



Staff Report

**File #:** LN-234

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 23, 2022.

**OHUI SINGLE FAMILY HOME**

**Request:** Rezoning  
**P&Z#** 22-13000003  
**Owner:** City of Pompano Beach  
**Project Location:** 3055 NW 4 Street  
**Folio Number:** 484233045650  
**Land Use Designation:** Commercial  
**Zoning District:** B-3 (General Business)  
**Commission District:** 5 (Cyndy Floyd)  
**Agent:** Cassandra LeMasurier (954-786-4117)  
**Project Planner:** Jean Dolan (jean.dolan@copbfl.com / 954-786-4045)

**Summary:**

This is a City-initiated rezoning from B-3 to B-2 on a City-owned lot at 3055 NW 4<sup>th</sup> Street. The rezoning will allow for 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 31<sup>st</sup> Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The City acquired this lot from the County by tax deed and would like to build one, affordable single-family home on the lot. This rezoning will allow that to happen without precluding the frontage parcel on NW 31<sup>st</sup> Avenue from being developed either as a commercial use or as a residential project allowed through a flex unit request. It must be noted that several of the commercial frontage parcels on the east side of NW 31<sup>st</sup> Avenue have received flex units and if they are all developed as planned, the character of this block face will be predominantly residential.

**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 overall site is 5,100 square feet and consists of 1 single-family lot.
2. The Land Use Designation is C (Commercial) and the current zoning is B-3.
4. The Land Use designation, Zoning district and current uses of adjacent properties are as follows:

Direction	Land Use Designation/ Zoning	Use
North	C/B-3	Vacant
East	C/B-3	Single Family Home
South	C/B-3	Vacant
West	C/B-3	Vacant

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.

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.

Objective 03.03.00 - Land for Affordable Housing - 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.

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 administratively. The residential use of the parcel is consistent with the built condition of the block face characterized by the existing single-family homes to the east on the south side of NW 4<sup>th</sup> Street. Regardless of how the frontage property on NW 31<sup>st</sup> Avenue is developed, it will not be significantly impacted by this 50' wide lot being developed as a single-family home. As noted previously, several of the frontage properties along NW 31<sup>st</sup> Avenue have already been granted flex units and when those are all developed, the block face of the east side of NW 31<sup>st</sup> Avenue will be residential in character which increases the likelihood that the frontage parcel on NW 31<sup>st</sup> Avenue adjacent to the subject property to the west will also be developed as a residential project.

**Staff Recommendation:**

It is Staff's opinion that this rezoning will allow a single-family home to be built on the lot at 3055 NW 4<sup>th</sup> Street which is reasonable given the existing single-family homes to the east and the emerging character of the frontage of NW 31<sup>st</sup> Avenue.

Staff is, therefore, of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the block face on the south side of NW 4<sup>th</sup> Street, the underlying Commercial land use category and the goals, objectives and policies in the Comprehensive Plan that encourage the provision of affordable housing.

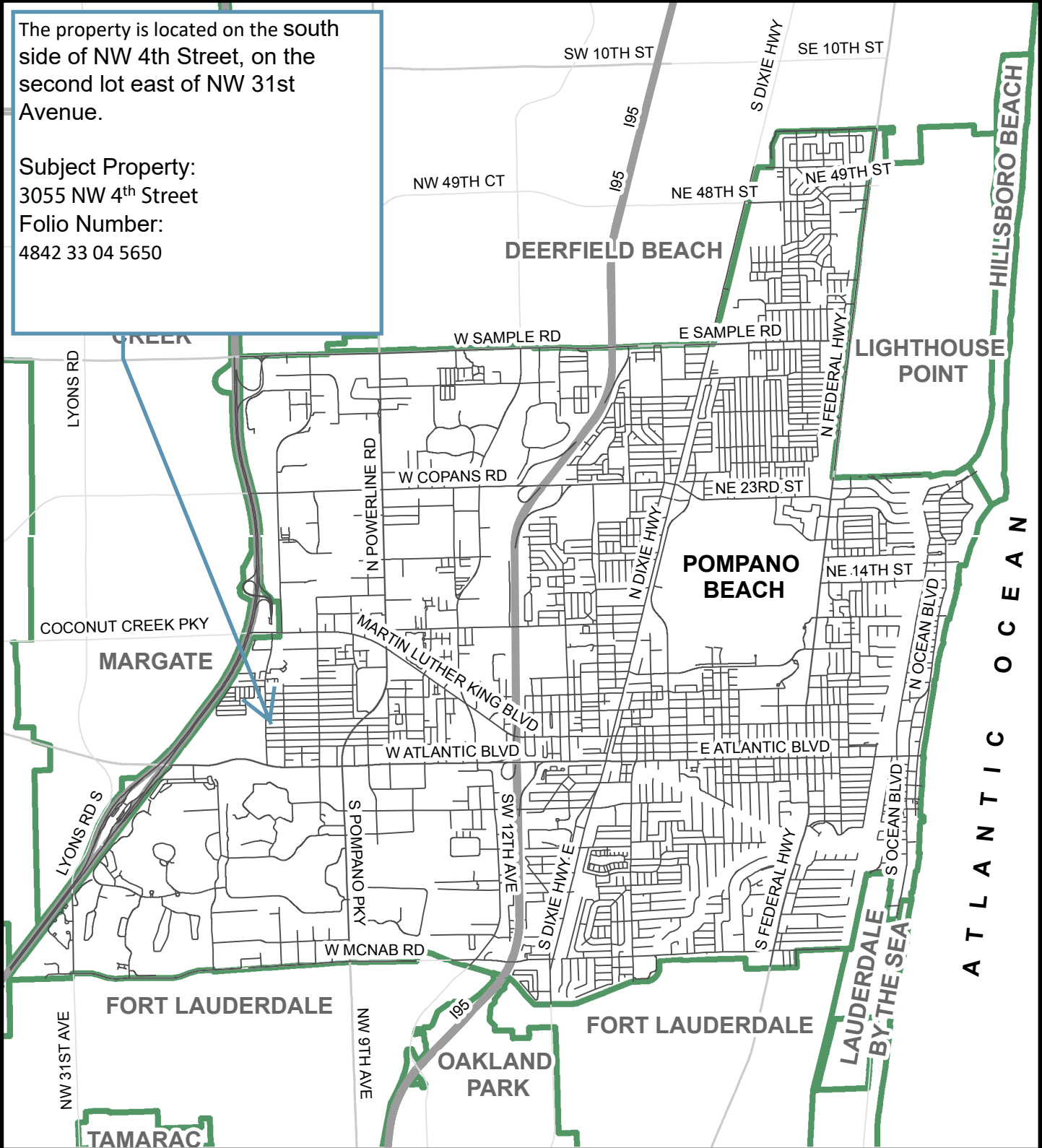
Staff recommends approval.

# CITY OF POMPANO BEACH LOCATION MAP



The property is located on the south side of NW 4th Street, on the second lot east of NW 31st Avenue.

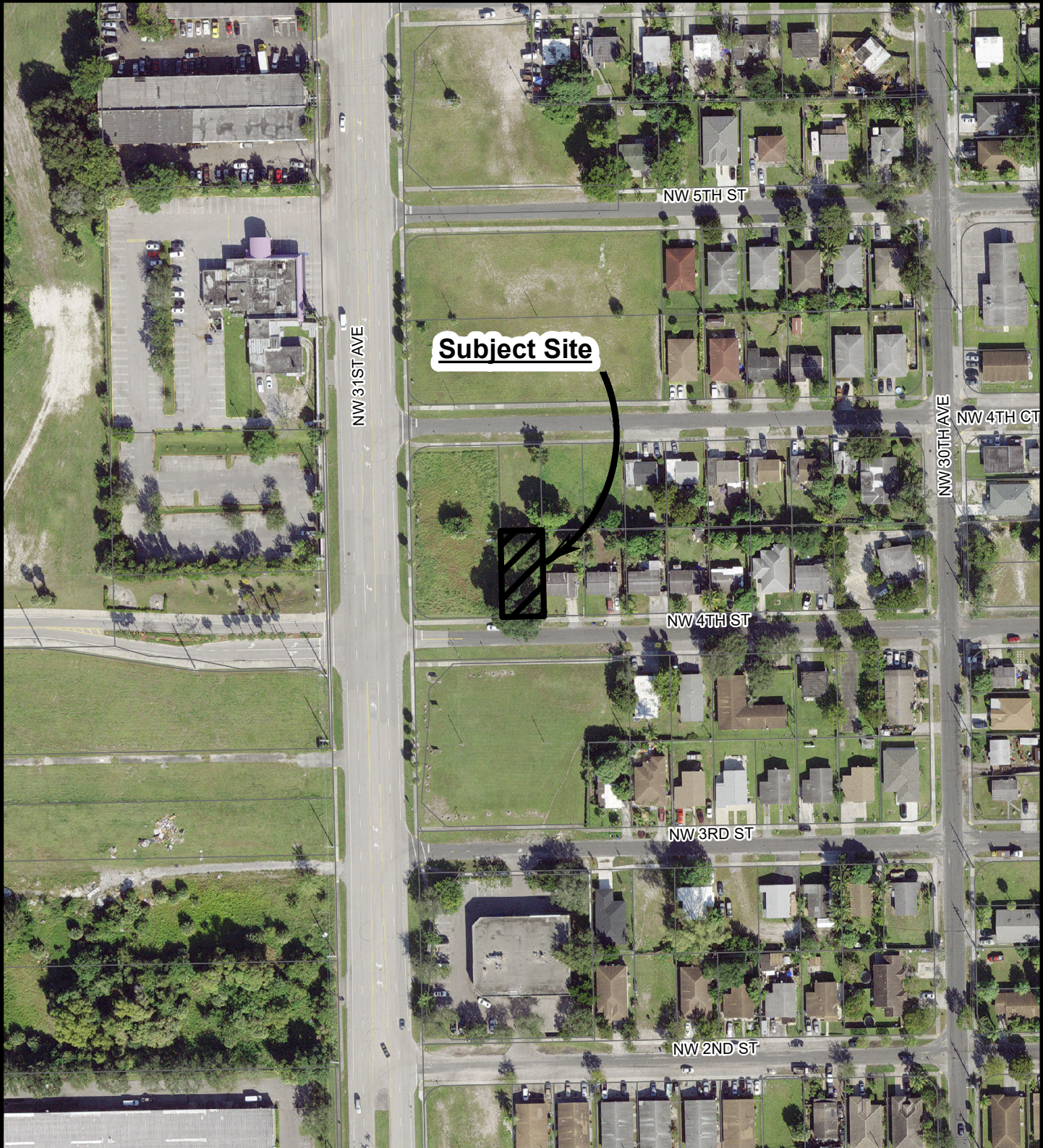
Subject Property:  
3055 NW 4th Street  
Folio Number:  
4842 33 04 5650



1 in = 1 miles

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

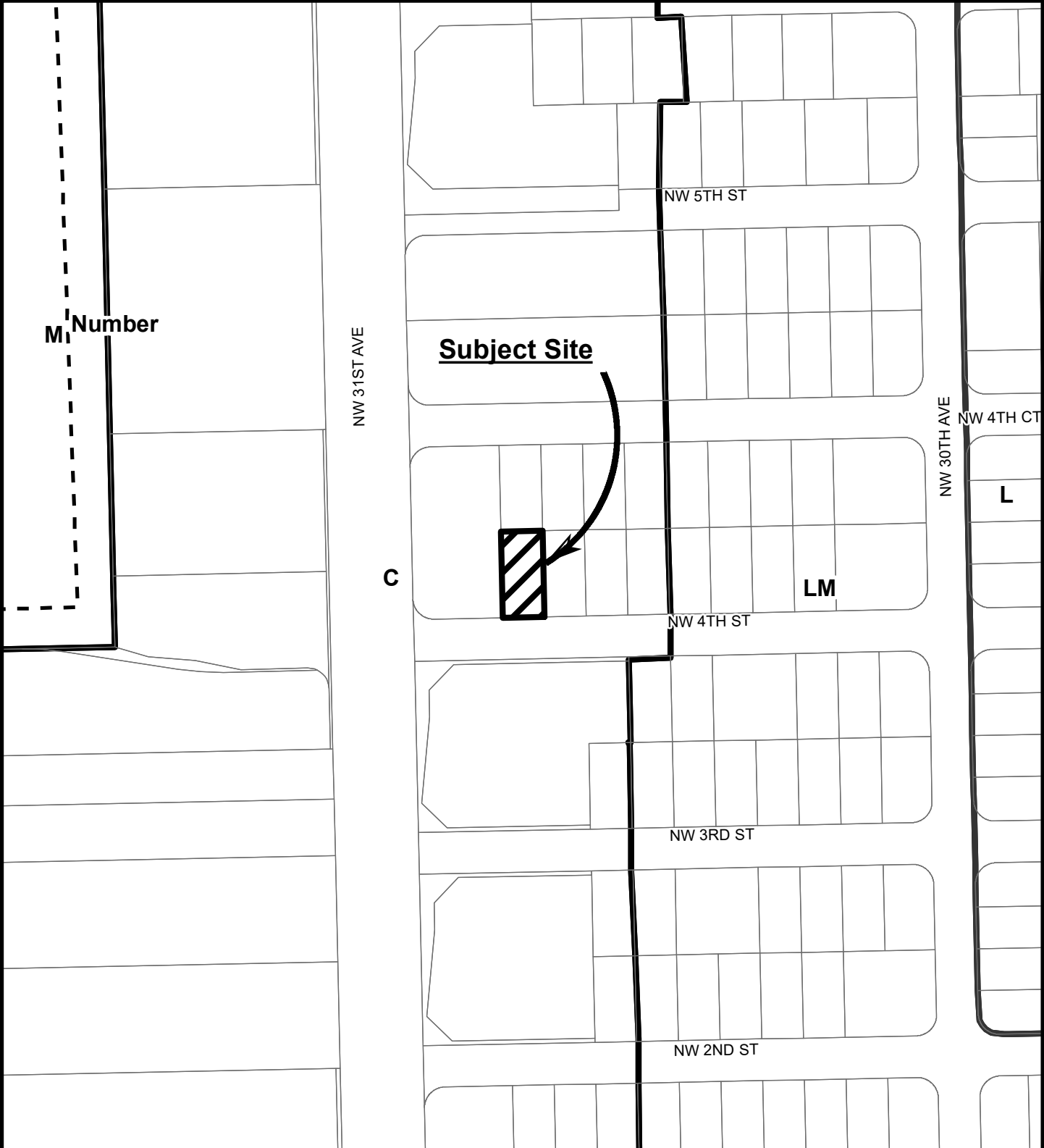
# CITY OF POMPANO BEACH AERIAL MAP



1 in = 167 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

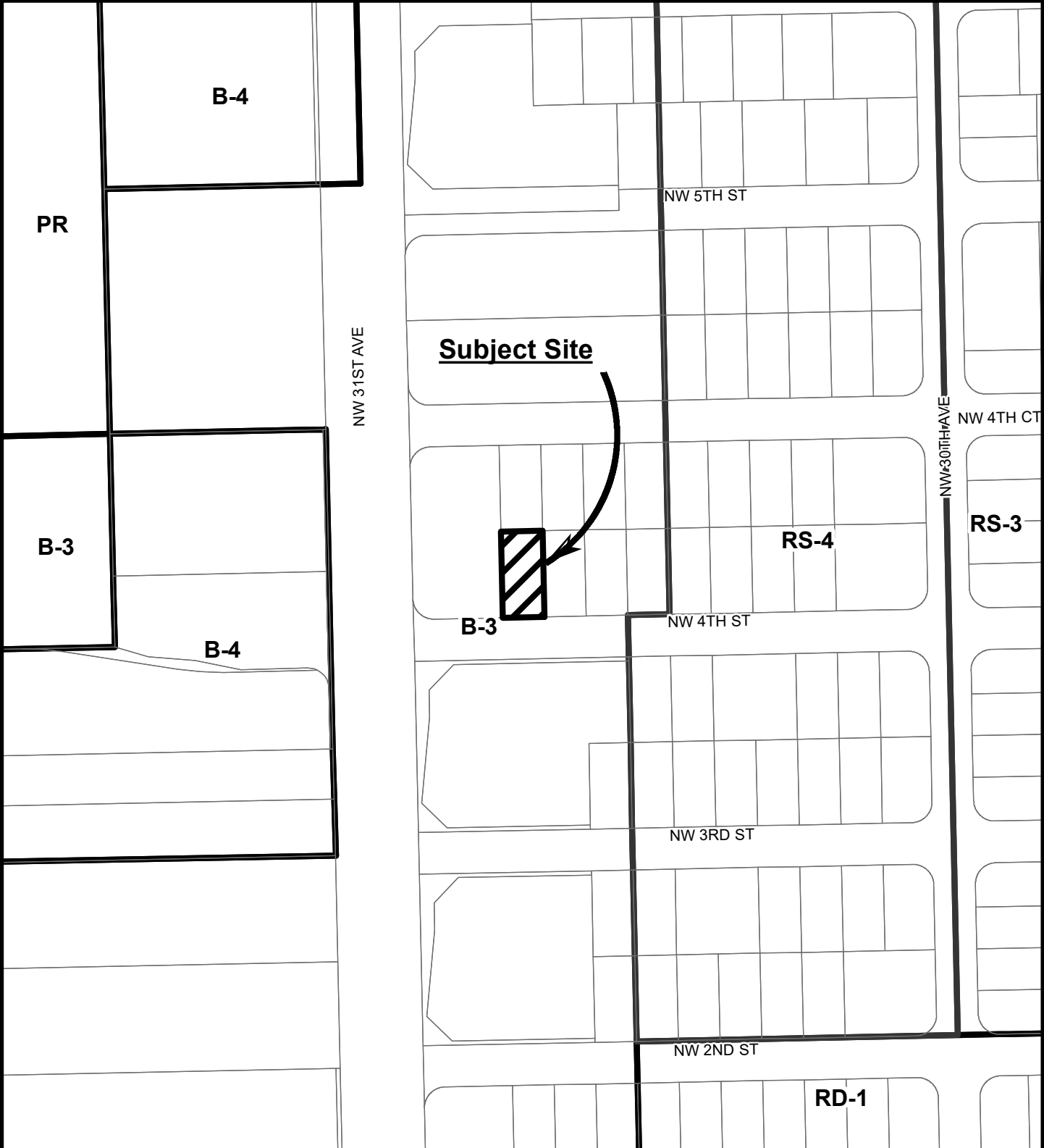
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 167 ft

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# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 167 ft

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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
	* Current		RPUD	Residential Planned Unit Dev.
	> Proposed		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