



Staff Report

File #: LN-184

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: OCTOBER 20, 2021

3050 NW 6TH COURT REZONING

Request: City Initiated Rezoning
P&Z# 21-13000005
Owner: A Brilliant Mind, LLC.
Project Location: 3050 NW 6th Ct
Folio Number: 484233120040
Land Use Designation: Commercial
Zoning District: B3
Commission District: 5
Agent: Maggie Barszewski
Project Planner: Maggie Barszewski (954-788-792 / maggie.barszewski@copbfl.com)

Summary:

This is a City-initiated rezoning, on behalf of the owner Edgar Wiggins, to change a 0.14 acre lot at 3050 NW 6th Court from B-3 to B-2 in order to allow the allocation of one Flex unit for the construction of a single-family home. The current B-3 zoning designation of this property allows multi-family residential but does not allow for single-family homes while the B-2 zoning will accommodate a single-family use.

This single-family lot is part of a strip of properties running north/south included in the commercially-designated corridor east of and along NW 31st Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The commercial property to the east of this single-family lot that fronts on NW 31st Avenue was awarded flex units and is being developed as a residential project and thus a commercial use of this lot no longer makes sense. The City is facilitating this rezoning, therefore, to give the lot a logical residential use.

A. Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards

1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

B. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. The rezoning was reviewed by the DRC on October 20, 2021.
2. The overall site is 0.14 acres and consists of 1 single-family platted parcel.

- 3. The Land Use Designation is C (Commercial) and the current zoning is B-3.
- 4. The Zoning and uses of adjacent properties are as follows:

Direction	Zoning/ Land Use Designation	Use
North	B-3/C	Vacant
East	RS-4/L	Single Family Unit
South	B-3/C	Single Family Unit
West	B-3/C	Multifamily Residential (with flex unit allocation)

C. Staff Analysis. The rezoning request to B-2 is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City’s Comprehensive Plan.

Policy 01.03.03 Encourage property owners to rezone the subject properties when initiating the development and/or redevelopment proposals to be consistent with the designations of the Land Use Plan Map.

Policy 01.03.05 All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:

- 1. Density;
- 2. Design;
- 3. Distance to similar development;
- 4. Existing adjoining uses;
- 5. Proposed adjoining uses;
- 6. Readiness for redevelopment of surrounding uses; and
- 7. Proximity to mass transit.

The proposed B-2 Zoning is consistent with the Commercial land use category and does allow for the construction of a single-family home if a flex unit is granted. The residential use of the parcel is consistent with the flex allocation on the adjacent commercial property to the east resulting in approval of a multi-family townhome project on that parcel fronting on NW 31st Avenue.

Staff Recommendations:

It is Staff's opinion that this rezoning will allow a single-family home to be built on the lot at 3050 NW 6th Court which is reasonable given the existing single-family homes to the east and south and the recently approved townhouse project to the west.

Staff is, therefore, of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the surrounding existing uses, the underlying Commercial land use category and the goals, objectives and policies in the Comprehensive Plan.

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion 1

Recommend approval of the rezoning request as the board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies.

Alternative Motion 2

Table this application for additional information as requested by the Board.

Alternative Motion 3

Recommend denial as the Board finds that the request is not consistent with the aforementioned Future Land Use policies.

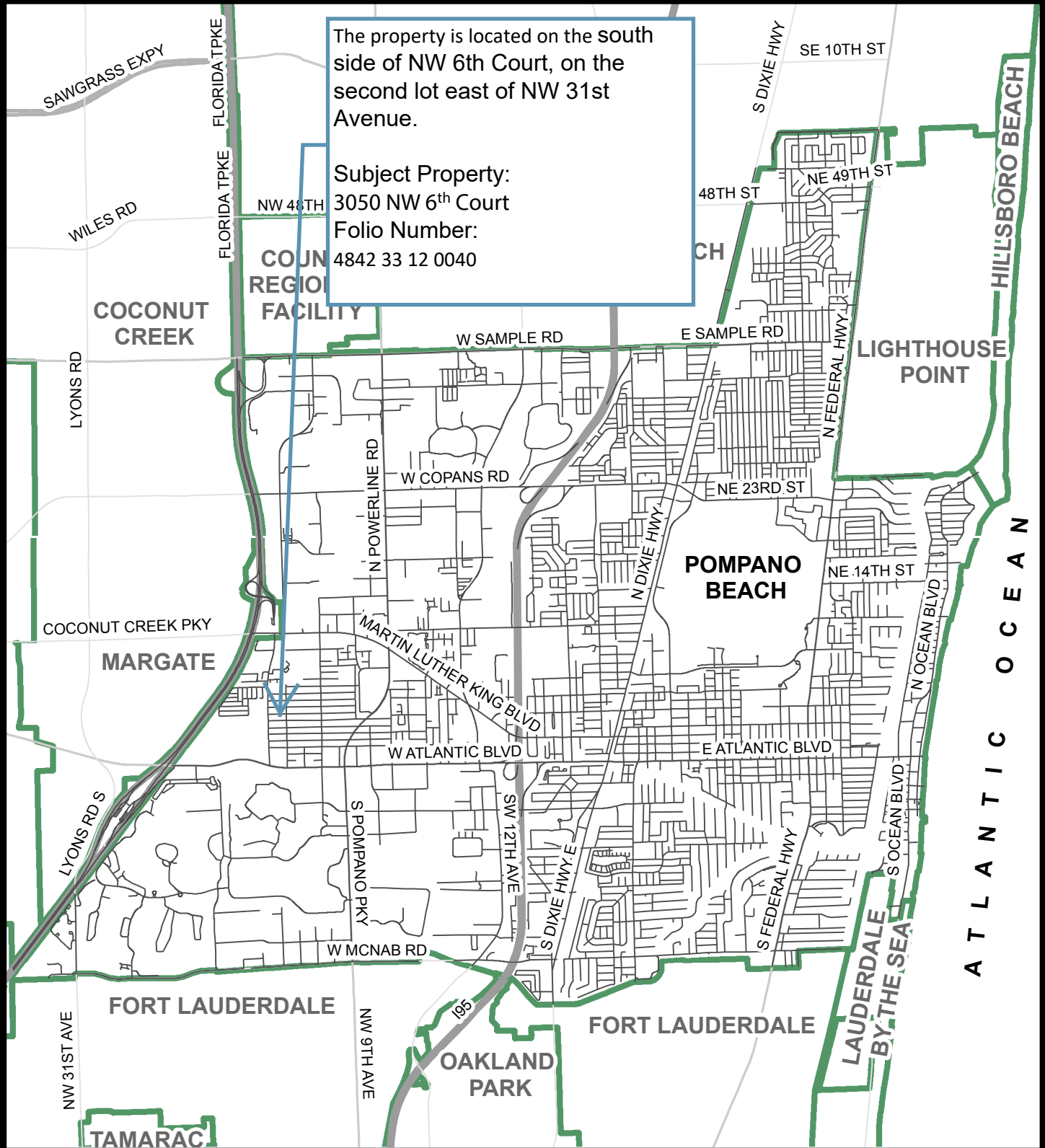
STAFF RECOMMENDS ALTERNATIVE MOTION 1.

CITY OF POMPANO BEACH LOCATION MAP



The property is located on the south side of NW 6th Court, on the second lot east of NW 31st Avenue.

Subject Property:
3050 NW 6th Court
Folio Number:
4842 33 12 0040



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL AERIAL MAP



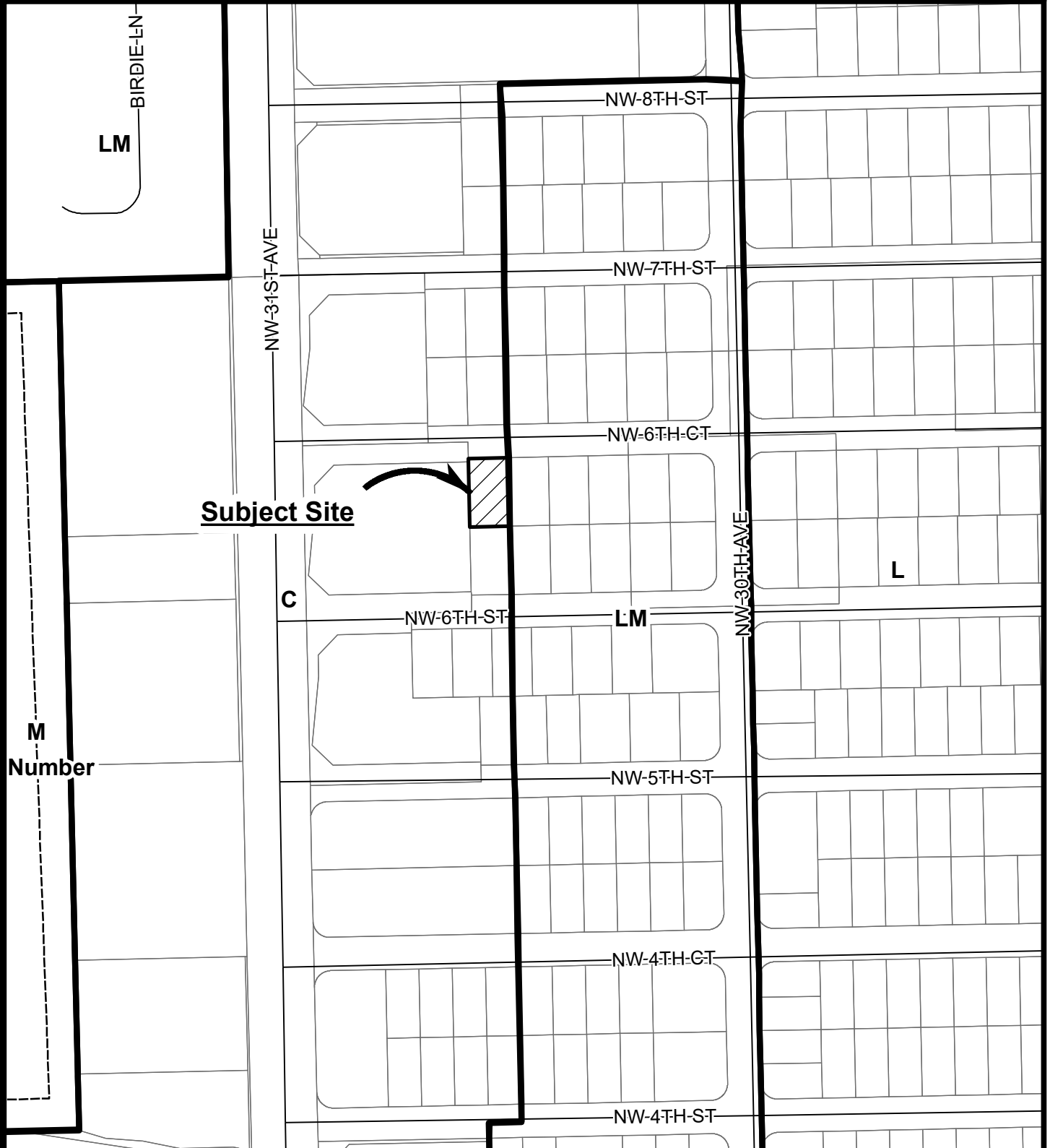
Subject Site

1 in = 208 ft

AERIAL MAP PAGE

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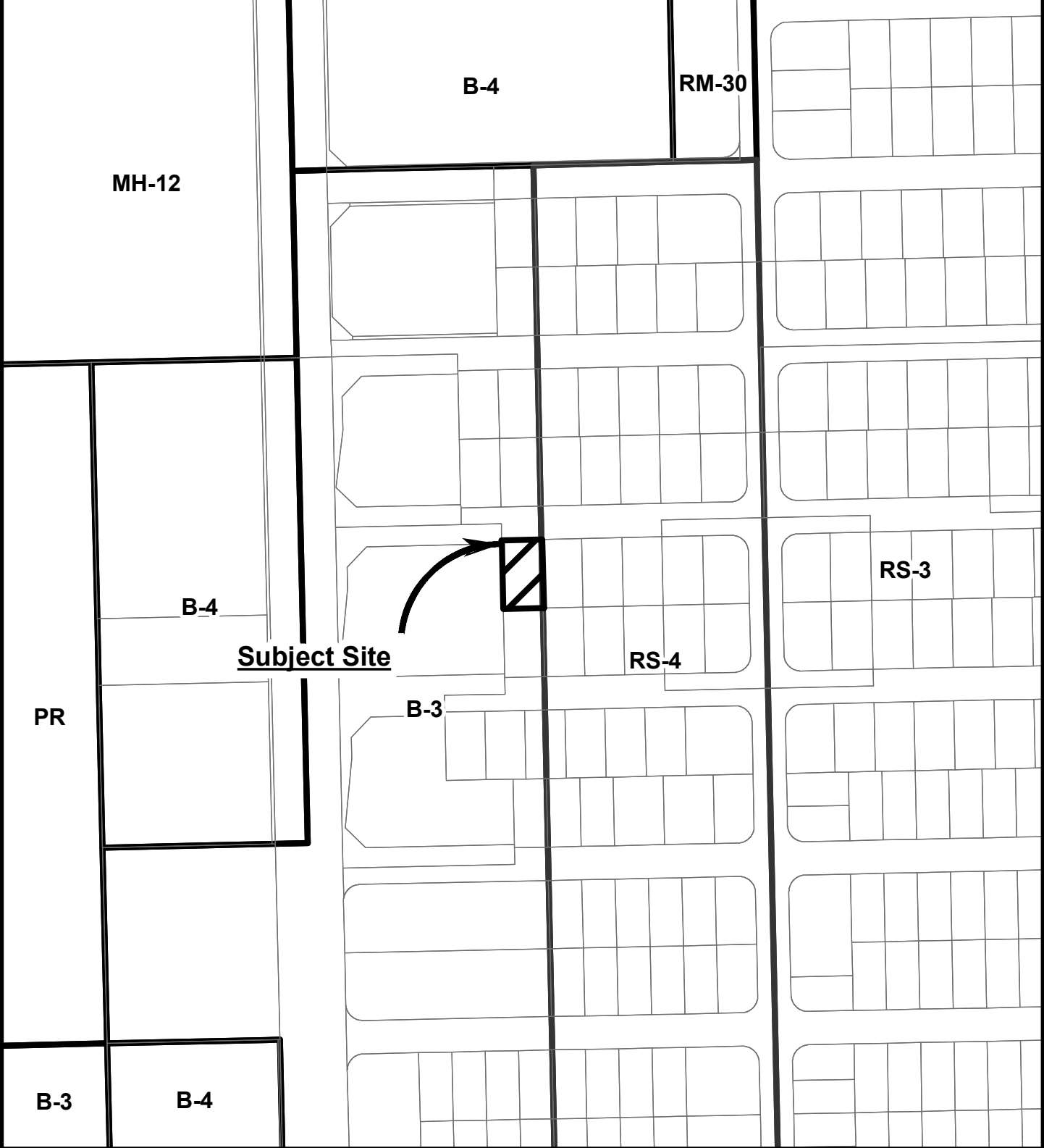
CITY OF POMPANO BEACH LAND USE MAP



1 in = 208 ft

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CITY OF POMPANO BEACH OFFICIAL ZONING MAP

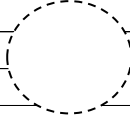


1 in = 208 ft

ZONING MAP PAGE

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LEGEND

FOR LAND USE PLAN			FOR ZONING MAP	
Symbol	Classification Units/ Acre		Symbol	District
			RS-1	Single-Family Residence 1
L	Low (1-5 DU/AC)		RS-2	Single-Family Residence 2
LM	Low- Medium (5-10 DU/AC)		RS-3	Single-Family Residence 3
M	Medium (10-16 DU/AC)		RS-4	Single-Family Residence 4
MH	Medium-High 16-25 DU/AC)		RS-L	Single-Family Residence Leisureville
H	High (25-46 DU/AC)			
12	Irregular Density		RD-1	Two- Family Residence
36	Irregular Density			
			RM-7	Multiple-Family Residence 7
*	C Commercial		RM-12	Multiple-Family Residence 12
	CR Commercial Recreation		RM-20	Multiple-Family Residence 20
			RM-30	Multiple-Family Residence 30
I	Industrial		RM-45	Multiple-Family Residence 45
			MH-12	Mobile Home Park
T	Transportation			
			B-1	Limited Business
U	Utilities	>	B-2	Neighborhood Business
		*	B-3	General Business
CF	Community Facilities		B-4	Heavy Business
			M-1	Marina Business
OR	Recreation & Open Space		CR	Commerical Recreation
W	Water		I-1	General Industrial
			I-1X	Special Industrial
RAC	Regional Activity Center		O-IP	Office Industrial Park
			M-2	Marina Industrial
LAC	Local Activity Center			
			TO	Transit Oriented
DPTOC	Downtown Pompano		PR	Parks & Recreation
	Transit Oriented Corridor		CF	Community Facilities
	Number		PU	Public Utility
			T	Transportation
			BP	Business Parking
			LAC	Local Activity Center
			RPUD	Residential Planned Unit Dev.
			PCD	Planned Commercial Development
			PD-TO	Planned Development - Transit Oriented
			PD-I	Planned Development - Infill
			RM-45 HR	Multiple-Family Residence 45 High Rise-Overlay
			AOD	Atlantic Boulevard Overlay District
			CRAO	Community Redevelopment Area Overlay
			NCO	Neighborhood Conservation Overlay
			APO	Air Park Overlay
			DP	Downtown Pompano Beach Overlay