

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #17-021**

**DATE:** May 22, 2017

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency

**SUBJECT:** REZONING – RPUD (Residential Planned Unit Development) from  
RM-12 (Multiple-Family Residence)  
Southwest corner of NW 6<sup>th</sup> Avenue and NW 15<sup>th</sup> Street  
P & Z #15-13000011 Habitat for Humanity of Broward, Inc. / Abyssinian Habitat

---

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on April 26<sup>th</sup>, 2017, the Board considered the request by **JAY HUEBNER** on behalf of **HABITAT FOR HUMANITY OF BROWARD, INC.** requesting REZONING of the above referenced property.

The rezoning request was previously heard at the August 24<sup>th</sup>, 2016 Planning and Zoning Board meeting and received unanimous approval, subject to 5 staff conditions.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 17-134, it is the recommendation of the Board that the REZONING request be approved with the following six (6) conditions of staff and one (1) condition of the Board that must be addressed prior to placement on the City Commission hearing agenda:

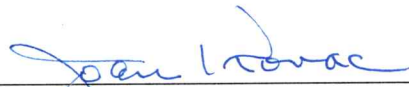
***Staff Conditions:***

1. Provide adequate justifications of following. Any deviations not requested specifically are subject to the current zoning code requirements:
  - a. Justification of a zero-lot-line, per Code Section 155.3603. B. RPUD Use Standards & 155.4202.E. Dwelling, Single-Family (Zero Lot Line). The dwelling shall be located along the designated zero lot line, but shall not extend beyond the property line. If the dwelling includes an overhang extending beyond the wall line, the wall shall be set back sufficient distance from the zero lot line to accommodate the overhang and associated roof drainage facilities.
  - b. Justification of lighting poles being proposed in a utility easement, per Code Section 155.4302.B. General Standards for All Accessory Uses and Structures.
  - c. Justification of a minimum of front, rear and side yard setbacks, per Code Section 155.3209. Multiple-Family Residence 12 (RM-12). The justification shall include site elements being allowed in the setbacks.
  - d. Justification of 15 feet setback for the opposite interior side lot line for zero-lot-line single-family dwellings

2. Prior to placement on a City Commission agenda, submit for approval of a Developer's Agreement that details the construction and maintenance responsibilities associated with the dedicated right-of-way, open space and park.
3. Prior to placement on a City Commission agenda, submit for approval of a restrictive covenant including a maintenance agreement of zero-lot-line lots.
4. Revise the following in the "Master Site Table" on the PD Plan:
  - a. Amend the note "additional parking stalls can be added" to ensure that any additional paving does not conflict with maximum impervious area requirements for the front yard and entire lot.
  - b. Provide a table listing 'Unit Allowances and Restrictions' on PD plan.
  - c. Master Site Table shall be consistent with Exhibit C, Intensity and Dimensional Standards.
5. Obtain plat approval.
6. The following are comments of the RPUD documents and exhibits to be revised accordingly.
  - a. Provide a detail description of Conversion Schedule, as per Code Section 155.3602.A.2.f.
  - b. Ensure all exhibits are referred in the RPUD documents.
  - c. Provide Exhibit A Location Map.
  - d. Revise Exhibit D Regulating PD Plan and Exhibit C Intensity and Dimension Standards to reflect the modified RPUD rezoning.
  - e. Remove verbiages related to the Developer's Agreement from this RPUD rezoning document.
  - f. Provide consistent dimensional standards throughout the documents and plans.
  - g. Provide separated tables for two single family dwelling types on Exhibit C, Intensity and Dimensional Standards.
  - h. Provide a tabulation itemizing information provided for 'Typical Unit Allowance and Restrictions' on page 15 in the RPUD document and PD Plan, Exhibit D. Parking Data and Open Space on PD Plan, Exhibit D, shall be tabulated for easy reading.
  - i. Differentiate lines of lots, maintenance and utility easements, streets on RPUD plans for clarification.

**Board Condition:**

1. Fencing around the park must be higher than 4-feet, subject to City staff review.

  
\_\_\_\_\_  
Joan Kovac  
Vice Chairman  
Planning and Zoning Board/ Local Planning Agency