

(49:09)

**4.** LN-164**HUNTERS MANOR REZONING**

<b>Request:</b>	Rezoning
<b>P&amp;Z#</b>	21-13000004
<b>Owner:</b>	Pompano Beach CRA
<b>Project Location:</b>	North of NW 6th Street, between NW 19th Ct. and NW 18th Ave.
<b>Folio Number:</b>	484234440010 484234440020
<b>Land Use Designation:</b>	L (Low 1-5 DU/AC); LM (Low-Medium 5-10 DU/AC)
<b>Zoning District:</b>	RS-3 (Single-Family Residential 3) RM-12 (Multiple-Family Residence 12)
<b>Agent:</b>	Kristen Nowicki
<b>Project Planner:</b>	Daniel Keester-O'Mills

Mr. Keester-O'Mills introduced himself to the Board and stated The applicant is requesting REZONING approval from RS-3 (Single-Family Residential) & RM-12 (Multi-Family Residential) to an RPUD (Residential Planned Unit Development) to develop 59 single-family homes. The subject property is currently owned by the Pompano Beach Community Redevelopment Agency. The Applicant (DR Horton, Inc) was selected through a Request for Proposal (RFP) to provide housing on the vacant subject site. The subject property is 9.09 net acres (395,960 square feet). The general location of the subject property is south of Dr. Martin Luther King Jr. Blvd and east of North Powerline Road; more specifically, the subject property is separated by NW 7th Street, between NW 19th Avenue and NW 18th Avenue, bound on the north by NW 9th Street and the south of NW 6th Street. The property is currently vacant land. The master plan illustrates 59 lots for single-family homes, a community amenity in the northwest corner of NW 7th Street and NW 19th Avenue, and a pedestrian connection from the north end of the development to the south end (leading to Hunters Manor Park to the south). The applicant attended the NW CRA Advisory Meeting held on June 6, 2022. Mr. Keester O'Mills reviewed the comparison of other Single-Family Zoning Districts (RS-3) and summarized the proposed Residential Planned Unit Development (RPUD) Deviations. 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 Residential Planned Unit Development and the RPUD district purposes within the City's Zoning Code. Given the information provided to the Board, as the finder of fact, staff provides the following alternative motions, with may be revised or modified at the Board's discretion:

- Alternative Motion I: Recommend approval of the RPUD 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 Residential Planned Unit Development (RPUD) 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.

Mr. Keester-O'Mills stated that staff recommends Alternative Motion I.

Mr. Stacer asked for clarification on land ownership. Mr. Keester-O'Mills confirmed the Pompano Beach CRA

**Planning and Zoning Board****Agenda****July 27, 2022**

owns the land and they issued a Request for Proposal (RFP) and the applicant represents the bid that was awarded the RFP.

Dwayne Dickerson, Dunay, Miskal, Backman, LLP, (14 SE 4<sup>th</sup> Street, Boca Raton), introduced himself to the Board on behalf of the applicant. He reviewed the project location, aerials with future land use and zoning, history of approvals, and project details.

Ms. King asked if the applicant had conversations about the park overflow parking that currently occurs on the lots. Mr. Dickerson noted sufficient parking would be offered for the residents and he does not anticipate overflow parking needed. He noted the buffering and fences that would separate the surrounding streets, while preserving pedestrian connectivity.

Ms. Coleman expressed concern about the relief being requested. She asked for further information.

Mr. Dickerson responded about street trees. He noted the housing is high-end and they asked for less units than allowed to increase the open space and landscaping. He confirmed the homes would be market-rate and the development would include an HOA.

Mr. Stacer stated he preferred trees that are spread out and not clustered. He noted he would be looking closely at the Landscaping Plan.

Mr. Stacer opened the public hearing.

Debra Campbell (1950 NW 4<sup>th</sup> Ct.) expressed concern about the effect of the development on current Hunters Manor residents, traffic speed, and traffic flow.

Mr. Dickerson replied that they would not be a burden to the neighborhood and offered his contact information to Ms. Campbell. He further clarified the HOA for the development would be separate from the current Hunters Manor HOA.

Ed Harry (2221 NW 2<sup>nd</sup> Street) noted there was not enough parking for the nearby park. He expressed concern about park traffic. He recommended less units with larger open areas.

Florence Joseph (641 NW 19<sup>th</sup> Avenue) said they did not receive sufficient notice from the applicant. She expressed concern about park events in the residential area. She recommended the demolition of the park pavilion on 6<sup>th</sup> Street. Mr. Dickerson responded that they would work with the community to reduce some of the issues expressed.

Donald Jackson (2000 NW 6<sup>th</sup> Place) asked for clarification on the open space and retention efforts. Mr. Dickerson confirmed retention would be onsite. A brief discussion ensued about the size of the homes.

Jeffrey Bosquet (681 NW 19<sup>th</sup> Avenue) noted the Jazz event in the park was good, but parking was not adequate. He suggested the developer incorporate extra parking for the park. He asked for zoning clarification.

Mr. Dickerson spoke on aligning the RPUD to the Master Development Plan and a unified development.

Assistant City Attorney Saunders recommended City Staff provide an additional response on zoning.

Mr. Keester-O'Mills reviewed the advantages of the RPUD.

Ms. Campbell returned to ask if the developer would be willing to reduce the homes to 50 to provide parking for the park. Mr. Dickerson replied they would not be able to further reduce the number of homes.

Todd Smith (1930 9<sup>th</sup> Street) spoke about property values and home pricing.

Charlene Miles (7100 NW 93<sup>rd</sup> Avenue, Tamarac) asked about rezoning and existing homeowners. Mr. Stacer clarified that existing property owners are not being rezoned.

Mr. Stacer closed the public hearing.

Ms. Coleman expressed concern about the sustainability of the neighborhood with the proposed size and quantity of the houses.

(2:17:10)

**MOTION** by Tobi Aycock and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria, and that approval is granted. All voted

in favor, with the exception of Carla Coleman who voted no. The motion was approved.

(2:18:44)

The Board at this time look at 15-minute recess.

(2:33:35)

**5. LN-246 FIBERBUILT**  
**UMBRELLAS & CUSHIONS COMMERCIAL FLEX**

<b>Request:</b>	Commercial Flex
<b>P&amp;Z#</b>	22-05000001
<b>Owner:</b>	2201, LLC.
<b>Project Location:</b>	6 Residential lots north of 2201 W. Atlantic Boulevard
<b>Folio Number:</b>	Multiple Folios
<b>Land Use Designation:</b>	LM (Low-Medium 10 DU/AC)
<b>Zoning District:</b>	RM-12 (Multiple-Family Residential-12)
<b>Agent:</b>	John Tice
<b>Project Planner:</b>	Jean Dolan

Ms. Dolan stated the Applicant, 2201 LLC, is requesting the application of commercial flexibility on 6 lots north of and contiguous to 2201 West Atlantic Boulevard, a commercial property that also had previously been allocated commercial flexibility. The underlying land use on all 6 lots is Low-Medium Residential. The allocation of commercial flexibility will allow a commercial use in the LM 10 land use designation and a concurrent rezoning to B-3 so it can be developed as an additional building associated with the existing Design Center at 2201 W. Atlantic Boulevard. The City has 272.64 acres of commercial flexibility available. This request is for approximately 1.1 acres of commercial flexibility and therefore can be accommodated. Ordinance 84-58 applied commercial flexibility to 2201 West Atlantic Boulevard and rezoned it from RM-12 to B-3. That process effectively landlocked the eastern 5 of the 6 residential lots because road access was not required to be granted from the 2201 property as part of that development approval. Given the past history of commercial flex on this property and the difficulty developing the 6 residential lots as anything other than part of the 2201 property due to access constraints, this is a reasonable approach to developing this area. Given the information provided to the Board, staff provides the following alternative motions, which may be revised or modified at the Board's discretion:

- Alternative Motion I: Approval of the requested Commercial Flexibility with the following conditions:
  1. Prior to being placed on a City Commission agenda, the Applicant will include the required Type C buffer on the north property line adjacent to the existing single-family homes and correct the setback measurements on the conceptual site plan.