

## PROJECT NARRATIVE

### Hunters Manor

### Rezoning with PD Plan

Submittal: June 8, 2021

Resubmittal: September 29, 2021, March 3, 2022, April 28, 2022

## REQUEST

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

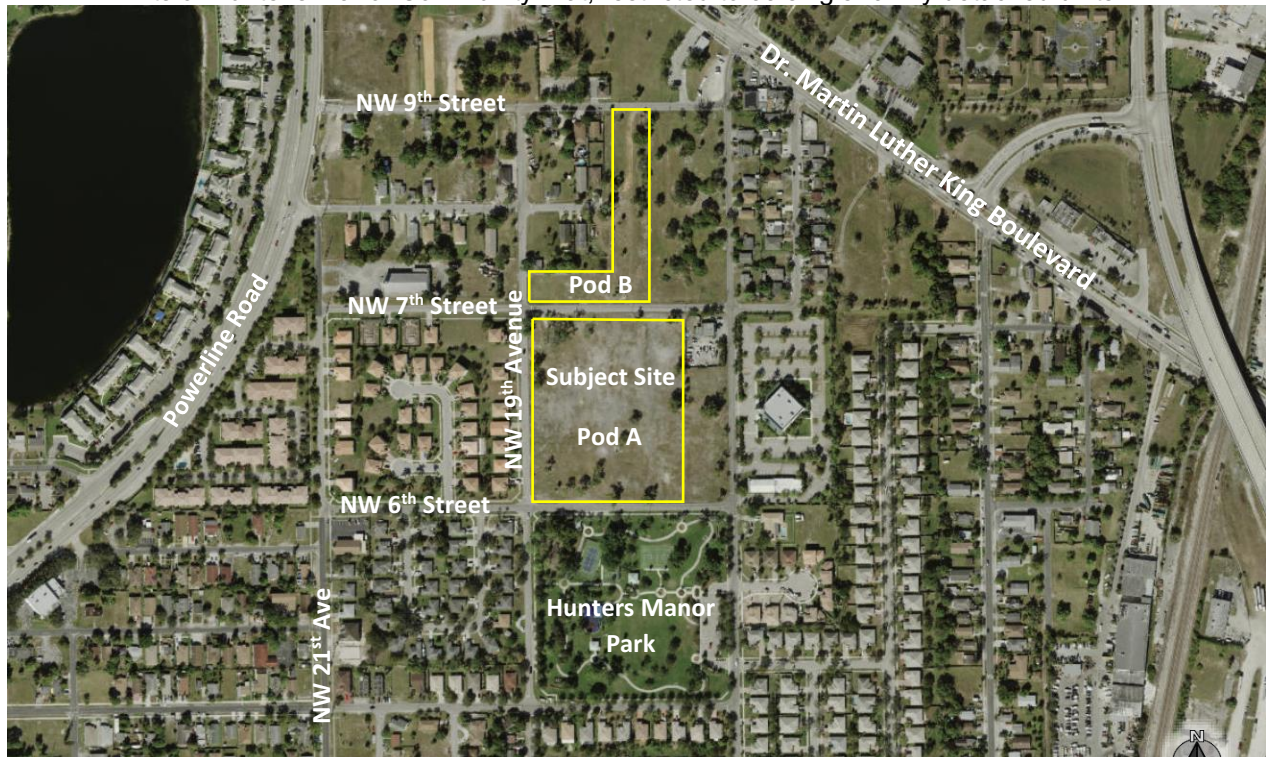
1. **Planned Development Rezoning** to modify the subject site's zoning classification from RS-3 Single Family and RM-12 Multiple Family Residential Zoning Districts to a Residential Planned Unit Development (RPUD).

## 1. PROPERTY CHARACTERISTICS

The 9.09-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 subject site is split between by NW 7<sup>th</sup> Street into two pods, wherein Pod A is 6.82 acres in size and Pod B is 2.27 acres in size.

The following applies to the subject site:

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



Please see below an angled aerial image of the subject site, wherein both Pods A and B are delineated.

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

The auto body paint shop to the east is a was added to the local historic registry in 2017. It is a lawfully existing commercial use in this residential zoning district.



The future land use designations and zoning classifications for the surrounding uses are detailed in the maps below.



Subject Site – FLU Map



Subject Site – Zoning Map

#### 4. DEVELOPMENT PROGRAM

The request is to rezone the 9.09-acre subject site to allow for a RPUD 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 total net acreage for the subject site is 9.09 acres, thus equating to a total net density of 6.5 dwelling units per acre. The proposed 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. This connection provides surveillance and enhancement at what is currently a dead-end at the end NW 8<sup>th</sup> Street.

Within the proposed development is a centrally located open air pavilion and mail kiosk pad with three parking spaces near NW 7<sup>th</sup> Street and NW 19<sup>th</sup> Avenue. The proposed development includes an internal sidewalk system and a connection for pedestrians to access the open-air pavilion and mail kiosk pad. The pedestrian system includes sidewalks on both sides of the internal street within Pod A, except for the eastern buffer portion which has one side, and one sidewalk along the internal street within Pod B. An open space tract is located within the southern row of single-family lots on Pod A to allow for pedestrian access to Hunters Manor Park to the south. All single-family lots within the proposed developed will be fenced along the property lines. Drainage will be addressed by on-site dry detention areas.

## **5. GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS**

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The Applicant's request is to Rezone from the current RS-3 and RM-12 zoning districts to the RPUD zoning district. The Applicant is providing this Project Narrative, PD Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth Section 155.3601 of the City of Pompano Beach's Land Development Code.

### **A. General Purposes of Planned Development Zoning District**

1. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;

#### **Applicant's Response:**

The proposed RPUD and its 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.

2. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;

#### **Applicant's Response:**

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 pad, open air pavilion, as well as drainage for the overall development.

3. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential uses in the same development, including a mix of housing types, lot sizes, and densities;

#### **Applicant's Response:**

No mixed-use development is being proposed with this rezoning request. The subject site was approved for 65 single family lots per the 2017 plat approval. The proposed RPUD provides 59 single-family lots with a minimum lot size of 4,500 square feet. The base Zoning districts of RS-3 and RM-12 require a minimum lot size of 6,000 and 7,000 square feet respectively. Therefore, the base zoning regulations would reduce the number of single-family lots.

The proposed RPUD provides 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 variation of model types proposed within the RPUD support the mix of different housing types. The proposed 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, thus providing a mix of densities that would be allowed under the standard zoning districts of RS-3 and RM-12.

4. Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and

#### **Applicant's Response:**

The 9.09-acre subject site is currently vacant and represents a void in the middle of the Hunters Manor Neighborhood. The proposed single-family development is consistent with the current zoning and land uses and the surrounding residential uses. The subject site has the benefit of being located north of the Hunters Manor Park, which the proposed development would add additional residents that could activate the park and enhance the neighborhood character.

5. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural made features, such as trees, wetlands, floodplains, and historic features. P721-13000004  
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**Applicant's Response:**

The subject site does not contain environmentally sensitive lands, wetlands, or floodplains. No wildlife habitats have been documented by the site surveys. The design for the proposed development does not impact any environmental factors on surrounding uses.

The Applicant is providing this Project Narrative, PD Plan, and other relevant documents as part of this Rezoning, and has demonstrated this proposal meets the requirements set forth in Section 155.3602 of the City of Pompano Beach's Land Development Code.

**A. PD Plan**

**1. Planning Objectives**

The Residential Planned Development is intended to encourage the use of innovative and creative design to provide a mix of different residential uses near one another, as well as community residences and recovery communities, while at the same time providing an efficient use of open space. RPUD Districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential.

The planning objective of the Hunters Manor residential development is to rezone the property to RPUD to create design parameters that allow the flexibility to propose innovative design and allow the development of 59 single-family lots. 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.

**2. Detailed Description**

- a. To achieve the desired building design and form, the RPUD documents request some modifications to the dimensional standards as allowed within the RPUD District. All dimensional standards are provided below. This includes the following per the City of Pompano Beach Zoning Code: land area, types and mix of land uses, maximum number of residential units, minimum lot area, maximum lot coverage, front yard pervious area, individual building size, maximum building height, minimum setbacks, access and circulation, and off-street parking.

Standard	RPUD	RS-3	RM-12
District Area	9.09 acres	N/A	N/A
Density, Maximum	(RPUD – Res. Planned Unit Development): 6.5 DU/AC	(L, Low Res. Density): 5 DU/AC	(LM, Low/Medium Res. Density): 12 DU/AC
Lot Area	4,050 SF minimum	6,000 SF	7,000 SF
Lot Width	45' min	60' min	60' min
Maximum Lot Coverage	55% max	40% max	60% max
Pervious Area Per Lot	35% min	30% min	25% min
Front Yard Pervious Area per Lot	50% min	50% min	50% min
Minimum Floor Area per Dwelling Unit	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'



	Street Side – 12'	Street Side – 15'	Street Side – 8'
	Rear – 10'	Rear – 15'	Rear – 10'
Access and Circulation	20-foot access streets	24-foot access streets	24-foot access streets
Private Sidewalk	4'	5'	5'
Off-street Parking	Minimum of 177 parking spaces (3 per unit min.)	118 parking spaces (2 per unit)	118 parking spaces (2 per unit)
Maximum Fence/Wall Height*	Street Side yard, Interior Side, or Rear yard: 6' Front yard: not permitted	Front or Street Side yard: 4'; Interior Side or Rear yard: 6'	Front or Street Side yard: 4'; Interior Side or Rear yard: 6'
Street Side Yard Fence and Fence/Wall Setbacks	Up to 6' with no setbacks required	Up to 6' if a 4' setback is provided	Up to 6' if a 4' setback is provided
Type B Buffer**	5' wide buffer 6' high opaque fence with retaining wall*** 1 shade tree per 30 linear feet 6' high continuous hedge on the interior	10' wide buffer 6-foot-high wall or semi opaque fence 1 shade tree per 30 linear feet 4' high continuous hedge on exterior	10' wide buffer 6-foot-high wall or semi opaque fence 1 shade tree per 30 linear feet 4' high continuous hedge on exterior
Perimeter Landscaping Strip for Vehicular Use Area	<i>West Buffer on North Side:</i> 9' wide buffer 6' high opaque fence 1 shade tree per 30 linear feet 6' high continuous hedge on the interior <i>East Buffer on South Side:</i> 13' wide buffer 6' high opaque fence with retaining wall*** 1 shade tree per 30 linear feet 6' high continuous hedge on the interior	10' wide buffer 1 canopy tree per 30 linear feet 3' high continuous hedge	10' wide buffer 1 canopy tree per 30 linear feet 3' high continuous hedge
Street Trees	1 street tree per 40 feet of street frontage, and may be located within the private lot yard, as depicted on the Street Tree Plan	1 street tree per 40 feet of street frontage	1 street tree per 40 feet of street frontage
Single Family Residential Lot Landscaping	3 trees and 20 shrubs per lot up to 4,500 sf in area	3 trees and 20 shrubs per lot up to 7,000 sf in area	1 tree and 5 shrubs per 3,000 sf in lot area

\* Fence or wall height is measured from natural grade

\*\* Type B Buffer is applicable only on the eastern border of Lot 27; 168 feet in length.

\*\*\* Fence with retaining walls is only located where necessary to achieve code-required flood elevation

**b. Modifications of Development Standards**

The proposed RPUD 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 Sections	Type	Description	Deviation
155.3204(C) 155.3209(C)	Lot Area	Reduction of lot area	-2,950 SF
	Lot Width	Reduction of lot width	-15'
	Front Setback	Reduction of front setback	-5'
	Side Setback	Reduction of side setback	-3'
	Side Street Setback	Reduction of side street setback	-3'
	Rear Setback	Reduction of rear setback	-5'
	Maximum lot coverage	Increase of lot coverage	+15%
	Access and Circulation	Reduction in access street width	-4'
	Access and Circulation	Reduction in private sidewalk width	-1'
	Street Side Fences or Fence/Wall combination	Increase in height	+2'
	Street Side Fences or Fence/Wall combination	Decrease in setback from property line	-4'
	Type B Buffer	Reduction in width and variation in wall or fence type	-5' and Combination of opaque fence with retaining wall instead of wall or semi opaque fence
	Perimeter Landscaping Strip for Vehicular Use Area	Reduction in width	-1'
	Street Trees	Location of trees on interior access streets	Within private lot

The proposed deviations above 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 land area. The front setback reduction of five feet and the side setback reduction of two feet allow for larger homes in the development and accommodates 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 pad, an open-air pavilion, the flexibility to offer five different home models throughout the development, as well as drainage for the overall development.

The proposed deviations allow the single-family development to provide 59 additional parking spaces, 5 percent more pervious area per lot, larger individual building sizes, and an open space pavilion with mail kiosk.

- c. *Provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development.*
  - o Transportation – Residents will access their driveways and vehicular garages via internal streets within both Pods A and B. Vehicular access for the residential development is proposed on NW 19<sup>th</sup> Avenue for Pod A and NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, and NW 9<sup>th</sup> Street for Pod B. A pedestrian system includes sidewalks on both sides of the internal

street within Pod A and one sidewalk along the internal street within Pod B. The pedestrian system connects to all adjacent sidewalks along the existing external streets and it connects to Hunters Manor Park.

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- Potable Water and Wastewater – There are currently adequate public water and wastewater facilities to service the proposed project. On-site potable water and wastewater facilities will connect to city systems through a master meter.
- Stormwater Management – As required by regulations of the City of Pompano Beach and Broward County, all stormwater will be retained on-site to address water quality and quantity. The general location of proposed on-site stormwater management facilities will be depicted on the civil engineering drawings submitted with the site plan. The proposed site plan demonstrates that there is a total of 0.81 acres of dry retention, wherein 0.25 acres of dry detention are provided at the northwest corner of Pod A and 0.56 acres of dry detention within the center of Pod A. To meet flood zone requirements and support the stormwater management plan, the site design also includes the use of low retaining walls below grade along 4 of the property borders. The walls will be 18"-24" high, visible only from the exterior of the development. The walls will be located along the western border on both Pod A and Pod B, as well as the development borders along NW 6<sup>th</sup> Street and NW 7<sup>th</sup> Street in Pod B. The walls are labeled on the plans. Perimeter fencing will be situated above the walls, with heights not to exceed a total of 6 feet measured from adjacent grade.
- On-site Public Facilities - Within the proposed development is a centrally located open air pavilion and mail kiosk pad with three parking spaces at the southeast corner between NW 7<sup>th</sup> Street and NW 19<sup>th</sup> Avenue. The proposed development includes an internal sidewalk system and a connection for pedestrians to access the open-air pavilion and mail kiosk pad. The pedestrian system includes sidewalks on both sides of the internal street within Pod A and one sidewalk along the internal street within Pod B. An open space tract is located within the southern row of single-family lots on Pod A to allow for pedestrian access to the southern Hunters Manor Park.

**d. Provisions related to environmental protection and monitoring**

The property has previously been cleared and is heavily disturbed from use by the adjacent community. There is a significant amount of trash and debris throughout the property. There is no natural habitat on the property. An FWC authorized gopher tortoise agent (AGTA) performed a burrow survey on the property and found no burrows (gopher tortoise or owl) on the property. Vegetation is limited to scattered trees including slash pines, sabal palms, mahoganies, mangoes, black olives, weeping figs, strangler fig, and prohibited species including earleaf acacia, albizia, and Indian laurel fig. No other listed species or signs of their presence were observed on the site.

**e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD District;**

There are several community benefits and amenities as part of the RPUD District. A pedestrian circulation system has been provided internally for both Pods A and B, which connects to an open-air pavilion and mail kiosk pad at the southeast corner between NW 7<sup>th</sup> Street and NW 19<sup>th</sup> Avenue. In addition, 5-foot pedestrian sidewalks are provided along the public streets of NW 6<sup>th</sup> Street, NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, and NW 9<sup>th</sup> Street, which further supports the pedestrian connectivity within the Hunters Manor Neighborhood. An open space tract with a 5-foot sidewalk along the southern row of single-family lots in Pod A is provided to allow pedestrian connectivity to the southern Hunters Manor Park.



The proposed development provides an additional two fire hydrants to provide more capacity for level service for the community. Per Plat Book 183, Page 32, the proposed development provides for 10-foot thoroughfare dedications, per Plat Book 183, Page 32, along NW 6<sup>th</sup> Street, NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, and NW 9<sup>th</sup> Street.

The proposed development provides for 10-foot thoroughfare dedications, per Plat Book 183, Page 32, along NW 6<sup>th</sup> Street, NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, and NW 9<sup>th</sup> Street. A new connection is proposed between NW 8<sup>th</sup> Street and the internal street within Pod B, thus increases the connectivity within the Hunters Manor Neighborhood.

**f. Development Phasing Plan**

The proposed project will be developed in one phase.

**g. Conversion Schedule**

The proposed project does not require conversions between uses.

**h. Any other provisions the City Commission determines are relevant and necessary to the development of the planned development in accordance with the applicable standards and regulations.**

The proposed RPUD facilitates improvements that benefit the City. It will enhance the residential character of the Hunters Manor Neighborhood and improve the pedestrian experience.

**3. General Location**

**a. Individual development areas identified by land use and or development density or intensity.**

**Applicant's Response:**

The subject site is 9.09 acres in size with Pod A (6.82 acres) retaining a FLU designation of L and a Zoning classification of RS-3, while Pod B (2.27 acres) retains a FLU designation of LM and a Zoning classification of RM-12. The Plat of the subject site was approved for a maximum of 65 single family detached units. The proposed development provides 59 units, six less units than permitted by the Plat.

**b. Open Space**

**Applicant's Response:**

The proposed plan, as a RPUD, includes shared open space that would not be required on standard lots under current zoning.

**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;**

**Applicant's Response:**

The site is currently vacant with no sidewalks. Upon development, connections to existing sidewalks will be added along the public right of way. Within the RPUD, sidewalks and private roadways connect to the adjacent existing and proposed public sidewalks and roads. In addition, new mid-block pathway connections will be added.

Approximately one half mile east of the site is a proposed location for a future commuter rail station along the FEC Railroad.

- d. *Environmentally sensitive lands, wildlife habitat, wetlands, and floodplains;*

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**Applicant's Response:**

The site does not contain environmentally sensitive lands, wetlands, or floodplains. No wildlife habitats had been documented by the site surveys. A study accompanies this application.

- e. *On-site potable water and wastewater facilities, how they connect to the city's systems;*

**Applicant's Response:**

The RPUD will have private water, wastewater, and stormwater systems connected to a master meter that will connect to the City's public systems. On site maintenance will be provided by the future Homeowners Association.

- f. *On-site stormwater management facilities, and how they will connect to city systems; and*

**Applicant's Response:**

The proposed site plan demonstrates that there is a total of 0.98 acres of dry detention, wherein 0.27 acres of dry detention are provided at the northwest corner of Pod A and 0.71 acres of dry detention within the center of Pod A.

- g. *All other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, EM, stormwater management, and solid waste management.*

**Applicant's Response:**

The proposed development includes necessary facilities to serve the development including connection to Hunters Manor Park, solid waste management, fire protection including additional hydrants, and stormwater management.

#### 4. Graphics

- 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.*

**Applicant's Response:**

The maximum building height standard for the proposed structures is 35 feet, thus a shadow analysis does not apply for the proposed development.

- 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 space.*

**Applicant's Response:**

The proposed development does not have any impacts on view corridors, such as recreation spaces or conservation space.

#### B. Consistency with Plans

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 per Section 155.2405 D. and Section 155.2404.C. of the City's Code of Ordinances. 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 RPUD will allow for compatibility with the ultimate L and LM FLU designation for the subject site. In addition, the RPUD Zoning classification 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 RPUD will enhance the residential character of the Hunters Manor neighborhood with new housing stock, 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.

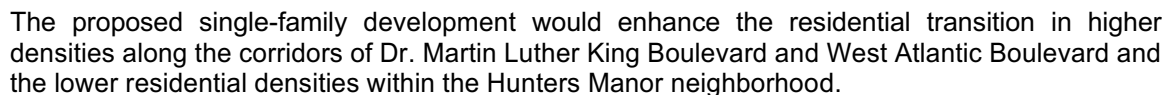
- *01.03.05 – All Land Use Plan Map amendments and rezonings shall provide for the orderly transition of varying residential land use designations*

**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, the Powerline Road corridor to the west, and the West Atlantic Boulevard corridor to the south. All three 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, known as the Marquis Apartments, along Dr. Martin Luther King Boulevard. Please see below the Site Plan for the Marquis Apartments.





- 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 19<sup>th</sup> Avenue, are 42 single family lots, which are a part of the Pompano Springs Replat Subdivision. The subdivision contains 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.

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Most of the residential uses in the surrounding area include RS-3 and RM-12 zoning classifications and is predominately single-family. The proposed RPUD zoning district, with a single-family use, at the vacant 9.08-acre subject site is consistent with the existing abutting single family residential land use pattern. In addition, the proposed single-family use at the subject site would enhance the consistency of single family uses within the center of the Hunters Manor neighborhood, while the periphery transitions to higher intensity commercial and residential densities along Dr. Martin Luther King Boulevard, Powerline Road, and West Atlantic Boulevard.

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

A. Density

**Applicant's Response:**

The proposed Rezoning is requesting a total net density of 6.5 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 RPUD with 59 single family units, at 6.5 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 RPUD 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 RPUD 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 RPUD. 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, which are compatible with the proposed RPUD.

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E. Proposed adjoining uses

**Applicant's Response:**

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

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 and advertising a request a request for proposal to develop single family homes at Hunters Manor, but it will 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 for affordable multifamily units, thus the proposed Rezoning to a RPUD 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. Approximately one-half mile east of the site is a proposed location for a future commuter rail station along the FEC Railroad.

- 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 with the surrounding residential uses, and it will provide redevelopment within the center of the neighborhood. The proposed RPUD Zoning classification is consistent with the NWCRA Plan.

- 01.16.01 – The City shall emphasize redevelopment and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

**Applicant's Response:**

The RPUD District is intended to encourage the use of innovative and creative design to provide additional redevelopment and value to the Hunters Manor Neighborhood, while using the existing urban services in transportation, water, sewer, and wastewater.



**C. Compatibility with Surrounding Areas**

As detailed in the section above about compliance with the City of Pompano Beach's Comprehensive Plan, the proposed RPUD rezoning with a single-family use, is consistent and compatible with the surrounding uses.

The public right of ways of NW 6<sup>th</sup> Street, NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, and NW 9<sup>th</sup> Street provide buffering from the adjacent single-family residential uses to the north and the west. The proposed development provides a fence along all outer boundary lines for both Pod A and B. There are only two lots along the eastern boundary of Pod A because of the internal 40-foot residential access street (R.A.S.). In addition, there is 13-foot landscape buffer along the eastern boundary of Pod A that provides additional buffering. The internal R.A.S within Pod B provides 9 feet of landscape buffering from the adjacent residential uses to the west.

**D. Development Phasing Plan**

The proposed project will be developed in one phase.

**E. Development Phasing Plan**

The proposed project does not require conversions between uses.

**F. On-Site Public Facilities**

The proposed RPUD for the Hunters Manor project provides the following on-site public facilities:

2. Dedication – The current landowner, the Northwest CRA, dedicated a 10-foot throughfare dedication per Plat book 183, Page 32, along NW 6<sup>th</sup> Street, NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, and NW 9<sup>th</sup> Street. A new road connection is proposed between NW 8<sup>th</sup> Street and the internal street within Pod B, thus increases the connectivity within the Hunters Manor Neighborhood.

3. Modifications to Street Standards

- a. The RPUD Plan provides for separation of vehicular, pedestrian, and bicycle traffic

**Applicant's Response:**

The proposed development provides for the separation of vehicular and pedestrian traffic. A 4-foot sidewalk is provided within the 40-foot R.A.S., which is buffered from the 20-foot access street with a 2-foot valley gutter and 4-foot sodded strip on both sides except for the eastern portion for Pod A and the internal street for Pod B. In addition, there is a 4-foot sidewalk provided in Pod A that connects the open-air pavilion and mail kiosks to NW 7<sup>th</sup> Street, which leads to Pod B, and a 5-foot sidewalk that connects to the Hunters Manor Park to the south. Additional sidewalk connections are provided along all public right-of ways.

- b. Access for emergency service vehicles is not substantially impaired;

**Applicant's Response:**

Emergency access is provided and not impaired for both Pods A and B. Sufficient circulation is provided via the internal streets that connect to NW 19<sup>th</sup> Avenue, NW 7<sup>th</sup> Street, NW 8<sup>th</sup> Street, and NW 9<sup>th</sup> Street. Currently NW 8<sup>th</sup> Street. The circulation for emergency service vehicles is actually improved due to the connection of what is currently a dead-end street.

- c. Adequate off-street parking is provided for the uses proposed; and

**Applicant's Response:**

The proposed development provides a minimum of 177 parking spaces (3 spaces per unit, with 4 out of 5 units offering 4 spaces per unit) for the 59 single family homes, thus exceeding the minimum parking requirement of 118 parking spaces (2 spaces per unit).

### G. Uses

The proposed development includes residential and residential accessory uses. The list of proposed principle and accessory uses are shown below.

Permitted Principal and Accessory Use Table	
Residential Planned Unit Development (RPUD)	Use-Specific Standards
<b>Principal Uses – Residential</b>	
Dwelling, Single Family (Detached)	155.4202.D.
<b>Accessory Uses</b>	
Accessory Dwelling Unit	155.4303.A.
Bike Rack	155.4303.D.
Canopy, Vehicular Use	155.4303.E.
Clubhouse	155.4303.G.
Electric Vehicle (EV) Level 1 or 2 Charging Station	155.4303.K.
Fence or Wall	155.4303.O.
Flagpoles	155.4303.LL.
Garage or Carport	155.4303.P.
Gazebo	155.4303.NN.
Greenhouse	155.4303.Q.
Green Roof	155.4303.R.
Home Based Business	155.4303.S.
Lighting Fixtures, Freestanding	155.4303.MM.
Mechanical Equipment and Similar Features	155.4303.JJ.
Outdoor Storage (As an Accessory Use)	155.4303.W.
Parking or Storage of Commercial vehicles in Residential Districts	155.4303.Y.
Parking or Storage of Motor Vehicles, Recreational Vehicles, Boats, Airboats, or Trailers in Residential Districts	155.4303.X.
Rainwater Cistern	155.4303.Z.
Satellite Dish	155.4303.CC.
Screened Porches and Patios	N/A
Small Wind Energy Collection System	155.4303.DD.
Storage Shed	155.4303.FF.
Swimming Pool or Spa, or Hot Tub	155.4303.GG.
Television or Radio Antenna	155.4303.HH.
Uncovered Porches, Decks, Patios, Terraces, or Walkways	155.4303.KK.
<b>Temporary Uses Allowed with a Minor Temporary Use Permit</b>	
Temporary Portable Storage Unit	155.4403.C.
Temporary Use of an Accessory Structure as a Principal Dwelling after a Catastrophe	155.4403.D.

\*Please note that permitted accessory uses and permitted temporary uses may be regulated or prohibited by the Homeowner's association.

### H. Densities/Intensities

The proposed Rezoning is requesting a total net density of 6.5 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.



**DRC**

PZ21-13000004

6/1/2021

**I. Dimensional Standards**

The dimensional standards are described in this document and the PD Plan, which are consistent with the purpose of the Hunters Manor RPUD.

**J. Development Standards**

The proposed PD Plan for the Hunters Manor RPUD establishes all modifications to the development standards of Article 5. Refer to Section 5.A.2.b. of this project narrative.

**K. Residential Planned Unit Development**

This PD Document as well as all the plans submitted are incorporated as the RPUD regulations for the Hunters Manor project.

***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 Request.***