

May 21, 2021

Planning and Zoning Board  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

RE: Rezoning Narrative  
300 and 400 Circle Drive  
Santa Barbara Isle Lot 3 & 4

Dear Planning and Zoning Board Members,

The applicant, Frank M Russo, Trustee, is proposing to rezone the property located at 300 and 400 Circle Drive from Single-Family Residence I (RS-1) to Single-Family Residence 2 (RS-2). The property owner is proposing to rezone the property to allow for the construction of up to four single family homes. The site is comprised of two lots totaling 1.16 acres in size with a Future Land Use designation is L-Low 1.5 DU/AC (L). Lot 3 is vacant, and a 4,780 square foot single-family residence built in 1951 exists on lot 4. The Santa Barbara Isle project include Tax Folio ID #'s 494306150030 and 494306150040.

The subject site is surrounded by single family residents to the north, south, west and the lots front on Lake Santa Barbara to the east. The applicant's request for single family (RS-2 zoning) is consistent with the goals, objectives, and policies of the City's Comprehensive Plan as specified below and is consistent with surrounding single family uses. The requested rezoning from RS-1 to RS-2 is compatible with the surrounding area and existing development pattern of all single-family homes facing Lake Santa Barbara and the entire intercoastal waterway within the City of Pompano Beach. The proposed rezoning of the property is a simple continuation of the existing zoning pattern along Lake Santa Barbara and the Intracoastal Waterway.

The current Future Land Use Designation is Residential – LOW 1-5 DU/AC which allows up to 5 units to the acre. This rezoning application does not violate the density requirements in the Future Land Use Plan. Based on the size of both parcels, the applicant could be permitted to construct five single family home per the Land Use Plan, however, this rezoning request will allow only four single family homes. The proposed parcels will comply with the permitted density and lot size requirements of the RS-2 zoning district.

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 01.00.00** 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 01.03.03** 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 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 rezoning's.

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**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 01.07.03** Evaluate and revise the land use regulations to conform to current development practices as to housing types and mixed-use developments.

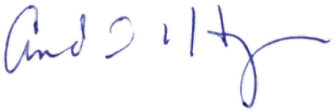
## **HOUSING ELEMENT**

**Policy 05.08.02** Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the Strategic Regional Policy Plan (SRPP).

**Policy 05.09.01** The City shall use incentives and educational efforts to promote new housing projects which contain compact building design principles, mixed use, medium to medium high densities, promote 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,



Andrea Harper

