



Staff Report

File #: LN-399

PLANNING AND ZONING BOARD

Meeting Date: JUNE 28, 2023

580 BRINY REZONING

Request: Rezoning
P&Z# 22-13000012
Owner: CLARIDGE HOMES BEACHBOYS LP
Project Location: 580 Briny Avenue
Folio Number: 494306060260
Land Use Designation: MH (Medium-High 16-25 DU/AC)
Zoning District: RM-20/AOD (Multiple-Family Residence 20 / Atlantic Boulevard Overlay District)
Commission District: 1 (Andrea McGee)
Agent: Andrew J. Schein (954-617-8919)
Project Planner: Scott Reale, AICP (954-786-4667 / scott.reale@copbfl.com) and James Hickey, AICP, Consultant (954-921-7781 / jhickey@cgasolutions.com)

Summary:

The applicant is requesting consideration of a rezoning from RM-20 (Multiple-Family Residence 20) zoning within the AOD (Atlantic Boulevard Overlay District) to Planned Development-Infill (PD-I) to develop a 28-unit, 11-story residential building with a mixed-use component. The subject property is 1.135 gross acres (49,452 square feet). The general location is the northeast corner of Briny Avenue and SE 6th Street. If the rezoning of this property is approved, the Applicant will demolish the existing 17-unit beach known as the Coral Tides Hotel and construct a new structure that will contain underground parking, a main floor consisting of 878 SF of commercial space and building amenities along with an additional 10 stories of residential development.

The Planned Development-Infill (PD-I) district is established and intended to accommodate small-site infill development within the city's already developed areas. The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure. PD-I districts are generally appropriate in most of the Land Use Plan's land use classifications, consistent with the adopted objectives and policies for the classification. The project aims to provide additional redevelopment and value along Briny Avenue.

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

1. City staff and its planning consultant reviewed the DRC submittal for this rezoning earlier this year. A DRC meeting was held on February 1, 2023 to discuss comments, which were incorporated into this application.
2. The property is platted on the Pompano Beach Blount Bros Realty Co's Subdivision, (Plat Book 2, Page 43).
3. The site is 0.89 net acres (all land within the property lines) and 1.135 gross acres (land within the property lines and half of the dedicated right-of-way abutting the property). Approximately 30% (11,734 SF) lies east of the dune vegetation line.
4. The Zoning and uses of adjacent properties are:

Property	Adjacent Property	Zoning District	Existing Use
580 Briny Ave (Northeast corner of Briny Avenue and SE 6 th Street)	North	RM-20/AOD	Condominium
	South	RM-45/HR	Townhomes (under const.)
	East	N/A	Dune Vegetation and Beach
	West	RM-20/AOD	Apartments

5. The PD-I application requests a 11-story structure with a not-to-exceed height of 113 feet, 2 inches.
6. The height of neighboring buildings are:

Direction	Building / Height	Maximum height allowed by Zoning
North neighbor	Seaside Condos (3 stories)	RM-20/AOD - 105 feet
South neighbor	Proposed Townhomes (4 stories)	RM-45/HR - Greater than 105 feet
East neighbor	Dune Vegetation and Beach	N/A
West neighbor	Apartments (1-2 stories)	RM-20/AOD - 105 feet

7. The underlying Land Use Designation is MH- Medium-High (16-25 dwelling units/acre). The survey provided indicates that a portion of the property is seaward of the historic dune vegetation line ("dune vegetation line"). The dune vegetation line shall be considered the rear property (§155.9301) for several zoning and dimensional standards (excluding density). The size of this property is approximately 1.135 acres (49,452 square feet); resulting in 28 units (permitted by the land use). The existing zoning district is RM-20 with an AOD overlay, which would allow units at a net acreage of 17 units to the net acre (20 units / acre x 0.89 acres = 17 units). Through the Planned Development rezoning, an applicant may utilize the gross acreage for density purposes. The current PD-I proposal requests 28 units which is a density of 24.67 units to the gross acre (28 units / 1.135 acres = 24.67

units / acre).

	RM-20/AOD	Proposed PD-I
Maximum Number of Units	22	28
Density	20 units/ net acre	25 units/ gross acre

8. The proposed PD-I is requesting a proposed increase in height from 105 feet to 113 feet 2 inches. The property to the north has a maximum height of 105 feet. The property to the south is zoned RM-45 HR and does not have the 105-foot height restriction.

	RM-20/AOD	Proposed PD-I
Building Height	105	113'2"

9. Site History: The parcel contains the Coral Tides hotel with 17 hotel units. The property was built in 1949 and improved in 1980 according to the Broward County Property Appraiser website.

PLANNED DEVELOPMENT REVIEW STANDARDS

Review of and the decision on a Planned Development application shall be based on compliance of the proposed zoning reclassification and the PD Plan with the review standards in Section 155.2402.C, Site-Specific Zoning Map Amendment Review Standards and the standards for the proposed type of PD district in Part 6 (Planned Development Zoning Districts) of Article 3: Zoning Districts.

§155.2404.C. Site-Specific Zoning Map Amendment Review Standards

Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:

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;

Staff Analysis: The rezoning is consistent with the following Goals, Objectives & Policies (GOPs) in the Future Land Use Element of the City's Comprehensive Plan.

Objective 01.02.00 Right-of-Way Protection and Accessibility. Protect the existing and future building encroachments and ensure proper accessibility with the roadway and transit network.

Policy 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 Maps.

Policy 01.03.05 All Land Use Plan Map amendments and rezoning's 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:

- 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 01.04.02 The City of Pompano Beach shall amend its land development regulations to reduce parking requirements for residential and commercial uses along major corridors where it can be shown that pedestrian and transit amenities are provided, shared parking is provided or sufficient public parking nearby.

Policy 01.06.01 Consider and minimize the impacts that land use amendments, rezoning or site plan approvals have on natural resources, including wetlands, and culturally, historically, archaeologically and paleontologically significant resources.

Policy 01.07.08 Through ongoing updates to the land development regulations develop new zoning districts that encourage redevelopment, including mixed use along major highway corridors.

GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS

Before approving a PD zoning district classification, the City Commission shall find that the application for the PD zoning district classification and the associated PD Plan, comply with the following standards set forth in § 155.3602. The standards are provided below with staff's analysis of those standards shown in *italics*:

A. PD Plan

The PD Plan includes a statement of planning objectives for the district along with a detail description for the district and the development area. Dimensional includes all of the necessary requirements the following:

1. A statement of planning objectives for the district;
The Applicant is requesting to construct a slightly taller, thinner building which will be more compatible with surrounding existing development than would be otherwise permitted by in the existing zoning district.
2. Detailed description of the following for the entire PD District and for each development area:
 - a. Dimensional Standards
The required dimensional standards are provided on sheet A-101 - Site Plan.
 - xi. Minimum setbacks from adjoining residential development or residential zoning districts.

Sheet A-101 provides the minimum setbacks from adjoining properties.

b. Modifications of Development Standards;

DEVIATIONS TABLE				
CODE SECTION	TYPE	DESCRIPTION	DEVIATION	JUSTIFICATION
155.3210(A) 155.3703(D)1.	Lot Coverage	60% allowed in RM-20 + 20% in AOD = 72% allowed; 70.7% requested	No increase over the allowable lot coverage	Lot coverage is below requirement for AOD district
155.5203	Height	105' maximum in RM-20/AOD 113' 2" requested	Allow for increase of height by 7' 8"	Request for increase to allow for a slightly higher but thinner building.
Table 155.3703.D.4	Yard Setbacks and Building Façade Placement Front Setback	Minimum 5', maximum 15' 6' 5" overhang; 18' 3" balcony 26' 10" building requested	Overhang meets the required setback. Balcony and building setback does not meet maximum setback.	Front building setback to allow for pick up/drop off area creating a smaller footprint for the building.
Table 155.3703.D.4	Yard Setbacks and Building Façade Placement Interior Side Yard Setback	Minimum 5' 6' 11" Building 15' Balcony required	Setbacks meet the required minimum setback	Building has a larger setback than required per the City Code.
Table 155.3703.D.4	Yard Setbacks and Building Façade Placement Street Side Yard Setback	Street side Yard setback minimum 5', maximum 15' 20' 2: building 12' 5" balcony requested	Building setback is larger than maximum setback	Building setback is larger than maximum setback.
Table 155.3703.D.4	Yard Setbacks and Building Façade Placement Rear Yard	20' Minimum 33' 1" building 29' balcony requested	All setbacks beyond the minimum requirement	The building will be built well within the building footprint allowed for the RM-20/AOD districts.
	Pervious Area	No Minimum 3,465 SF requested	There is no minimum in City Requirements	Pervious area meets requirements for lot coverage.

Staff's Analysis: The applicant is requesting six deviations from the requirements set forth in the RM-20 and AOD zoning districts which are provided in the PD-I narrative. Based on staff's analysis, two deviation requests do not meet current requirements. The first is the front setback where the proposed setback will be over 26' to the building where a maximum 15' is required. The second is the street side yard setback which is over 20' to the building where a maximum of 15' is required. In both cases, a portion of the building (an overhang

for the front setback and balconies in the side yard setback) will meet the maximum 15' setback. The request for an increase in height is allowed through the rezoning request from RM-20/AOD to PD-I.

- c. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
 - Transportation - Residents and visitors will access the site along Briny Avenue with a new internal driveway onsite. The existing backout parking along Briny Avenue will be removed. Briny Avenue is designed as a multi-use roadway for vehicles, bicycles and pedestrians.
 - Potable Water and Wastewater - New water/wastewater lines will connect to existing service on Briny Avenue.
 - Stormwater Management - Per city code requirements, stormwater facilities will be maintained on-site.
 - On-site Public Facilities - The site will include public areas for bike/pedestrian uses as well as commercial space for use by the public.
- d. Provisions related to environmental protection and monitoring;
Applicant will work with a coastal and marine engineering firm during the construction of the project to monitor the dunes as well as turtle habitats.
- e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD district;
The applicant is requesting to build a new structure that is slightly taller than what is allowed, yet will provide greater setbacks at the front and sides of the building to allow for a slimmer building which will be set back further than allowable setbacks within the AOD.
- f. Development Phasing Plan;
The development will be completed in one phase.
- g. Conversion Schedule; and
The proposed project will not require a conversion schedule.
- h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with applicable standards and regulations.
The applicant states the development will improve the pedestrian experience and provide an added benefit to City residents.

3. Identify the general location of the following:

- a. Individual development areas, identified by land use(s) and/or development density or intensity;
The project is to be constructed as a single phase. The project consists of 28 multifamily residential units on 1.135 gross acres/0.89 net acres, for a maximum density of 25 units per gross acre. The project also includes 878 SF of commercial uses.

	RM-20/AOD	Proposed PD-I
Maximum Number of Units	22	28

Density	20 units/ net acre	25 units/ gross acre
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- b. Open space (whether designated for active or passive recreation), including amount, and type of;
The project includes 3,456 square feet of pervious open space (not including the dune area), which consists of an enhanced entrance to the beach via SE 6th Street and additional landscaping at the rear of the property.
- c. All public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems;
No additional bicycle and pedestrian improvements are proposed, however, the elimination of the backout parking currently onsite will approve bicycle/pedestrian safety.
- d. Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;
The proposed development will make improvements to the dune area through the "Adopt a Dune" program.
- e. On-site potable water and wastewater facilities, and how they will connect to city systems;
All water and wastewater will connect to city systems.
- f. On-site stormwater management facilities, and how they will connect to city systems; and
Per city requirements, all stormwater will have to be managed on-site.
- g. All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.
Applicant will provide a school capacity availability determination to the City prior to obtaining a zoning compliance permit. No on-site parks or facilities for police protection are proposed. Solid waste will be contained within the two (2) on-site trash rooms and will be wheeled out for disposal. The project includes a fire command room on the ground floor. All stormwater will be retained on site.

4. Graphics demonstrating the following:

- a. Projects with structures greater than 35 feet in height, the shadowing on adjacent properties at the following times: two hours after sunrise, noon, and two hours before sunset during the winter solstice, spring equinox, summer solstice, and fall equinox.
Shadow studies were provided within plan A-503 and A-504. The main impacts are to the properties west of the site in the am and to the north during the winter solstice. The beach area will be in shadow prior to sunset. The main impact would be the additional shadow cast due to the proposed 11-story building versus the existing 2-story building.
- b. The impacts to view corridors of any adjacent properties of natural resources, including but not limited to, beaches, shores, waterways, recreation spaces and conservation spaces.

There will be increased impacts to parcels to the north and west of this property due to the increase in height.

B. Consistency with City Plans

The PD zoning district designation and the PD Plan shall be consistent with the comprehensive plan.

The district is consistent with the comprehensive plan as identified earlier in this analysis.

C. Compatibility with Surrounding Areas

Development along the perimeter of a PD district shall be compatible with adjacent existing or proposed development. Where there are issues of compatibility, the PD Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complementary character of uses. Determination of complementary character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.

The proposed development is generally consistent with the adjacent zoning designations to the north and south of the property. The additional proposed height is slightly higher than the 105' currently allowed in the RM-20/AOD zoning districts to the properties to the north and west but would be consistent with the RM-45 HR zoning designation which does not have a height restriction. The architectural features provide an enhanced aesthetic to the area and help to reduce the massing of the building.

D. Development Phasing Plan

If development in the PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the city's capital improvements program.

Project will be developed in one phase.

E. Conversion Schedule

The PD Plan may include a conversion schedule that identifies the extent to which one type of residential use may be converted to another type of residential use (e.g., multifamily dwellings to single-family dwellings) and one type of nonresidential use may be converted to another type of nonresidential use (e.g., office use to retail sales use). Such conversions may occur within development areas and between development areas as long as they occur within the same development phase, as identified by the approved development phasing plan, and are consistent with established extents of conversion set down in the conversion schedule.

No conversion schedule required.

F. On-Site Public Facilities

1. Design and Construction

The PD Plan shall establish the responsibility of the developer/landowner to design and construct or install required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

Proposed development must follow all applicable laws, including city, county, state and federal requirements.

2. Dedication

The PD Plan shall establish the responsibility of the developer/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations.

No additional rights-of-way are required.

3. Modifications to Street Standards

In approving a PD Plan, the City Commission may approve modifications or reductions of city street design standards-including those for right-of-way widths, pavement widths, required materials, and turning radii-on finding that:

- a. The PD Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- b. Access for emergency service vehicles is not substantially impaired;
- c. Adequate off-street parking is provided for the uses proposed; and
- d. Adequate space for public utilities is provided within the street right-of-way.

No modifications requested.

G. Uses

The principal, accessory, and temporary uses allowable in each type of PD district are identified in Appendix A: Consolidated Use Table. Allowed principal uses in a particular PD district shall be established in the PD Plan, subject to conversion in accordance with a schedule incorporated in the PD Plan in accordance with Section 155.3602.E, Conversion Schedule. Allowed uses shall be consistent with city plans and the purpose of the particular type of PD district, and subject to applicable use-specific standards in (Principal Uses), Part 3 (Accessory Uses and Structures), and Part 4 (Temporary Uses and Structures) of Article 4: Use Standards, and any additional limitations or requirements set forth in Sections 155.3603 to 155.3607 for the particular type of PD district.

B. Use Standards

Principal uses allowed in a PD-I district shall be established in the PD Plan. Uses shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with the use table in Appendix A: Consolidated Use Table, and the use-specific standards in Article 4: Use Standards,

The applicant is only requesting two permitted uses, 28 multi-family residential units and 878 SF of commercial.

H. Densities/Intensities

The densities for residential development and the intensities for nonresidential development applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the comprehensive plan and other adopted special area and city plans, and with the purpose of the particular type of PD district.

C. Intensity and Dimensional Standards

District area, minimum (acres)	n/a
Density, maximum (du/ac) ¹	To be established in PD Plan- see Section 155.3602.A, PD Plan
Floor area ratio (FAR), maximum	
Lot area, minimum (sq ft)	
Lot width, minimum (sq ft)	
Impervious surfaces, maximum (% of district)	
Individual building sizes, maximum (sq ft)	
Building height, maximum (ft)	
Setback height, maximum (ft)	
Setback from abutting RS zoning district or e family dwelling use, minimum (ft)	
NOTES: 1. Residential development may not exceed the maximum gross density establish applicable land use classification.	

Staff Analysis: Applicant has provided the intensity and dimensional standards for the proposed PD-I district. Many of the standards are consistent with the RM-20/AOD with respect to density and height. The applicant is requesting proposed changes to increase in number of units, lot coverage, pervious area, vehicle use landscaping areas, height, and setbacks as shown below.

Intensity/Dimensional Changes	RM-20/AOD	Proposed PD-I
Maximum Number of Units	22	28

Maximum Height	105 feet	113 feet 2 inches
Front & Street side setbacks*	Minimum 5 feet Maximum 15feet	Front 6'5" (overhang) Street Side 12'5" (balcony)
Interior side setbacks* (SE 6 th Street)	Minimum 5 feet	6'11" (building)

*Setbacks based on Setback Exhibit shown on A-101- Site Plan.

A complete list of the applicant's Intensity and Dimensional Standards is provided on sheet A-101 Site Plan as well as in the PD-I narrative.

I. Dimensional Standards

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Plan, and shall be consistent with the purpose of the particular type of PD district.

Included within sheet A-101 Site Plan.

J. Development Standards

All development in a PD district shall comply with the development standards of Article 5: Development Standards, or any modifications of those standards established in the PD Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 155.3603 to 155.3607 for the particular type of PD district.

Development Standards

D. Development Standards	
The development standards in Article 5: Development Standards, shall apply to all development in PD-I, development standards may be modified as part of the PD Plan if consistent with the general purposes of district and the comprehensive plan, and in accordance with the means of modification noted below.	
Development Standards	Means of Modifying
Access and circulation	Specify in PD Plan
Off-street parking & loading	Specify in Master Parking Plan
Landscaping ¹	Specify in Alternative Landscaping Plan
Tree preservation	
Screening	Specify in Alternative Screening Plan
Fences and walls	Specify in Master Fencing Plan
Exterior lighting	Specify in Master Lighting Plan
Multi-family residential design	Modifications prohibited

Commercial and mixed-use design	
Industrial design	
Residential compatibility	
Parking Deck or Garage Standards	
Sustainable design	Specify in PD Plan
Signage (Ch. 156, Sign Code)	Specify in Master Sign Plan
NOTES: 1. Internal uses shall not be required to provide perimeter buffers.	

The applicant states the project will comply with the multi-family residential design standards.

Access and circulation - *The proposed development will have entry and exit access and drop off area along the front property line on Briny Avenue. Access to the garage parking will be located on the north side of the building.*

Off-street parking and loading - *Off-street parking and loading will be located along the front of the building and within an underground parking garage. Parking for the commercial portion of the building will be located in the parking garage. The loading area will be located on north side of the property at the garage area.*

Landscaping/Tree Preservation - *The applicant is enhancing and replanting the dune area to upgrade this important environmental component of the property through the "Adopt a Dune" program. New landscaping throughout the site will be established.*

Screening, fences, and walls - *No specific regulations were proposed so the applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Lighting - *Applicant will be required to follow requirements of Article 5, Development Standards of the City's Code including lighting to protect marine turtle nesting and habitat.*

Parking deck or Garage standards

As the garage is located underground, there will not any design standards required. Project will need to meet garage standards set forth in the City's Zoning Code.

Design and compatibility - *Applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Sustainable design - *Applicant will follow requirements of Article 5, Development Standards of the City's Code.*

Signage - *Applicant will follow the requirements set forth in the City's Zoning Code.*

P&Z REVIEW AND RECOMMENDATION

Given the information provided to the Board, as the finder of fact, staff recommends approval of the modification of the PD-I rezoning request as the Board finds that rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the purpose of the Planned Development-Infill district purpose. The proposed development has provided the needed Intensity and Developmental Standards that are consistent with other developments within the area. In addition, the requested deviations will allow the proposed development to provide an architecturally significant structure which will be thinner than the allowable setbacks for the property. The addition of a small commercial portion of the building will allow city residents and visitors alike to visit the building.

While the development proposes to increase the height of the building, the proposal keeps with the City's Comprehensive Plan as well as the adjacent zoning district to the south. The requested increase in height, just over 8 feet, is slightly higher than the allowable height in the RM-20/AOD maximum.

As Briny Avenue is a multi-use roadway in the area, the site plan will need to provide how residents and visitors will enter and exit the site allowing for access to the site but also keeping in mind that Briny Avenue is a multi-use roadway in which vehicles, bicyclists and pedestrians all use the entire right-of-way.

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

Alternative Motion I

Recommend approval of the modification of the PD-I rezoning request as the Board finds that the rezoning application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, and the purpose of the Planned Development-Infill (PD-I) district.

Alternative Motion II

Table this application for additional information as requested by the Board

Alternative Motion III

Recommend denial as the Board finds the request is not consistent with the goals, objectives, and policies of the Comprehensive Plan.

STAFF RECOMMENDS ALTERNATIVE MOTION I

Staff finds that there is sufficient information to support this rezoning request. The applicant has worked with City staff to provide the necessary information to show that the rezoning meets the intent of the Future Land Use goals, objectives, and policies, the requirements of the Planned Development and the PD-I district purposes within the City's Zoning Code. The site plan should adequately address how the proposed ingress and egress will be compatible with Briny Avenue.

CITY OF POMPANO BEACH
AERIAL MAP



Subject Site

CITY LIMITS

P&Z
Scale = 250 ft

6/6/2023

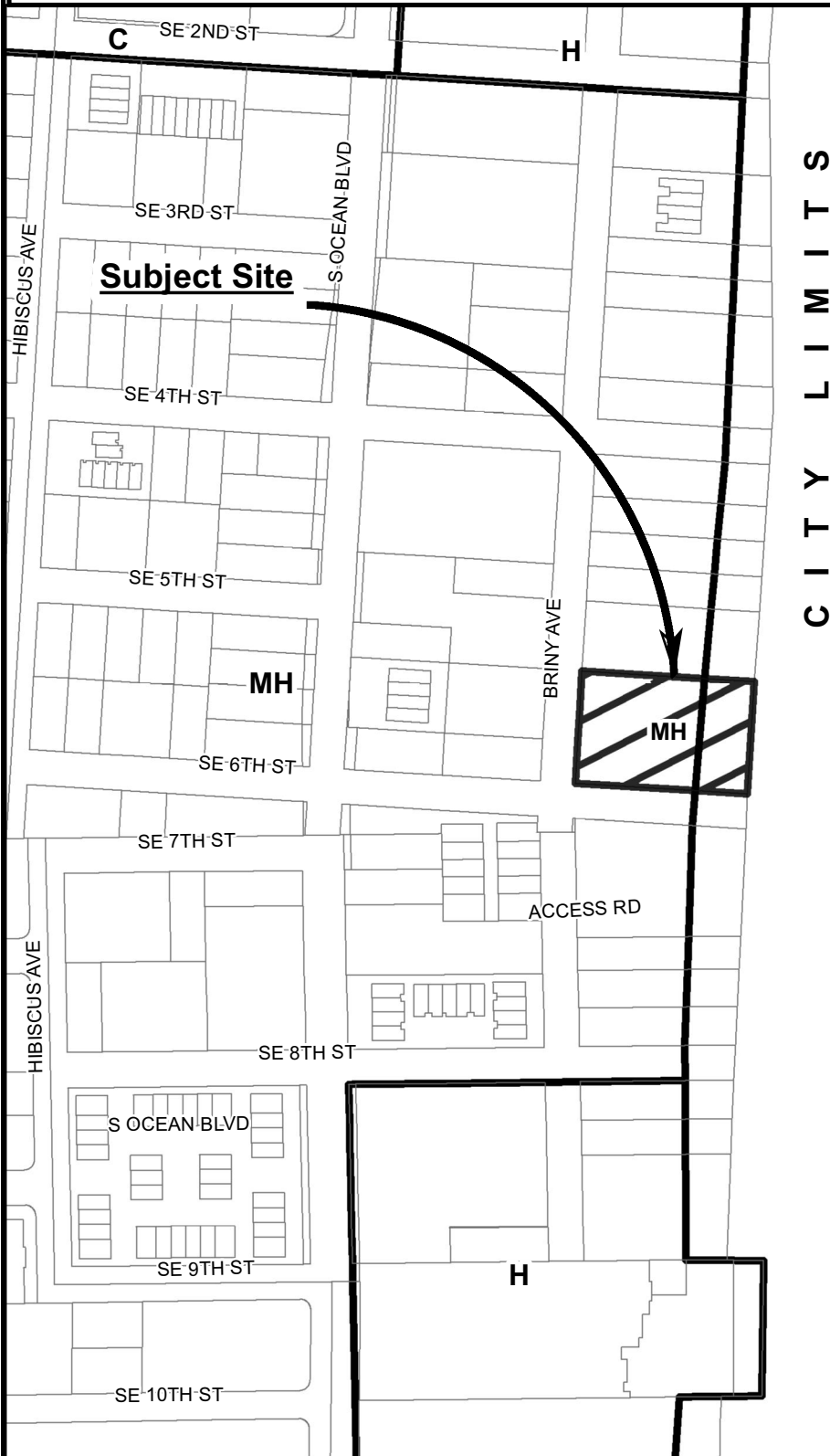
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ22-13000012
06/28/2023

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



CITY LIMITS

Subject Site

MH

MH

P&Z
Scale = 250 ft

6/6/2023

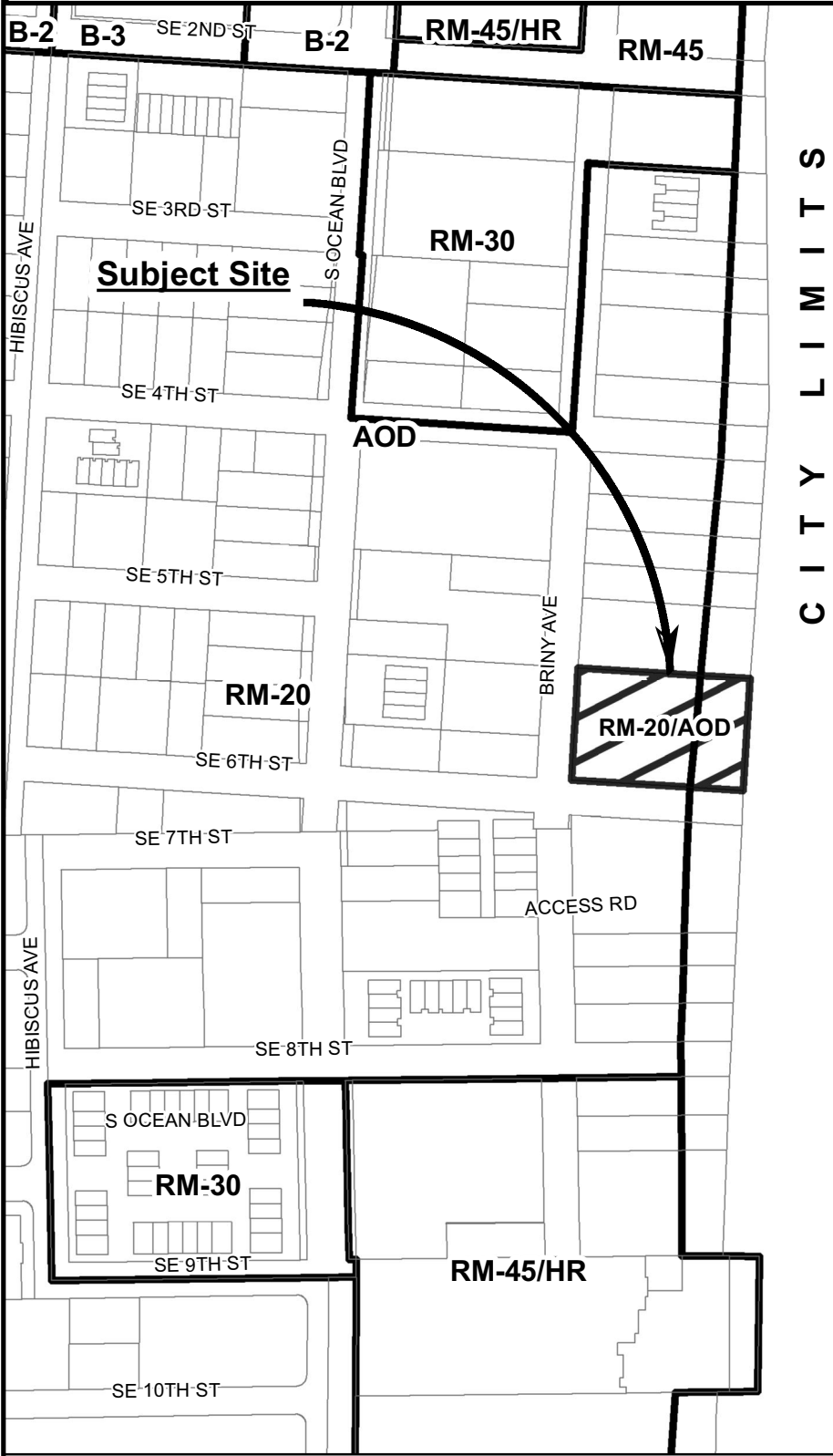
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PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES


PZ22-13000012
06/28/2023

CITY OF POMPANO BEACH
OFFICIAL ZONING MAP



P&Z
Scale = 250 ft

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			
29.5	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			
	> Proposed		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

P&Z

PZ22-13000012

06/28/2023