



Staff Report

File #: LN-409

PLANNING AND ZONING BOARD

Meeting Date: FEBRUARY 22, 2023

ROZIER REZONING

Request: Rezoning
P&Z# 22-13000006
Owner: Delois Rozier
Project Location: 3061 NW 4th CT
Folio Number: 484233045630
Land Use Designation: Commercial
Zoning District: B-3 (General Business)
Commission District: 5 (Barry Moss)
Agent: N/A
Project Planner: Jean Dolan (954-786-4045 / Jean.Dolan@copbfl.com)

Summary:

This is a rezoning from B-3 to B-2 for the lot at 3061 NW 4th Court. 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 31st Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The owner would like to build one single-family home on the lot. This rezoning will allow that to happen without precluding the frontage parcel on NW 31st 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 31st 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 5,128 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	Vacant
South	C/B-2	SF Home being built by OHUI
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.

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 on the south side of NW 4th Street. Regardless of how the frontage property on NW 31st 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 31st Avenue have already been granted flex units and when those are all developed, the block face of the east side of NW 31st Avenue will be residential in character which increases the likelihood that the frontage parcel on NW 31st Avenue adjacent to the subject property to the west will also be developed as a residential project.

Staff Conclusions and Recommendations:

It is Staff’s opinion that this rezoning will allow a single-family home to be built on the lot at 3061 NW

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4th Court which is reasonable given the existing single-family homes to the south and the changing character of the frontage of NW 31st 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 to the south fronting on NW 4th Street and the underlying Commercial land use category.

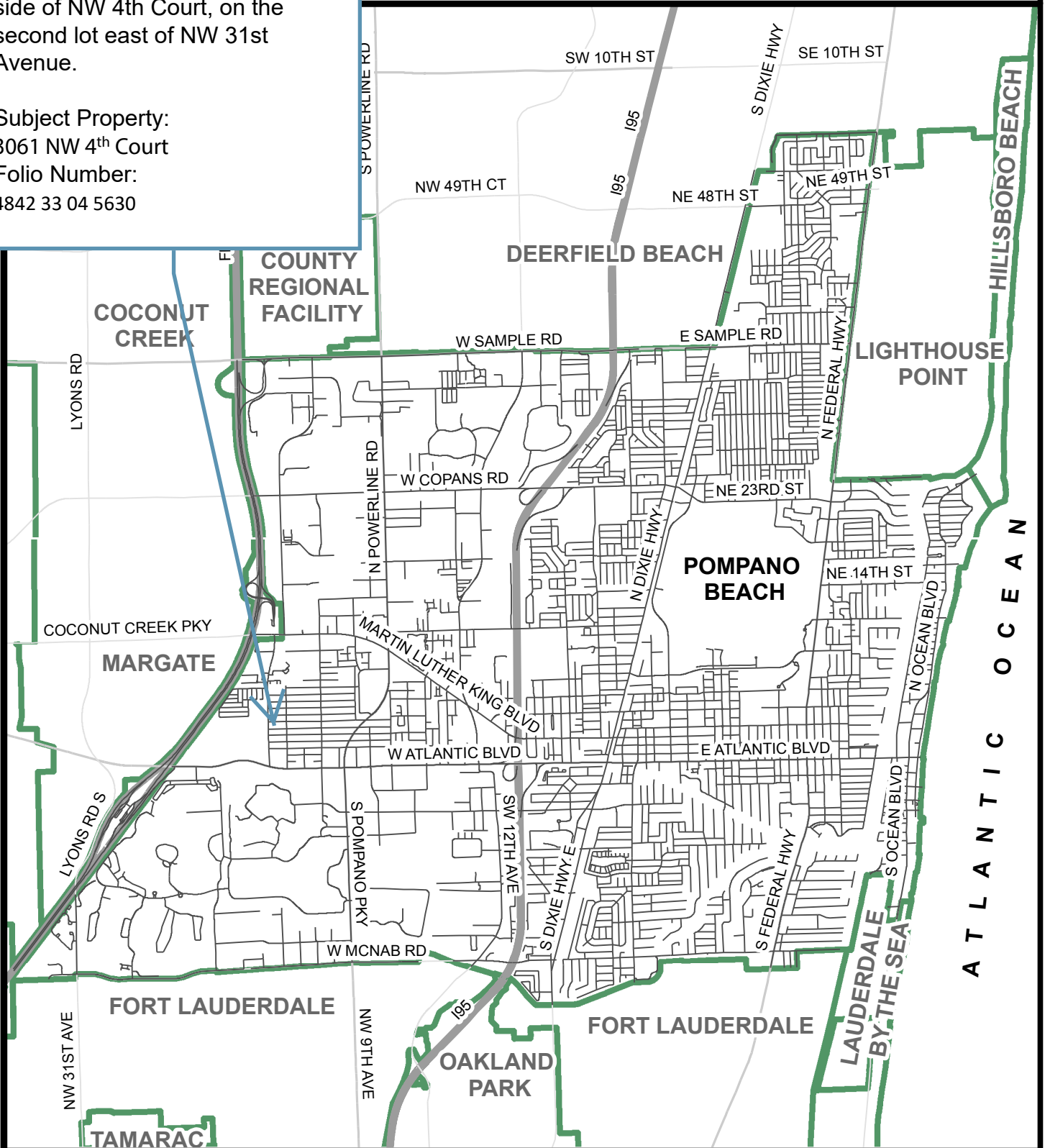
Staff recommends approval of this rezoning.

CITY OF POMPANO BEACH LOCATION MAP



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

Subject Property:
3061 NW 4th Court
Folio Number:
4842 33 04 5630



1 in = 1 miles

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

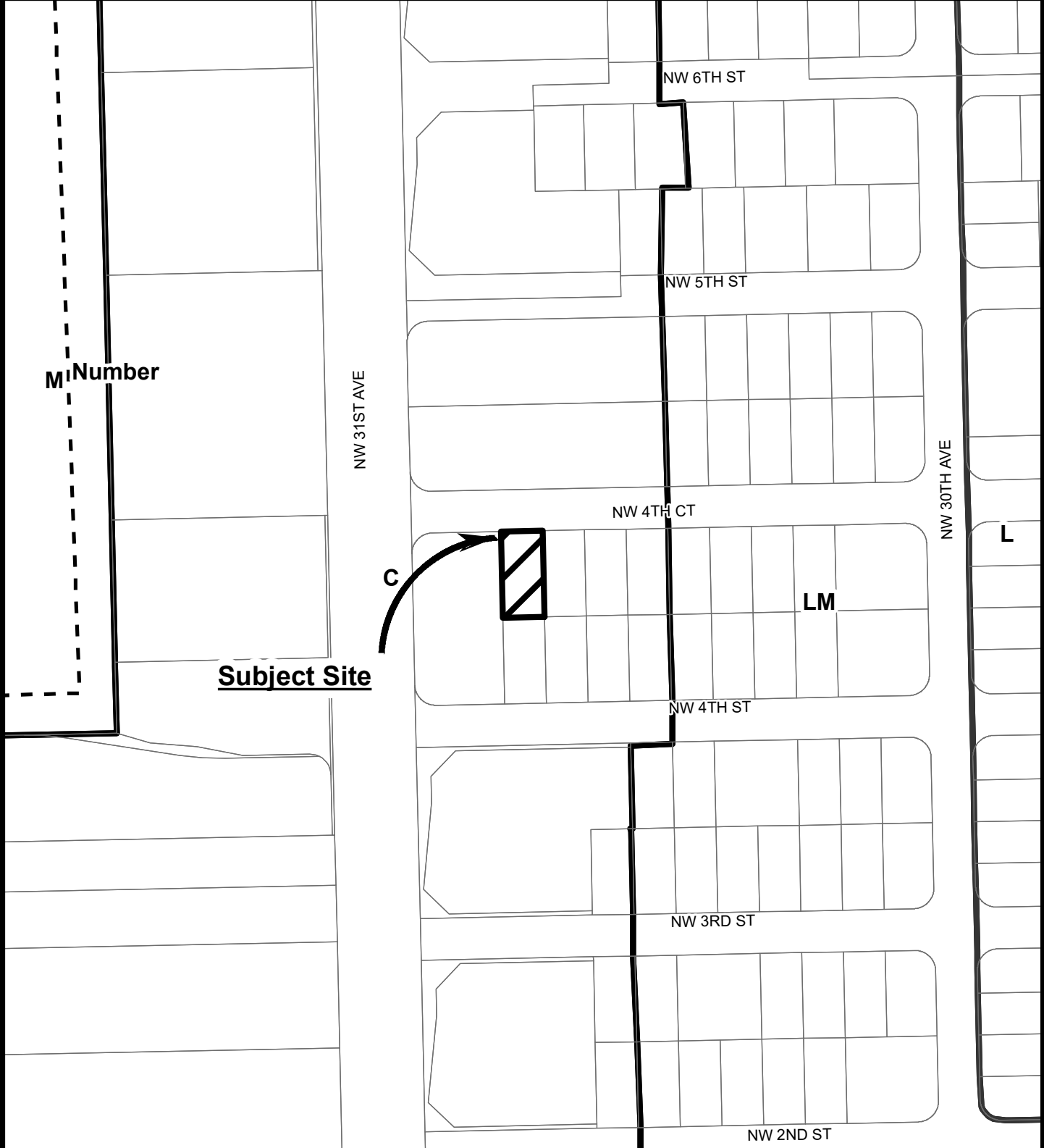


Subject Site

1 in = 167 ft

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CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

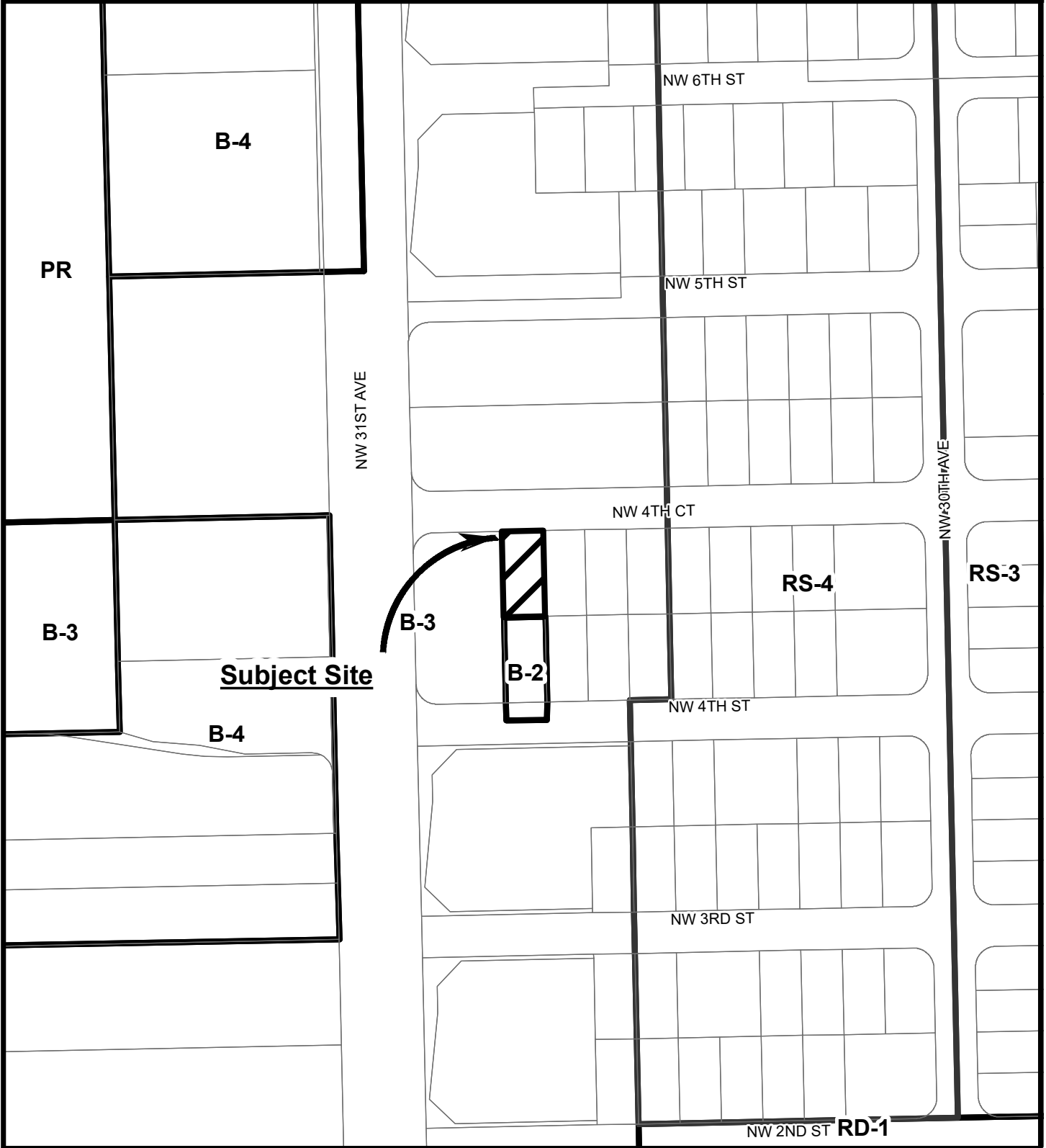


Subject Site

1 in = 167 ft

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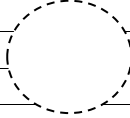
CITY OF POMPANO BEACH OFFICIAL ZONING MAP



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