



**PROJECT NARRATIVE**  
**Hunters Manor**  
**Rezoning with PD Plan / Site Plan**  
*Submittal: June 8, 2021*

**REQUEST**

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

1. **Planned Development Rezoning** to modify the subject site's zoning classification from RS-3 Single Family and RM-12 Multiple Family Residential Zoning Districts to a Residential Planned Unit Development (R-PUD).
2. **Site Plan** approval to allow for the development of 59 single family detached homes on the subject site.

**1. PROPERTY CHARACTERISTICS**

The 9.08-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 following applies to the subject site:

- Future Land Use (FLU) – Low Residential Density (L) and Low/Medium Residential Density (LM)
- Zoning – Single Family Residence 3 (RS-3) and Multiple Family Residence 12 (RM-12)
- 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



## **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                       |
|--------------|----------------------------|------------------------|------------------------------------|
| <b>North</b> | LM                         | RM-12                  | Single-Family Residential          |
|              | Commercial (C)             | General Business (B-3) | Multifamily Residential            |
|              | Commercial (C)             | General Business (B-3) | Church                             |
| <b>South</b> | Recreation Open Space (OR) | RS-3                   | Park                               |
| <b>East</b>  | L                          | RS-3                   | Auto Body Paint Shop / Vacant Land |
|              | L                          | RS-3                   | Church                             |
|              | LM                         | RM-12                  | Vacant Land                        |
| <b>West</b>  | L                          | RS-3                   | Single-Family Residential          |
|              | LM                         | RM-12                  | Single-Family Residential          |

## **4. DEVELOPMENT PROGRAM**

The request is to rezone the 9.08-acre subject site to allow for a R-PUD Zoning District, to accommodate 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 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.

Within the proposed development is a centrally located mail kiosk area with two parking spaces near the access point on the north side of NW 7<sup>th</sup> Street. The proposed development includes an internal sidewalk and a connection for pedestrians to access the mail kiosk area. Drainage will be addressed by on-site dry detention areas.

## **5. RESIDENTIAL PLANNED UNIT DEVELOPMENT & SITE PLAN STANDARDS**

Per Section 155.3063 of the City's Code of Ordinances, the proposed development establishes the following standards from the Planned Development (PD) plan:

| Standard             | R-PUD   | RS-3                           | RM-12                                   |
|----------------------|---|--------------------------------|---|
| District Area        | 9.08 acres  | N/A                            | N/A                                     |
| Density, Maximum     | (R-PUD – Res. Planned Unit Development): 6.49 DU/AC | (L, Low Res. Density): 5 DU/AC | (LM, Low/Medium Res. Density): 12 DU/AC |
| Lot Area             | 4,500 SF minimum                                    | 6,000 SF                       | 7,000 SF                                |
| Lot Width            | 45' minimum   | 60'                            | 60'                                     |
| Maximum Lot Coverage | 72%   | 40%                            | 60%                                     |

|                                  |   |                                 |                                 |
|----------------------------------|---|---------------------------------|---------------------------------|
| Front Yard Pervious Area         | 61%   | 50%                             | 50%                             |
| Individual Building Size Minimum | 1,700 SF  | 750 SF                          | 950 SF                          |
| Building Height Maximum          | 35'   | 35'                             | 35'                             |
| Setbacks                         | Front – 20'                                     | Front – 25'                     | Front – 25'                     |
|                                  | Side – 5'                                       | Side – 7'                       | Side – 8'                       |
|                                  | Side street – 15'                               | Side street – 15'               | Side street – 8'                |
|                                  | Rear – 10'                                      | Rear – 15'                      | Rear – 10'                      |
| Access and Circulation           | 20-foot access streets                          | 20-foot access streets          | 20-foot access streets          |
| Off-street Parking               | Minimum of 177 parking spaces (3 per unit min.) | 118 parking spaces (2 per unit) | 118 parking spaces (2 per unit) |

The proposed R-PUD will require deviations from the base RS-3 and RM-12 zoning districts pursuant to Section 155.3204(C) and 155.3209(C) of the City's Code of Ordinances. The deviations from the Code are detailed below:

| Deviation Table            |                      |                            |           |
|----------------------------|----------------------|----------------------------|-----------|
| Code Section               | Type                 | Description                | Deviation |
| 155.3204(C)<br>155.3209(C) | Lot Area             | Reduction of lot area      | -2,500 SF |
|                            | Lot Width            | Reduction of lot width     | -15'      |
|                            | Front Setback        | Reduction of front setback | -5'       |
|                            | Side Setback         | Reduction of side setback  | -3'       |
|                            | Maximum lot coverage | Increase of lot coverage   | +8%       |

The proposed deviations in lot area, lot width, front setback, side setback, and maximum lot coverage for the base zoning districts of RS-3 and RM-12 are the minimal needed to provide a well-integrated single family residential community. The development provides 59 single family homes that range in size from 1,739 square feet to 2,717 square feet, and three to five bedrooms, which require more space. The front setback reduction of five feet and the side setback reduction of two feet allow for larger homes in the development and accommodates to growing families in the City. The deviations allow the development to address the plat, which permits up to 65 single family units, and address the CRA's need for more infill development. The deviations allow for the additional open space, integrated pedestrian paths, mail kiosk area, as well as drainage for the overall development.

## 6. REZONING CRITERIA AND URBAN PLANNED DEVELOPMENT DISTRICT STANDARDS

The Applicant's request is to Rezone from the current RS-3 and RM-12 zoning districts to the R-PUD zoning district. The Applicant is providing this Justification Statement, Site Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in the applicable City's Code of Ordinances, except for the deviations stated above. The responses by the Applicant below demonstrate that the rezoning is compliance with section 154.61 and 154.62 of the City's Code of Ordinances. More specifically, the Applicant details how the rezoning 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 Rezoning of R-PUD will allow for compatibility with the ultimate L and LM FLU designation for the subject site. The proposed Rezoning 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 a R-PUD 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 Rezoning 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 and the West Atlantic Boulevard corridor to the south. Both 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, the Marquis Apartments, along Dr. Martin Luther King Boulevard. The proposed single-family development would enhance the residential transition in higher densities along the corridors of Dr. Martin Luther King Boulevard and West Atlantic Boulevard and the lower residential densities within the Hunters Manor neighborhood.

- 01.03.11 – Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

**Applicant's Response:**

The proposed Rezoning to a R-PUD, 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 4<sup>th</sup> Court, 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 proposed R-PUD zoning district at the vacant 9.08-acre subject site is consistent with the existing residential land use pattern in the area.

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

A. Density

**Applicant's Response:**

The proposed Rezoning is requesting a gross density of 6.49 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 R-PUD with 59 single family units, at 6.49 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 Rezoning to a R-PUD 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 Rezoning 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 6.49 dwelling units per acre. There are single family developments to the north, west, and south of the subject site, thus the proposed R-PUD is consistent the existing uses within the Hunters Manor neighborhood.

D. Existing adjoining uses

**Applicant's Response:**

The existing uses are compatible with the Rezoning request of a R-PUD. 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, are compatible with the proposed R-PUD.

E. Proposed adjoining uses

**Applicant's Response:**

The approved and proposed adjoining uses are compatible with the Rezoning request of a R-PUD. The approved uses adjacent to the subject site, including the 100 affordable multifamily unit development Marquis Apartments to the north and platted single family lots to the east are compatible with the proposed R-PUD.

F. Readiness for redevelopment of surrounding uses; and

**Applicant's Response:**

The proposed Rezoning will not only allow for the infill development which was initiated by the CRA platting the property, but 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 proposed Rezoning to a R-PUD 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.

- 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 the surrounding residential uses and provide redevelopment within the center of the neighborhood.

***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 Rezoning and Site Plan Request.***