



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-818

PLANNING AND ZONING BOARD

Meeting Date: JANUARY 28, 2026

ADDERLY COVE REZONING

Request: Rezoning
P&Z# 25-13000003
Owner: Housing Authority of The City of Pompano Beach
Project Location: NW 16 St
Folio Number: 484226460020
Land Use Designation: L (L- LOW 1-5 DU/AC)
Zoning District: RD-1 (Two Family Residence)
Commission District: 4 (Beverly Perkins)
Agent: Joselyn Aldas
Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

APPLICANT'S REQUEST

The Applicant's request pertains to the Pompano Beach Housing Authority property east of NW 16th Avenue (Folio #484226460020) which is 8.2 net acres. The Land Use Designation is currently Low 5 and the current zoning is RD-1 (duplex zoning). The current entitlements on the property equate to approximately 41 units. The Applicant is requesting to apply Policy 2.16.3 to increase the land use density to a minimum of 96 units, which is roughly 12 du/ac, using the bonus density formula for affordable housing, and rezone to RM-12. All of the units in this future development will be restricted to low-income affordable housing (50-80% of Area Median Income).

The site is eligible for the use of policy 2.16.3 with the provision of affordable units. If all of the 41 units allowed on the site by right are restricted to low-income units (not to exceed 80% of median) the bonus per 2.16.3 is 9 bonus units for every such unit which equates to 369 bonus units which is considerably more than the 96 total units being requested. Only 10 of the proposed units on this site will need to be deed restricted to low income affordable to provide the requested minimum of 96 units total (with the bonus actually allowing 100 units of which 96 will be built). As noted above, the Housing Authority will be restricting 100% of these units to low-income affordable units.

This parcel is surrounded by Kendall Lakes to the north and east; Liberty Park to the north, and Sanders Park to the south. The parcel directly west of the site is part of the same Blanche Ely plat as the subject parcel. The 12 du/ac proposed is higher density than the surrounding properties which are all Low 5 land use and RS-4 Zoning to the north and south, RS-3 to the east and RD-1 to the west. Compatibility with adjacent properties can be established with the proposed building heights not to exceed 35' and given the size of the property, there is adequate space for additional perimeter buffering for this higher density.

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SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING) REVIEW STANDARDS

In determining whether to adopt or deny a proposed Zoning Map Amendment, the City shall weigh the relevance of information submitted by the applicant and consider the extent to which the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan. Accordingly, the review criteria for a Site-Specific Rezoning Application are as follows:

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.

A. Along with general policies requiring the availability of public services and facilities (water and wastewater), the following policies of the Comprehensive Plan that are generally considered when reviewing a rezoning request:

Policy 01.03.12

The following criteria may be used in evaluating rezoning requests:

- A. Density;
- B. Design;
- C. Distance to similar development;
- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and
- G. Proximity to mass transit.

Policy 01.08.01

Follow the recommendation of the Community Redevelopment Plans in all Land Use Plan amendments and rezonings.

Policy 01.06.01

Consider and minimize the impacts that land use amendments, rezonings or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.06.12

Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

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

1. The Land Use Designation is currently Low-5 which is being revised with the use of County Policy 2.16.3 to allow for the increased entitlements supporting the rezoning to RM-12.
2. The rezoning was reviewed by the DRC on December 3, 2025.
3. The property is located on a vacant parcel east of NW 16th Avenue (Folio #484226460020).

4. The subject property to be rezoned is 8.2 net acres.
5. The property is platted.
6. The existing land use and zoning designations of adjacent properties are as follows:

LAND USE, ZONING AND CURRENT USES OF ADJACENT AREAS

	Site	North	South	East	West
Future Land Use and Zoning	Low-5/RD-1	Low-5/RS-4	Low-5/RS-4	Low-5/RS-3	Low-5/RD-1
Existing Uses	Vacant	Single- Family	Single- Family	Single- Family	Vacant

C. Analysis

As a requirement for rezoning, the Applicant must provide competent, substantial evidence that the proposed amendment 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.

The underlying land use category is eligible for County policy 2.16.3 which allows an increase in residential entitlements when affordable housing is provided and restricted for a period of at least 30-years. This policy creates an opportunity for this rezoning to RM-12 without a land use plan amendment. The City has embraced the County's program to increase the supply of affordable housing and this site is a good candidate for the use of policy 2.16.3. Given the large size of the parcel and the 35-foot height limit in RM-12, the site can be developed in a manner that will be compatible with the surrounding RS zoned single-family neighborhood.

The application is consistent with and furthers the following goals, objectives and policies in the Comprehensive Plan:

Future Land Use Element:

Goal 01: The attainment of a living environment which provides the maximum physical, economic and social well-being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

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 01.03.06: Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single-family areas.

Policy 01.06.12: Review all land use plan map amendments, rezonings and site plan applications to ensure that there is sufficient wastewater collection and treatment facilities, potable water resources available and if reuse water is available, require it be used, and that they pose no noxious impacts to the Biscayne Aquifer.

Policy 01.07.18: Continue to implement the incentives for providing affordable housing per the policies in the Broward County Land Use Plan and/or in the City's land development regulations including the use of density bonuses, flex and redevelopment units for affordable housing and the expedited permit review process for developments primarily aimed at providing affordable housing.

Policy 01.14.01: The City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources.



Housing Element:

Goal 03: To provide structurally safe, affordable, uncrowded and otherwise adequate residential shelter for all existing and anticipated future residents of the City of Pompano Beach that utilize energy efficient, sustainable design, resilient construction techniques, materials and renewable energy resources.

Objective 03.01.00: The City should provide, through the undertaking or support of public and private development efforts, sufficient housing units through the long range planning horizon to meet the anticipated population through 2040. Provision of these units shall be based on the need for adequate and affordable housing for all segments of the existing and future population including those households with very-low, low, and moderate income and those with special housing needs, including homelessness.

Conclusion

Staff finds there is substantial evidence to support this request in this location due to its consistency with the Future Land Use category and the goals, objectives and policies in the Comprehensive Plan. The Applicant will need to deed restrict a minimum of 10 of the proposed units to low income affordable to achieve the requested density bonus provided by County policy 2.16.3.

Department Recommendation

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

(1) Motion to recommend approval of the proposed rezoning as the Board finds it to be compatible with the Future Land Use Category as modified by County policy 2.16.3 and the Goals, Objectives and Policies in the Comprehensive Plan with the following condition:

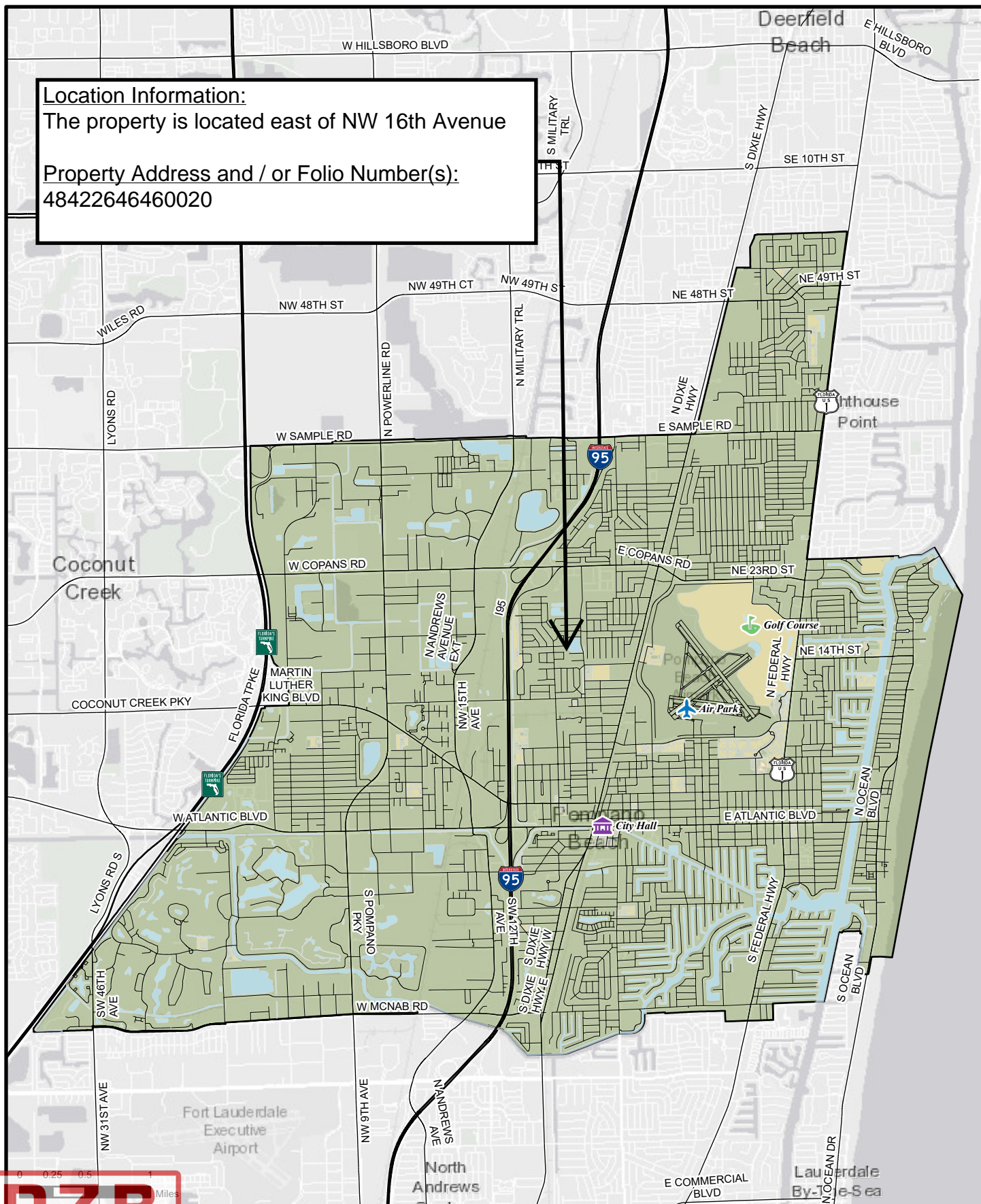
- a. By the time of building permit, record a Declaration of Restrictive Covenant to ensure at least 10 of the proposed units will be deed restricted affordable at the low-income level (50-80% of Area Median Income) for a minimum of 30-years.

(2) Motion to table the proposed rezoning to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

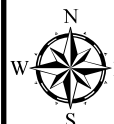
Staff recommends motion number (1).



Property Address and / or Folio Number(s):
48422646460020



City of Pompano
Beach

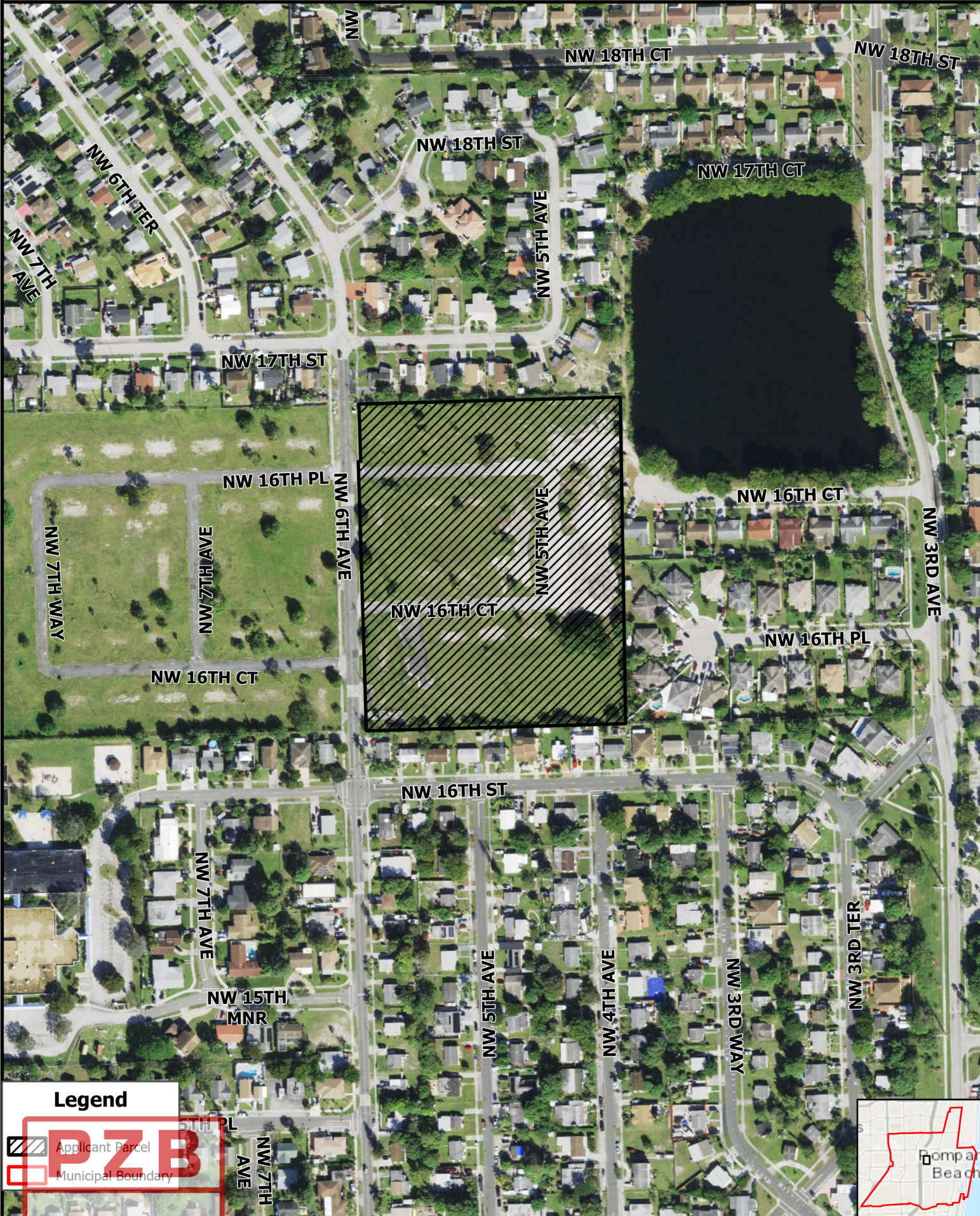


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GIS Department | B.C.
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CITY OF POMPANO BEACH

AERIAL MAP



Legend

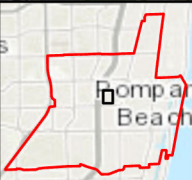
-  Applicant Parcel
-  Municipal Boundary

PZ25-13000003
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Date Exported:
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484226460020 / NW 16 ST

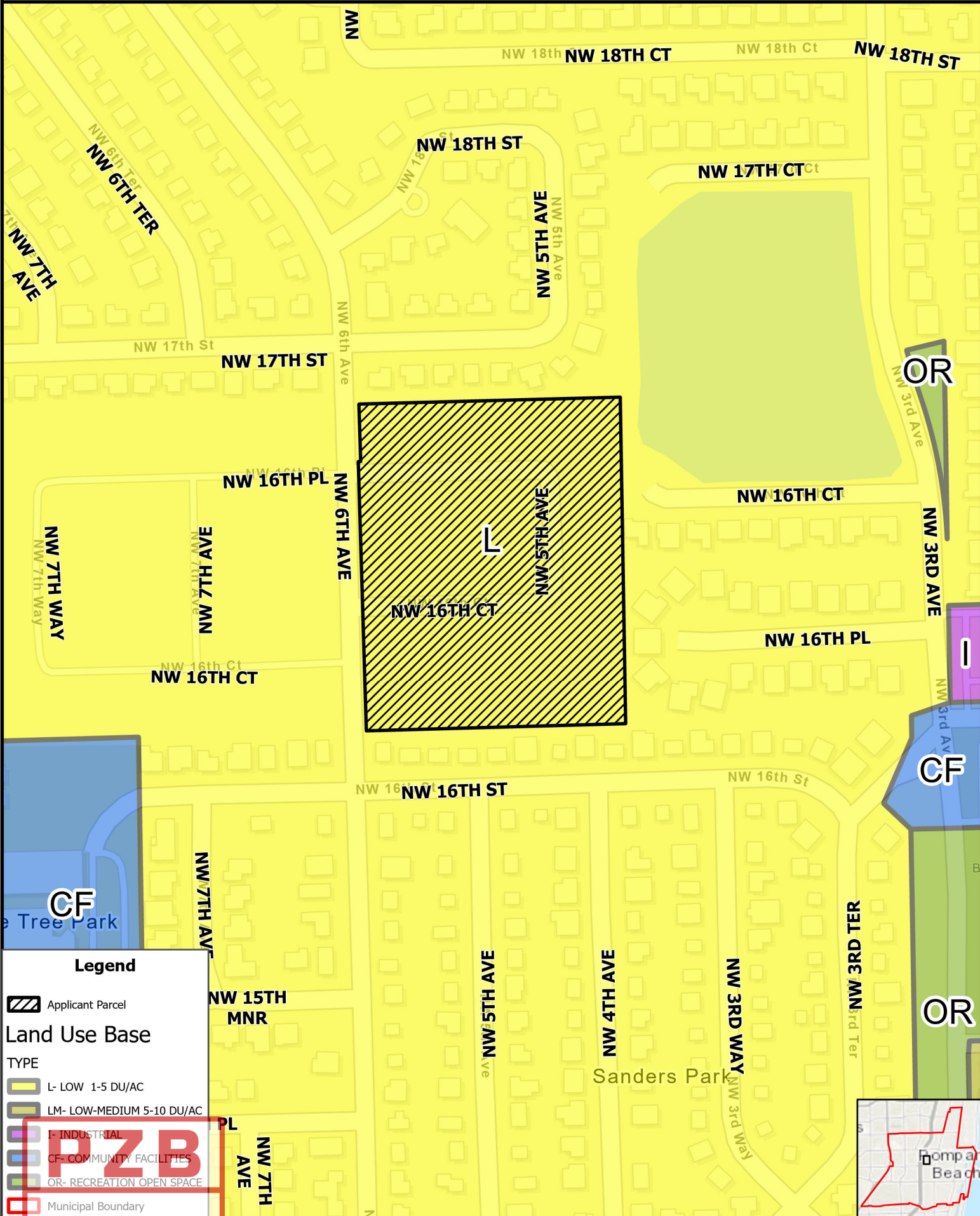
Housing Authority of the City of Pompano Beach



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CITY OF POMPANO BEACH

LAND USE MAP



Legend

Applicant Parcel

Land Use Base

TYPE

L- LOW 1-5 DU/AC

LM- LOW-MEDIUM 5-10 DU/AC

I- INDUSTRIAL

CF- COMMUNITY FACILITIES

OR- RECREATION OPEN SPACE

Municipal Boundary

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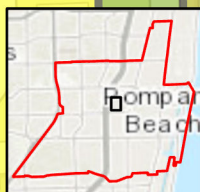
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484226460020 / NW 16 ST

Housing Authority of the City of Pompano Beach

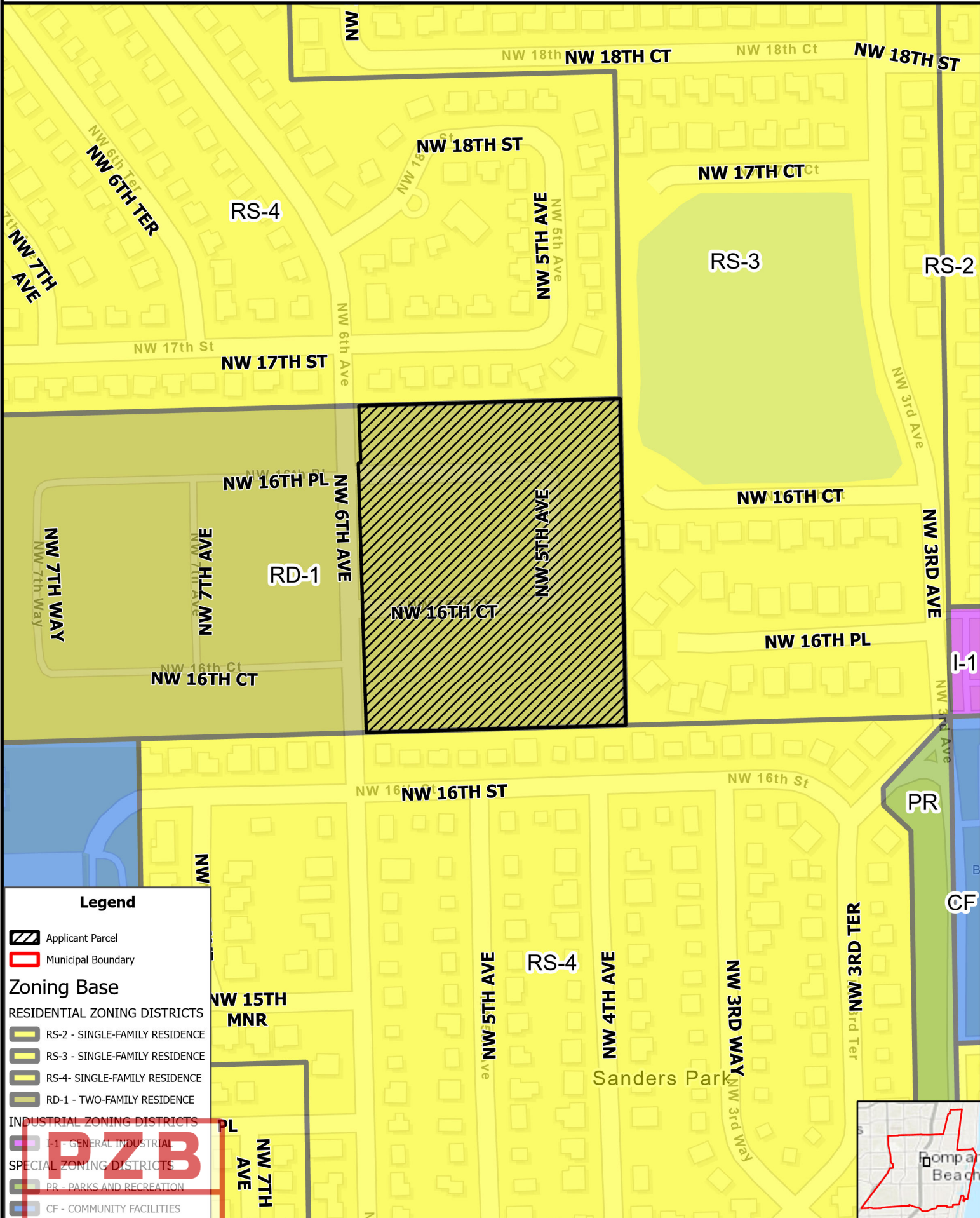
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CITY OF POMPANO BEACH

ZONING MAP



Legend

- Applicant Parcel
- Municipal Boundary

Zoning Base

RESIDENTIAL ZONING DISTRICTS

- RS-2 - SINGLE-FAMILY RESIDENCE
- RS-3 - SINGLE-FAMILY RESIDENCE
- RS-4 - SINGLE-FAMILY RESIDENCE
- RD-1 - TWO-FAMILY RESIDENCE

INDUSTRIAL ZONING DISTRICTS

- I-1 - GENERAL INDUSTRIAL

SPECIAL ZONING DISTRICTS

- PR - PARKS AND RECREATION
- CF - COMMUNITY FACILITIES

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1/12/2026

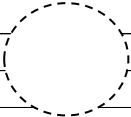
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LEGEND

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
		Dashed-Line		PU	Public Utility
*		With Fixed Number of Units		T	Transportation
				BP	Business Parking
	*	Current Designation		LAC	Local Activity Center
	>	Proposed Designation		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

PZB

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G:\Planning\2019\Zoning & LUPA's\2019\19-13000002 Harborside at Hidden Harbour\4. PZB\P&Z Report Legend