



Legislation Text

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Land Development Code Review (LDC) Update **AM 2020-01** Article 4 Zoning Districts]

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

The City of Pembroke Pines has contracted with Calvin Giordano and Associates (CGA) to update the City Land Development Code (LDC). The general goals of the Land Development Code update include the following:

- To consolidate most development related activities / regulations into one area of the Code.
- To make the Code easier to understand for all parties.
- Ensure all development applications and processes are updated to current practices.
- To review current Code and remove obsolete uses / regulations / zoning districts.
- To ensure the Code remains consistent with Comprehensive Plan.
- To strengthen the Code from a legal perspective.
- Free the Code of contradictions and cross referencing errors.
- Encourage public participation.

The identified target audiences of the Land Development Code Update include the following:

- Residents / Public
- Developers
- Business Owners
- Legal Community
- City Staff
- City Advisory Boards

Calvin Giordano and Associates role in this process includes the following:

- Overall technical assistance in drafting the Code update.
- Help facilitate public participation
- Attend and participate in staff meetings and public meetings.
- Website & Graphics creation
- Coordinate and attend stakeholder interviews.

- Create drafts and revisions to the Code based on stakeholder input.

Calvin Giordano and Associates is contracted to complete the Land Development Code updates by September 2020. To date, the following meetings have taken place related to this project:

- **November 19, 2018** City Commission meeting: Approved the City budget which included the funding of the Land Development Code Update project.
- **January 30, 2019** City Commission meeting: Contract Proposal received by Calvin, Giordano & Associates
- **March 11, 2019** City Commission meeting: Contract Accepted by City of Pembroke Pines
- **June 13, 2019:** Joint Advisory Board, Kick- off Meeting (Public Meeting)
- **June- August 2019:** Internal Staff Meetings
- **August 28, 2019:** Open House #1 (Public Meeting)
- **September, 2019:** Annotated Outline Created
- **October 10, 2019:** Project Update provided to Planning and Zoning Board (Public Meeting)
- **October 15, 2019:** Staff Working Group (Public Meeting)
- **October 29, 2019:** Staff Working Group (Public Meeting)
- **November 19, 2019:** Staff Working Group (Public Meeting)
- **December 03, 2019:** Staff Working Group (Public Meeting)
- **January 07, 2020:** Staff Working Group (Public Meeting)
- **January 21, 2020:** Staff Working Group (Public Meeting)
- **January 23, 2020:** Planning and Zoning Board Meeting transmitting Article 1 to City Commission.
- **March, 4, 2020:** City Commission Meeting motion to accept Article 1
- **March 17, 2020:** Staff Working Group (Public Meeting)
- **May 28, 2020:** Planning and Zoning Board Meeting transmitting Article 3 to City Commission.
- **June 17, 2020:** City Commission Meeting motion to accept Article 3

In addition to the meetings above, the public has had continuous access to the City's Land Development Code project microsite, <http://pembrokepinescode.cgasolutions.com/>, which is updated regularly. The public can review relevant documentation relating to the Land Development Code update as well as provide project related comments.

Based on the meetings above, CGA and the City have created an overall outline as to the organization of this Code. Both the City staff and consultant have agreed to reorganize the proposed

Land Development Code into the following general Articles as stated below:

- Article 1: Purpose
- Article 2: Definitions
- Article 3: Administration - Summary of development application types and processes
- Article 4: Zoning Districts - List of all zoning districts with general development criteria specific to that zone.
- Article 5: Use Regulations - Creation of a use table which outlines uses and the zone in which those uses are permitted. Additional criteria for specific uses (ie. Schools, Adult Entertainment)
- Article 6: General Zoning Regulations - Site specific supplemental regulations which apply to more than one zoning district (ie: Land Use separation requirements, accessory structures, driveways)
- Article 7: Development Regulations - Other larger scale regulations related to a site. (ie. Signage, Lighting, Landscape)

The City Commission at its January 15, 2020 meeting endorsed staff's proposed review process for the reorganization of this large document. Under the proposal, staff would bring each article separately to the Planning and Zoning Board for consideration. Each individual article would then be transmitted to the City Commission for first reading review. After passage of the first reading, the article would be scheduled for second reading only after all remaining articles have been passed on first reading. The order in which the articles are to be reviewed by the Boards would be determined by staff. Second reading of the entire document has been tentatively scheduled toward the end of the year. It is anticipated that the new Code will take effect in January 2021.

Tonight, the City is proposing Article 4 of the Land Development Code update entitled, "Zoning Districts".

ARTICLE 4 - ZONING DISTRICTS:

Article 4 of the Land Development Code was created in order to provide a user a comprehensive list of all zoning districts and the dimensional standards for those districts. Staff worked with CGA to consolidate much of the text from each zoning district into individual, easy to read, tables. This greatly reduces the length of the article and helps makes specific information

easier to identify. In addition of the dimensional tables, the following types of modifications are proposed for a number of the existing zoning districts:

- *Renaming of districts:* To help modernize and help further strengthen the identification of the districts based on their permitted uses and standards.
- *Consolidation of similar districts:* Certain districts have minor differences in dimensional standards or use permitted. In an effort to streamline the code the consolidation of these districts will create a better user experience
- *Removal of districts:* The removal of districts are proposed due to the following;
 - Districts being underutilized
 - No current properties having that specific zoning designation, while staff and CGA also envision that no properties will be rezoned to those zoning districts

Care was taken to minimize the impacts these modifications will have on the properties in the City. Below is a chart summarizing the proposed alterations to the zoning districts, summary of the districts that will be removed or combined, as well as a summary of the structure and highlights of the new Article:

PROPOSED ZONING DISTRICTS:

Currently, there are 40 zoning districts, the proposed amendments will reduce the number of districts to 29. The district will be renumbered and organized in the following order:

Zoning Districts

Existing

Rural Ranches Lifestyle (RR)
Estate (E-1)
One- Family Dwelling (R-1A, R-1B, R-1C)
One- Family Dwelling Parking (R-1P)
Single- Family (RS- 7)
Mobile Home Dwelling (R-1T)
Two- Family Dwelling (R-2U)
Townhouse (TH-12)

Low Density Multiple (R-3)
Apartment (R-4)
Planned Apartment (R-4A)
Hotel (R-6)

Neighborhood Business (B-1)

Proposed

Remove
Residential Estate (R-E)
Residential Single- Family (R-1A, R-1B, R-1C)
Remove
Residential Single- Family Zero Lot Line (R-1Z)
Residential Mobile Home (R-MH)
Residential Two- Family Dwelling (R-2)
Residential Townhouse (R-TH)

Combine: Residential Multi-Family (R-MF)

Neighborhood Business (B-1)

Community Business (B-2)
Planned Business Center (B-2A)
General Business (B-3)
Commercial (C-1)

Community Business (B-2)
Remove
General Business (B-3)
Commercial (C-1)

Professional Office (PO-1)
Professional Office (PO-2)

Combine: Professional Office (PO)

Light Industrial (M-1)
Medium Industrial (M-2)

Combine: Industrial-Light (I-L)

General Industrial (M-3)

Industrial-Medium (I-M)

Limited Heavy Industrial (M-4)
Heavy Industrial (M-5)

Industrial-Heavy (I-H)

Limited Agricultural (A-1)
General Agricultural (A-2)

Combine: Agricultural (A)

Agricultural Utility (A-3)

Utility (U)

Agricultural Amusement (A-4)
Recreational (S-1)

Combine: Recreation (REC)

Agricultural Excavation (A-5)
Agricultural Disposal (A-6)
Community Facility (CF)
Hospital (HD)
Planned Industrial Development (PID)
Planned Unit Development (PUD)
Planned Small Lot Development (PD-SL)
Mixed Use Development (MXD)
Planned Commercial Development (PCD)

Agricultural Excavation (A-E)
Resource Recovery (R-R)
Community Facility (CF)
Hospital (HD)
Planned Industrial Development (PID)
Planned Unit Development (PUD)
Planned Small Lot Development (PD-SL)
Mixed Use Development (MXD)
Planned Commercial Development (PCD)

DISTRICTS TO BE REMOVED:

In continued efforts to update the code, address existing nonconformities and remove obsolete regulations, staff and CGA have identified the following zoning districts are proposed to be removed.

- Rural Ranches Lifestyle (RR)
 - 0 existing properties
 - Staff and CGA do not expect any future rezoning to this district.
- One - Family Dwelling Parking (R-1P)
 - 1 existing property which is currently a parking lot
 - Unnecessary zoning district
 - The existing property will be rezoned to the adjacent parcel B-2, which contains

- the building for the parking lot referenced above.
- Planned Business Center (B-2A): 24 existing properties.
 - Obsolete zoning district
 - Properties will be rezoned to either B-2 or B-3 on a case by case basis at a later date.

DISTRICTS TO BE COMBINED:

Similar districts are proposed to be combined to offer a more condensed, organized and clear zoning code. These districts have similar dimensional requirements as well as permitted uses. The combination of the zoning districts are proposed in a manner as to not impose more restrictive requirements on the affected properties within the city, as well as create as few nonconformities as possible. The proposed combinations are as follows:

Low Density Multiple (R-3) Apartment (R-4) Planned Apartment (R-4A) Hotel (R-6)	Combine: Residential Multi-Family (R-MF)
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Professional Office (PO-1) Professional Office (PO-2)	Combine: Professional Office (PO)
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Light Industrial (M-1) Medium Industrial (M-2)	Combine: Industrial-Light (I-L)
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Limited Heavy Industrial (M-4) Heavy Industrial (M-5)	Combine: Industrial-Heavy (I-H)
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Limited Agricultural (A-1) General Agricultural (A-2)	Combine: Agricultural (A)
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Agricultural Amusement (A-4) Recreational (S-1)	Combine: Recreation (REC)
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STRUCTURE:

Below is a summary of the structure and highlights of the new Article. Significant modifications are listed in bold.

- 155.400 General Provisions
 - Requires that all land within the City follow the regulations outlined within the Land Development Code.

- 155.401 Zoning Map (Currently 155.027)
 - Establishes the Zoning Map as part of the Land Development Code.
- 155.402 District Classifications (Currently 155.025)
 - Outlines the broad types of zoning districts found within the city
 - Outlines the specific zoning districts found within the city
- 155.403 Zoning District Comparative Table
 - Table comparing existing zoning districts to the proposed zoning districts.
- 155.410 Residential Estate (R-E) (Currently 155.105)
 - Dimensional standards table created, no changes to standards.
- 155.411 Residential Single-Family (R-1A through R-1C) (Currently 155.106)
 - Dimensional standards table created, no changes to standards.
- 155.412 Residential Single-Family Zero Lot Line (R-1Z) (Currently 155.108)
 - Dimensional standards table created, no changes to standards.
 - Development standards will be located in Article 7 Development Standards.
- 155.413 Residential Mobile Home (R-MH) (Currently 155.109)
 - Dimensional standards table created, no changes to standards
- 155.414 Residential Two-Family (R-2) (Currently 155.112)
 - Dimensional standards table created, no changes to standards.
- 155.415 Residential Townhouse (R-TH) (Currently 155.113)
 - Dimensional standards table created, no changes to standards.
 - **Removal of language addressing platted and unplatted lots. All townhouse development platted or unplatted shall have the same dimensional and development standards.**
 - Additional Development standards will be located in Article 7 Development Standards.
- 155.416 Residential Multi-Family (R-MF) (Currently 155.114, 155.115, 155.116 and 155.118) 6 total
 - **The Low Density Multiple (R-3), Apartment (R-4), Planned Apartment (R-4A) and Hotel (R-6) districts shall be combined to make the Residential Multi-Family (R-MF) District.**
 - **Currently the residential standards such as setbacks, height, unit size and the like for the districts above are identical.**
 - **The main difference between the districts as they exist today are the non-residential standards.**
 - **There are 6 Non-residential developments found within these districts in the City; therefore, staff and CGA are proposing to consolidate them utilizing standards that minimize the impacts on the exiting sites.**
 - **Hotels, single family and multi-family development are permitted in the Hotel (R-6) district. Currently, there are no hotels found within the R-6 district. The combination of the district will not permit hotels where is previously was not. In order to minimize the impact of permitting hotels in the other multi-family districts, hotels shall now require a special exception to gain approval.**
- 155.420 Neighborhood Business (B-1) (Currently 155.145)
 - Dimensional standards table created.
 - **Establishment of setbacks for B-1 which previous followed the alternative buffer yard regulations.**

- Permitted uses will be located in Article 5: Use Regulations
- 155.421 Community Business (B-2) (Currently 155.146)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations
- 155.422 General Business (B-3) (Currently 155.149)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations
- 155.423 Commercial (C-1) (Currently 155.150)
 - Dimensional standards table created.
 - **Currently, there is not a minimum lot area or setbacks for the district. Examining the current sites within the City with the goal of creating as few nonconformities as possible, Staff and CGA have proposed standards for both lot area and setbacks.**
 - **Staff and CGA believe that the uses permitted within the district should have the proposed regulations tied to them.**
 - Permitted uses will be located in Article 5: Use Regulations
 - Development standards will be located in Article 7: Development Standards.
- 155.424 Professional Office (PO) (Currently 155.151 and 155.152)
 - **The Professional Office (PO-1) and Professional Office (PO-2) districts shall be combined to make the Professional Office (PO) District**
 - **The uses permitted within both of the districts are identical.**
 - **Dimensional standards table created utilizing the less restrictive PO-1 standards in order to prevent nonconformities.**
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.430 Industrial Light (I-L) (Currently 155.165 and 155.168)
 - **The Light industrial (M-1) and Medium Industrial (M-2) districts shall be combined to make the Industrial Light (I-L) District.**
 - **There are only 2 M-1 properties within the City.**
 - **They combination of the two districts will produce minimal impact in terms of new allowed uses.**
 - **Based on the use the I-L district includes provisions for additional separation from residentially zoned properties.**
 - **M-2 standards shall be adopted.**
- 155.431 Industrial Medium (I-M) (Currently 155.169)
 - Formerly General Industrial (M-3)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.432 Industrial Heavy (I-H) (Currently 155.171)
 - **The Limited Heavy Industrial (M-4) and Heavy Industrial (M-5) districts shall be combined to make the Industrial Heavy (I-H) District.**
 - Dimensional standards table created, no changes to standards.
 - **To reduce the impact the adding uses to the previously zoned M-4 properties, the current M-5 uses shall require a special exception to be permitted in the new I-H district**
 - **Additionally, the M-5 uses shall be required to meet the more restrictive lot size**

and the lot area established in the new I-H district.

- Dimensional standards table created.
- Permitted uses will be located in Article 5: Use Regulations.
- 155.440 Community Facility (CF) (Currently 155.180)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.441 Agriculture (A) (Currently 155.090)
 - **The Limited Agricultural (A-1) and General Agricultural (A-2) districts shall be combined to make the Agriculture (A) District.**
 - **Currently these districts are combined in the code but identified as two separate districts. Therefore, no changes to the development standards are proposed as part of the combination.**
 - Dimensional standards table created.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.442 Utility (U) (Currently 155.091)
 - Formerly Agricultural-Utility (A-3)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.443 Recreation (REC) (Currently 155.092 and 155.125)
 - **The Recreational (S-1) and Agricultural Amusement (A-4) districts shall be combined to make the Recreation (REC) District.**
 - **These district currently have a similar purpose and uses permitted. Currently, there are zero S-1 or A-4 zoned properties located within the City.**
 - **The current A-4 standards are proposed for the REC district.**
 - Permitted uses will be located in Article 5: Use Regulations
- 155.444 Agriculture Excavation (A-E) (Currently 155.093)
 - Formerly Agricultural-Excavation (A-5)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.445 Resource Recovery (R-R) (Currently 155.094)
 - Formerly Agricultural-Disposal (A-6)
 - Dimensional standards table created, no changes to standards.
 - Permitted uses will be located in Article 5: Use Regulations.
- 155.450 Planned Unit Development (PUD) (Currently 155.190-155.207)
 - No substantive changes
- 155.451 Planned Small Lot Development (PD-SL) (Currently 155.209)
 - No substantive changes
- 155.452 Mixed Use Development (MXD) (Currently 155.210)
 - No substantive changes
- 155.453 Planned Commercial Development (PCD) (Currently 155.211)
 - No substantive changes
- 155.454 Planned Industrial Development (PID) (Currently 155.167)
 - No substantive changes
- 155.455 Hospital District (HD) (Currently 155.153)

- No substantive changes

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation.