

December 22, 2025

City of Pompano Beach
Planning and Zoning Division
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

RE: Adderly Cove-Rezoning Narrative
PZ25-13000003

Dear City of Pompano Beach,

On behalf of the property owner, the Housing Authority of the City of Pompano Beach, KEITH is pleased to submit an application for a rezoning for the property located at NW 16th Court Folio ID: 484226460020 from Two-Family Residence RD-1 to Multiple-Family Residence RM-12. The subject property is approximately 8.64 gross acres. The subject site is surrounded by single family residents zoned RS-4 to the north, south and west, RS-3 to the east. The applicants request for Multiple-Family Residence RM-12 zoning is consistent with the goals, objectives, and policies of the City's Comprehensive Plan as specified below.

The property's current future land use is Residential Low, which allows a maximum of 5 units per acre. The property's current zoning district is Two-Family Residence (RD-1), which limits residential development to duplexes. The applicant seeks to utilize Broward County Land Use Policy 2.16.3 by providing deed restricted low-income (not to exceed 80% AMI) dwelling units in exchange for bonus units. The 43 units by right will be deed restricted as affordable and under Policy 2.16.3, for each low-income unit provided, nine bonus units are permitted, resulting in a potential total of 387 bonus units. For this development, however, the applicant is requesting only 53 bonus units, which would allow for a total of 96 units, of which all will not exceed 80% of median income, consistent with the Housing Authority of the City of Pompano Beach's mission to provide affordable housing.

The applicant also believes the proposed rezoning is consistent and compatible with the Goals, Objectives and Policies of the Pompano Beach Comprehensive Plan including:

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 01.03.02: Require residential densities of zoning districts to be consistent with the densities on the Future Land Use 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 01.03.06: Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

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:

- A. Density;
B. Design;
C. Distance to similar development;

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- D. Existing adjoining uses;
- E. Proposed adjoining uses;
- F. Readiness for redevelopment of surrounding uses; and.
- G. Proximity to mass transit

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.

Policy 01.07.04: Through the ongoing updates to the land development regulations consider the development of various housing units types and residential lots including single family, cluster homes, zero lot line, staggered setbacks and zipper lots, coach houses, townhouses, stacked townhouses, courtyard buildings, terraced buildings and sculptured towers.

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

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.

Policy 03.01.03: In order to provide affordable housing, the City shall consider and, where appropriate, support revisions to land development regulations to recognize and locally implement technical innovations in housing construction and site development

Policy 03.01.05: Affordable housing will be promoted in a manner which reflects the relative needs of all groups in the city and is oriented toward the goal of deconcentrating poverty and low income tax subsidized housing projects.

Objective 03.03.00: The City shall continue to provide adequate sites for very-low, low, and moderate income housing and manufactured homes through the long term planning horizon in a manner that supports the goal to deconcentrate poverty.

Policy 03.03.02: Through the review of development proposals, the City shall support public and private sector efforts to create and/or preserve affordable housing for very-low, low and moderate-income groups in areas designated for residential land use for future and current residents recognizing the need for distance separation for subsidized low income tax credit projects of no less than one-half mile. Review of such proposals shall be

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based on overall compatibility with already established residential areas, the extent to which the location supports the de-concentration of poverty, and consistency with the land development code.

Policy 03.08.01: The City shall, through the mixed use land use and zoning districts and other means, encourage new housing projects which contain compact building design principles, mixed use, pedestrian activity and support multi-modal transportation options.

The KEITH Team and the applicant look forward to presenting the proposed rezoning with the City on this project.

Respectfully Submitted,



Joselyn Aldas
Planner
KEITH

