



## PROJECT NARRATIVE

### Hunters Manor

### Major Site Plan Review

Submittal: June 8, 2021

Resubmittal: September 29, 2021, March 3, 2022, April 28, 2022

## REQUEST

DR Horton, Inc. was selected through an RFP process to provide housing on the vacant subject site owned by the Pompano Beach Northwest CRA, which includes the following requests:

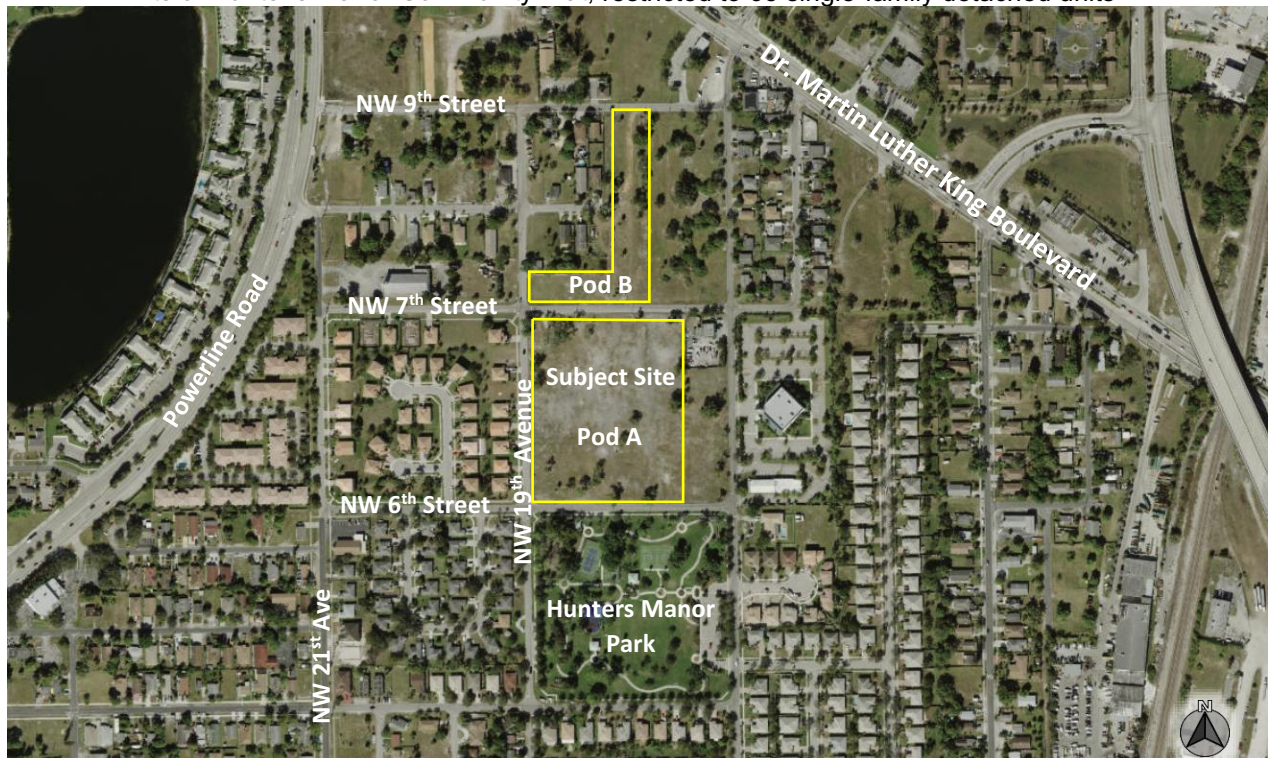
1. **Major Site Plan** approval to allow for the development of 59 single family detached homes on the subject site.

## 1. PROPERTY CHARACTERISTICS

The 9.09-acre subject site is generally located north of Hunters Manor Park and South of NW 9<sup>th</sup> Street, east NW 19<sup>th</sup> Avenue and west of NW 18<sup>th</sup> Avenue within the City of Pompano Beach. It is identified by the following Parcel ID Number(s): 484234440010 and 48423444020 of the Hunter's Manor Community Plat. Currently, the subject site is vacant. The subject site is split between by NW 7<sup>th</sup> Street into two pods, wherein Pod A is 6.82 acres in size and Pod B is 2.27 acres in size.

The following applies to the subject site:

- Future Land Use (FLU) – Low Residential Density (L) for Pod A and Low/Medium Residential Density (LM) for Pod B
- Zoning – Residential Planned Unit Development (RPUD)
- CRA – City of Pompano Beach's Northwest Community Redevelopment Area (NWCRA) Plan
  - Sub-area – Sub-area Number 2 (Hunters Manor) according to the City's CRA
- Limits of Hunter's Manor Community Plat, restricted to 65 single-family detached units



Please see below an angled aerial image of the subject site, wherein both Pods A and B are delineated.



## 2. DEVELOPMENT HISTORY

There were several residential homes on the subject site in the past, but it is currently vacant and does not have any prior zoning approvals. The subject site has been platted per the Hunter's Manor Community Plat recorded in Plat Book 183, Page 32 on April 13, 2017 by the current property owner, the Pompano Beach CRA. As noted above, the plat restricts the site to 65 single-family detached units.

## 3. SURROUNDING PROPERTIES

The site is located within the Hunters Manor residential neighborhood and is surrounded by varying residential zoning districts. The chart below summarizes the nature of the surrounding properties adjacent to the subject site:

	FLU Designation	Zoning District	Existing Use
North	LM	RM-12	Single-Family Residential
	Commercial (C)	General Business (B-3)	Multifamily Residential
	Commercial (C)	General Business (B-3)	Church
South	Recreation Open Space (OR)	RS-3	Park
East	L	RS-3	Auto Body Paint Shop / Vacant Land
	L	RS-3	Church
	LM	RM-12	Vacant Land
West	L	RS-3	Single-Family Residential
	LM	RM-12	Single-Family Residential

The future land use designations and zoning classifications for the surrounding uses are detailed in the maps below.





Subject Site – FLU Map

Subject Site – Zoning Map

#### 4. DEVELOPMENT PROGRAM

The request is to develop the 9.09-acre subject site with 59 single family detached homes. Buyers will have the opportunity to choose their lot and home from five different single-family models ranging from 1,739 square feet to 2,717 square feet, and three to five bedrooms. The model types include one- and two-story residences with one- and two - car garages and two-car driveways. The subject site will have a Zoning designation of RPUD after the processing of the Rezoning application (P&Z# 21-13000004). The total net acreage for the subject site is 9.09 acres, thus equating to a total net density of 6.5 dwelling units per acre. The proposed residential development is split between NW 7<sup>th</sup> Street, with 18 dwelling units (7.93 DU/AC Net) proposed on the northern portion and 41 dwelling (6.01 DU/AC Net) units on the southern portion. Vehicular access for the residential development is proposed on NW 19<sup>th</sup> Avenue for the southern portion and NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, and NW 9<sup>th</sup> Street for the northern portion. A north/south access street is proposed for the northern portion of the development connecting NW 7<sup>th</sup> Street to NW 9<sup>th</sup> Street. In addition, the existing dead end at NW 8<sup>th</sup> Street will be connected to the proposed street for better circulation, emergency vehicle access, and connectivity. This connection provides surveillance and enhancement at what is currently a dead-end at the end of NW 8<sup>th</sup> Street.

Within the proposed development is a centrally located open air pavilion and mail kiosk pad with three parking spaces near NW 7<sup>th</sup> Street and NW 19<sup>th</sup> Avenue. The proposed development includes an internal sidewalk system and a connection for pedestrians to access the open-air pavilion and mail kiosk pad. The pedestrian system includes sidewalks on both sides of the internal street within Pod A and one sidewalk along the internal street within Pod B. An open space tract is located within the southern row of single-family lots on Pod A to allow for pedestrian access to Hunters Manor Park to the south. All single-family lots within the proposed developed will be fenced along the property lines. Drainage will be addressed by on-site dry detention areas.

## **5. MAJOR SITE PLAN REVIEW STANDARDS**

The Applicant's request is to request Major Site Plan approval in order to develop the subject site with 59 single-family homes. The Applicant is providing this Project Narrative, Site Plan, and other relevant documents as part of this Major Site Plan and has demonstrated this proposal meets the requirements set forth Section 155.2407(E) of the City of Pompano Beach's Land Development Code.

### **E. Site Plan Review Standards**

1. Is consistent with the land use designation in the comprehensive plan.

#### **Applicant's Response:**

The Applicant details how the Major Site Plan 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. Specifically, the request is consistent with the following Policies:

- *01.03.03 – Encourage property owners to rezone the subject properties when initiating development and/or redevelopment proposals to be consistent with the designations on the Future Land Use Map.*

#### **Applicant's Response:**

The requested Major site Plan will allow for compatibility with the ultimate L and LM FLU designation for the subject site. In addition, the RPUD Zoning classification will increase compatibility with the existing residential character of the surrounding area, while also providing an orderly transition between the residential uses to the west, south, and north.

- *01.03.04 – Consider the preservation of established single family neighborhoods in all rezonings*

#### **Applicant's Response:**

The subject site is located within the Hunters Manor neighborhood, which predominately consists of single-family and multifamily residential uses. The infill development of the vacant subject site with 59 single family homes will enhance the residential character of the Hunters Manor neighborhood, balance with adjacent single family and multifamily residential uses, and enhance the compatibility with the Hunters Manor Park to the south and the Antioch Missionary Baptist Church and Hopewell Baptist Church to the east. The proposed development would add residents to the Hunters Manor neighborhood, who would support the adjacent Hunters Manor Park and the nearby churches.

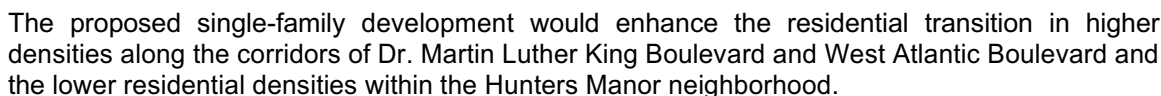
- *01.03.05 – All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations*

#### **Applicant's Response:**

The proposed Major Site Plan will increase compatibility with the existing residential character of the surrounding area, while also providing an orderly transition between the residential uses to the west, south, and north. The residential uses surrounding the subject site are single-family and multifamily in nature, therefore the proposed infill single-family development is consistent with the surrounding residential land uses. The subject site is located within the Hunters Manor neighborhood, which is between the Dr. Martin Luther King Boulevard corridor to the north, the Powerline Road corridor to the west, and the West Atlantic Boulevard corridor to the south. All three corridors include a mix of different commercial and multifamily uses that are higher intensity.

To the north of the subject site is a new three-story 100-unit affordable multifamily apartment project, known as the Marquis Apartments, along Dr. Martin Luther King Boulevard. Please see below the Site Plan for the Marquis Apartments.





- Applicant's Response:**

The proposed Major Site Plan is consistent and compatible with the existing land use pattern. The surrounding context has a mix of residential and commercial zoning districts, within the City of Pompano Beach. Below is a summary of the current land use pattern.

**North:** Immediately to the north of the subject site, across NW 9<sup>th</sup> Street, are 100 approved affordable multifamily units on 4.05 net acres within the Marquis Apartments development (equating to a density of 25 dwelling units per acre). The approved multifamily apartment development retains a FLU designation of Commercial and a Zoning District classification of B-3. Currently, the development is under construction. The approved multifamily apartment development demonstrates that there is a pattern of new higher density residential uses within the Hunters Manor neighborhood. Also to the north, across NW 9<sup>th</sup> Street, is a church, the Divine Ministry of God, which retains a FLU designation of Commercial and a Zoning District classification of B-3.

**South:** To the south of the subject site, across NW 6<sup>th</sup> Street, is the Hunters Manor Park which retains a FLU designation of OR and a Zoning District classification of RS-3.

**East:** Immediately to the east of the subject site, on the southern portion, is a car-service business, the Westside Paint and Body, which retains a FLU designation of L and a Zoning District classification of RS-3. Further to the east from the southern portion, across Dr. BJ McCormick Avenue, is the Antioch Missionary Baptist Church and the Hopewell Baptist Church, both churches that retain a FLU designation of L and a Zoning District classification of RS-3.

**West:** To the west of the subject site's southern portion, across NW 19<sup>th</sup> Avenue, are 42 single-family lots, which are a part of the Pompano Springs Replat Subdivision. The subdivision includes 136 single family lots on 23.29 net acres (equating to a density of 5.84 dwelling units per acre). The single-family development retains a FLU designation of L and a Zoning District classification of RS-3. To the west of the subject site's northern portion are single family lots that retain a FLU designation of LM and a Zoning District classification of RM-12.

Most of the residential uses in the surrounding area include RS-3 and RM-12 zoning classifications and is predominately single-family. The RPUD zoning district, with a single-family use, at the vacant 9.08-acre subject site is consistent with the existing abutting single family residential land use pattern. In addition, the proposed single-family use at the subject site would enhance the consistency of single family uses within the center of the Hunters Manor neighborhood, while the periphery transitions to higher intensity commercial and residential densities along Dr. Martin Luther King Boulevard, Powerline Road, and West Atlantic Boulevard.

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

A. Density

**Applicant's Response:**

The proposed Major Site Plan is requesting a total net density of 6.5 dwelling units per acre, with a net density of 6.01 dwelling units per acre for the southern 6.82-acre portion and a net density of 7.93 dwelling units per acre for the northern 2.27-acre portion. The L FLU designation allows for a gross density of 5 dwelling units per acre, while the LM FLU designation allows for a gross density of 12 dwelling units per acre. A blend of the two would allow for a density of 6.7 dwelling units per acre, or 61 units. The proposed density falls within the range of the L and LM FLU designations. The plat for the subject site was approved for up to 65 single family lots, therefore the proposed RPUD with 59 single family units, at 6.5 dwelling units per acre, aims to meet the desired density for the subject site, without exceeding it. As justification for exceeding the current 5 dwelling units per acre, the recently approved (under construction) multifamily development to the north is 25 units per acre.

B. Design

**Applicant's Response:**

The proposed Major Site Plan will allow for the development of a well-integrated single-family community. The design promotes pedestrian connectivity between the northern and southern portions of the subject site with open space tracts, while enhancing connectivity to Hunters Manor Park to the south. In addition, pedestrian sidewalks are proposed along all public streets to increase connectivity with the surrounding Hunters Manor neighborhood. The proposed mail kiosk is centrally located within the development and is connected to the southern portion through a pedestrian path on an open space tract.

C. Distance to similar development

**Applicant's Response:**

The proposed Major Site Plan is consistent with the adjacent properties immediately to the north, west, and south, which are zoned RS-3 and RM-12. The surrounding context includes a range of residential densities that are similar or higher than the proposed single-family development, which provides a gross density of 6.5 dwelling units per acre. There are single family developments to the north, west, and south of the subject site, thus the RPUD is consistent the existing uses within the Hunters Manor neighborhood.

D. Existing adjoining uses

**Applicant's Response:**

The existing uses are compatible with the Major Site Plan request. The existing uses adjacent to the subject site, including Hunters Manor Park to the south, the church and non-residential use to the east, and the single-family residential to the west, which are compatible with the RPUD.

E. Proposed adjoining uses

**Applicant's Response:**

The approved and proposed adjoining uses are compatible with the Major Site Plan request. The approved uses adjacent to the subject site, including the 100 affordable multifamily unit development Marquis Apartments to the north and single family lots to the east are compatible with the RPUD.

F. Readiness for redevelopment of surrounding uses; and

**Applicant's Response:**

The proposed Major Site Plan will not only allow for the infill development that was initiated by the CRA platting the property, but it will also directly improve the area and interest for redevelopment. The proposed development will be in harmony with the intent for the redevelopment of surrounding uses, which are anticipated to be residential in nature. The property to the north currently has a new development under construction for affordable multifamily units, thus the RPUD will further enhance the residential character of the neighborhood.

G. Proximity to mass transit

**Applicant's Response:**

The subject site is near mass transit with an existing bus service on Dr. Martin Luther King Boulevard, which is located to the north. In addition, West Atlantic Boulevard is located to the south of the subject site, which includes mass transit. Approximately one-half mile east of the site is a proposed location for a future commuter rail station along the FEC Railroad.

- 01.08.01 – *Follow the recommendation of the Community Redevelopment Plan in all Land Use Plan amendments and rezonings.*

**Applicant's Response:**

The Pompano Beach Community Redevelopment Agency's (CRA) Northwest CRA Plan establishes the implementation plan of developing infill housing within the Hunters Manor neighborhood and revitalize the core. The proposed single-family development will provide an infill residential use that is compatible with the surrounding residential uses, and it will provide redevelopment within the center of the neighborhood. The RPUD Zoning classification is consistent with the NWCRA Plan.

- 01.16.01 – *The City shall emphasize redevelopment 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 man-made resources.*

**Applicant's Response:**

The RPUD District is intended to encourage the use of innovative and creative design to provide additional redevelopment and value to the Hunters Manor Neighborhood, while using the existing urban services in transportation, water, sewer, and wastewater.

2. Complies with the applicable district use, and intensity and dimensional standards of this Code.

**Applicant's Response:**

A concurrent rezoning application is submitted alongside the Major Site Plan application to rezone the subject site from RS-3 and RM-12 to RPUD. The RPUD allows the flexibility to design a site plan best suited for the two parcels and its proposed single-family residential use. The dimensional standards have been modified to reflect the RPUD District and are included in this submittal. The Hunters Manor RPUD creates compatibility between the adjacent uses and allows for a more efficient use of land with structures consistent to the scale of the surrounding neighbors. The standards for the RPUD are detailed below.

Standard	RPUD
District Area	9.09 acres
Density, Maximum	(RPUD – Res. Planned Unit Development): 6.5 DU/AC
Lot Area	4,050 SF minimum
Lot Width	45' min
Maximum Lot Coverage	55% max
Pervious Area Per Lot	35% min
Front Yard Pervious Area	50% min
Individual Building Size Minimum	1,700 SF
Building Height Maximum	35'
Setbacks	Front – 20'
	Side – 5'
	Street Side – 12'
	Rear – 10'
Access and Circulation	20-foot access streets
Private Sidewalk	4'
Off-street Parking	Minimum of 177 parking spaces (3 per unit min.)
Maximum Fence/Wall Height*	Street Side yard, Interior Side, or Rear yard: 6' Front yard: not permitted
Street Side Yard Fence and Fence/Wall Setbacks	Up to 6' with no setbacks required
Type B Buffer**	5' wide buffer 6' high opaque fence with retaining wall*** 1 shade tree per 30 linear feet 6' high continuous hedge on the interior
Perimeter Landscaping Strip for Vehicular Use Area	<i>West Buffer on North Side:</i> 9' wide buffer 6' high opaque fence 1 shade tree per 30 linear feet 6' high continuous hedge on the interior
	<i>East Buffer on South Side:</i> 13' wide buffer 6' high opaque fence with retaining wall*** 1 shade tree per 30 linear feet 6' high continuous hedge on the interior
Street Trees	1 street tree per 40 feet of street frontage, and may be located within the private lot yard, as depicted on the Street Tree Plan
Single Family Residential Lot Landscaping	3 trees and 20 shrubs per lot up to 4,500 sf in area

\* Fence or wall height is measured from natural grade



\*\* Type B Buffer is applicable only on the eastern border of Lot 27; 168 feet in length.

\*\*\* Fence with retaining walls is only located where necessary to achieve code-required flood elevation. The Major Site Plan application complies with all the standards of the Hunters Manor RPUD PD Plan.

3. Complies with the applicable development standards of this Code (Article 5). While not required to comply with the Sustainable Development Standards in Part 8, Sustainable Development Standards, of Article 5, Development Standards, applications for Minor Site Plan shall be approved only on a finding that there is competent substantial evidence in the record that the proposed development is consistent with the goals and intention found in Section 155.5801.

**Applicant's Response:**

Per Section 155.5801-2, the proposed single family residential development is not required to meet Sustainable Development Standards. However, the proposed development is infill in nature to the Hunters Manor Neighborhood and does provide landscaped pedestrian paths to the north and south.

4. Complies with all other applicable standards in this Code;

**Applicant's Response:**

Concurrent with the application for a Major Site Plan is an application to rezone the subject site from RS-3 and RM-12 to RPUD. As part of the proposed RPUD, the proposed district plan will adhere to the standards set forth as part of the RPUD District.

5. Complies with all requirements or conditions of any prior applicable development orders or prior applicable approved plans on record;

**Applicant's Response:**

It is anticipated that all new development orders issued for the new project will supersede all previous development orders. The subject site has been platted per the Hunter's Manor Community Plat recorded in Plat Book 183, Page 32 on April 13, 2017 by the current property owner, the Pompano Beach CRA.

6. The concurrency review has been completed in accordance with Chapter 154 (Planning) of the Code of Ordinances;

**Applicant's Response:**

The proposed development anticipates receiving a concurrency certificate from the City of Pompano Beach as part of the Major Site Plan application.

7. Is designed to provide safe, adequate, paved vehicular access between buildings within the development and streets as identified on the Broward County Trafficways Plan;

**Applicant's Response:**

The proposed development is designed to provide safe, adequate, paved vehicular access between the single-family homes and the public rights-of-way. Vehicular access for the residential development is proposed on NW 19<sup>th</sup> Avenue for the southern portion and NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, and NW 9<sup>th</sup> Street for the northern portion. A north/south access street is proposed for the northern portion of the development connecting NW 7<sup>th</sup> Street to NW 9<sup>th</sup> Street. In addition, the existing dead end at NW 8<sup>th</sup> Street will be connected to the proposed street for better circulation, emergency vehicle access, and connectivity. This connection provides surveillance and enhancement at what is currently a dead-end at the end NW 8<sup>th</sup> Street.

The proposed development includes an internal sidewalk system and a connection for pedestrians to access the open-air pavilion and mail kiosk pad. The pedestrian system includes sidewalks on both sides of the internal street within Pod A and one sidewalk along the internal street within Pod B.

B. An open space tract is located within the southern row of single-family lots on Pod A to allow for pedestrian access to the southern Hunters Manor Park.

8. Complies with any applicable hazardous material licensing requirements in the Broward County Wellfield Protection Ordinance;

**Applicant's Response:**

The subject site is not located within a wellfield protection area. The proposed development is residential and does not anticipate requiring any hazardous material licensing.

9. Complies with crime prevention security strengthening and CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

**Applicant's Response:**

As a part of the Major Site Plan application, the Applicant has developed a separate CPTED security plan and CPTED security narrative which address all the CPTED standards for natural surveillance, natural access control, territorial reinforcement, maintenance, and activity support.

10. Complies with adopted Fire Codes and Standards per City Code Section 95.02;

**Applicant's Response:**

The proposed project will comply with all adopted Fire Codes and Standards. The Hunters Manor RPUD provides sufficient circulation for fire trucks to access both Pods A and B.

11. Considers and mitigates any potential adverse impacts on environmentally sensitive lands identified by the City Comprehensive Plan or Broward County Land Use Plan; and

**Applicant's Response:**

The proposed development does not impact any environmentally sensitive lands. The property has previously been cleared and is heavily disturbed from use by the adjacent community. There is a significant amount of trash and debris throughout the property. There is no natural habitat on the property. An FWC authorized gopher tortoise agent (AGTA) performed a burrow survey on the property and found no burrows (gopher tortoise or owl) on the property. Vegetation is limited to scattered trees including slash pines, sabal palms, mahoganies, mangoes, black olives, weeping figs, strangler fig, and prohibited species including earleaf acacia, albizia, and Indian laurel fig. No other listed species or signs of their presence were observed on the site.

12. Complies with the approved Transportation Corridor Study, unless in direct conflict with another zoning code provision.

**Applicant's Response:**

The Hunters Manor RPUD is not located along any corridors identified within the approved Transportation Corridor Study, thus this standard does not apply to the subject site.

***The Petitioner is looking forward to a successful partnership with the CRA and based on the above and attached information, respectfully requests approval of the Major Site Plan Request.***