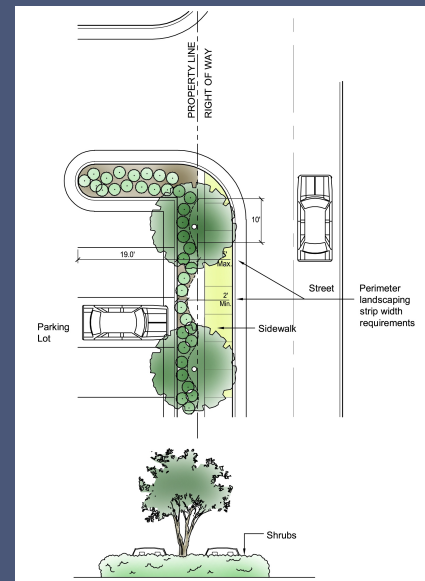


Theme 2: Make Code Procedures More Efficient

Code users identified a need to streamline development review, but without sacrificing time needed for a thorough review. Code revisions suggested to do so include:

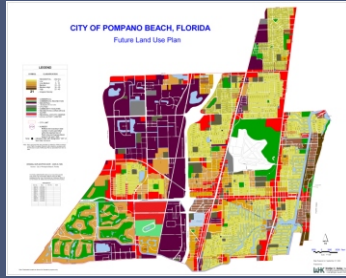


- o **Clarify review roles** of advisory and decision-making boards and city staff
- o **Consolidate application review procedures**
- o **Consolidate common procedural requirements**
- o **Require pre-application neighborhood meetings** for major developments
- o **Set out public hearing procedures**
- o **Reduce special exception reviews**
- o **Add a temporary use permit** to handle temporary uses
- o **Add a zoning compliance permit** as final compliance review
- o **Modify administrative adjustment procedures** to make them more objective
- o **Add a formal interpretation process** to ensure consistent code application



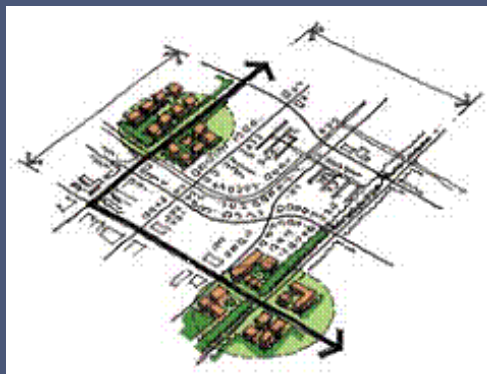
Theme 3: Modernize Zoning Districts and Implement Comprehensive Plan Goals

Current zoning districts do not reflect the city's urban character or foster comprehensive plan objectives such as protecting established single-family neighborhoods, encouraging mixed-use redevelopment of existing commercial corridors, and promoting transit-oriented and activity center development. To address these concerns, the new code could:



- o **Modernize use standards** to use a summary use table, use classifications, and use-specific standards
- o **Add transit-oriented development districts** to accommodate compact, mixed-use, and pedestrian-friendly development near transit facilities
- o **Add planned development districts** (residential, commercial/industrial, local activity center, transit-oriented, and infill) to encourage master-planned, higher-quality development
- o **Add an historic district overlay district** to incorporate current historic preservation reviews and standards as part of the zoning code
- o **Add an airport compatibility overlay district** to incorporate current airport-related height and use limitations as part of the zoning code
- o **Consolidate and update accessory use/structure standards**

TABLE 4-2: TABLE OF ALLOWED USES												
P = PERMITTED S = SPECIAL EXCEPTION A = ALLOWED IN PD DISTRICT BLANK CELL = PROHIBITED												
USE CATEGORY	USE TYPE	ZONING DISTRICT								ADDITIONAL STANDARDS		
		RESIDENTIAL				NON-RESIDENTIAL						
		RSP	RTF	RMF	DC	RC	M C	C C	CN	PD-R	PD-C	
RESIDENTIAL USE CLASSIFICATION												
Household Living	Multi-family Dwelling			P		P	P	P		A	A	144.05-01(a)(1)
	Single-family Dwelling	P	P	P	P	P	P	P		A	A	144.05-02
	Two-family Dwelling		P	P	S	P	P	P		A	A	144.05-01(a)(2)
	Townhouses		P	P	P	P	P	P		A	A	144.05-03
Group Living	Residential unit over non-residential Use		P	P	P	P	P	P		A	A	144.05-01(b)(2)
	Family Day Care Home	P	P	P		P	P	P		A	A	144.05-01(b)(1)
	Group Day Care Home	P	P	P		P	P	P		A	A	144.05-01(b)(2)
	Rooming House		P			P	P	P		A	A	144.05-01(b)(3)
INSTITUTIONAL USE CLASSIFICATION												
Schools	School, Private	P	P	P	P	P	P	P		A	A	
	School, Public	P	P	P	P	P	P	P		A	A	



Theme 4: Improve Development Quality and Protect Neighborhoods

Improving the quality of development is important to the city's economic prosperity and continued high quality of life. To enhance development quality, the city could consider revising the code to:



- o **Add commercial, industrial, and multifamily design standards** that address building form, relationship to streets and parking areas, and screening
- o **Add transitional compatibility standards** to protect low-density residential neighborhoods from adjacent commercial and high-density residential development
- o **Authorize neighborhood conservation overlay districts** tailored to protect the character of specific neighborhoods
- o **Refine landscaping and tree protection standards** to increase flexibility and better reflect the city's urbanized character
- o **Modernize parking standards** to reduce parking, increase flexibility, and accommodate transit-related facilities
- o **Expand traffic impact standards** to manage street access, promote street interconnectivity, and consider traffic impacts on local streets



Theme 5: Encourage Revitalization, Redevelopment, and Infill

As a largely built-out city, Pompano Beach's future growth depends on revitalizing some developed areas, redeveloping others, and accommodating compatible infill development in still others. The current zoning code, however, focuses on greenfield development rather than changes in already developed areas. Code revisions to encourage appropriate revitalization, redevelopment, and infill include:



- **Establish an urban core district** to foster the emergence of the eastern Atlantic Blvd. corridor as Pompano Beach's center of urban activities by applying use, building form, and design standards that promote mixed-use, pedestrian-friendly, and compatible redevelopment
- **Encourage mixed-use redevelopment in commercial corridors**
- **Authorize CRA overlay districts** tailored to implement specific design plans for Community Redevelopment Areas
- **Reduce nonconformities** and be more flexible about their conversion or expansion
- **Encourage lot consolidation** to create viable redevelopment sites
- **Encourage compatible infill development** with reduced or more flexible dimensional standards and more building form, design, and landscaping standards



Theme 6: Incorporate Sustainable Development Practices

Pompano Beach's commitment to reducing greenhouse gas emissions, water reuse program, and green building program has put the city in the forefront in promoting sustainability. The city can further establish its standing as a sustainable community by pursuing the following objectives in the new code:



- **Encourage less auto-dependent development patterns** by promoting mixed-use, transit-oriented, and pedestrian- and transit-friendly development)
- **Promote renewable energy production and energy conservation** by allowing solar panels and small wind turbines, and encouraging design that minimizes heat buildup and conserves energy
- **Preserve and protect trees and vegetation** to maximize shading and reduce heat buildup
- **Promote water conservation and protect water quality** by encouraging low impact development, rainwater collection and storage devices, and low-water-use landscaping
- **Encourage urban agriculture** by allowing community gardens and composting, farmers markets, and on-site produce sales in appropriate areas
- **Promote active and healthy lifestyles** by encouraging pedestrian- and bicycle-friendly mixed-use development and interconnected pedestrian and bicycle ways
- **Promote recycling and waste reduction** by allowing waste/recycling collection and transfer facilities in appropriate areas
- **Encourage more hazard-resilient development** by encouraging with more storm-resilient design for floodplain development and redevelopment

