

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY**  
**MEMORANDUM #16-053**

**DATE:** August 30, 2016

**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

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 24<sup>th</sup>, 2016, the Board considered the request by **JAY HUEBNER** on behalf of **HABITAT FOR HUMANITY OF BROWARD, INC.** requesting REZONING of the above referenced property.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 16-368, it is the unanimous recommendation of the Board that the REZONING request be approved with the following five (5) conditions of staff that must be addressed prior to placement on the City Commission hearing agenda:

1. Demonstrate compatibility with surrounding areas, as per Code Section 155.3602.C. This should be illustrated on a plan which shows adjacent land uses and height.
2. Revise exhibits and documents to ensure there are no encroachments within neighboring property lines, including roof overhangs. As 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. The applicant will come to an agreement with the Development Services Staff regarding this condition.
3. 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.
4. Revise the following in the "Master Site Table" on the PD Plan:
  - 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.
  - Provide a table listing 'Unit Allowances and Restrictions' on PD plan.

5. Following are comments of the RPUD documents and exhibits to be revised accordingly.
- Demonstrate driveways/parking stalls for each lot are located at least 3feet from side lot lines and do not exceed 24 feet wide.
  - Ensure that no dwelling is proposed within a utility easement or obtain an easement vacation.
  - Add RS-3 under 'Zoning District' on Table 4. C, page 9, and on the PD plans.
  - Clarify 'Front Yard Encroachment' under 'Intensity and Dimension Standards.'
  - Provide a detail description of Conversion Schedule, as per Code Section 155.3602.A.2.f.
  - Correct statement # 7, page11 to cite a correct exhibit.
  - Ensure all exhibits are referred in the RPUD documents.
  - Revise exhibits and documents to prohibit covered patio or covered porch in the 25 foot front yard.



Fred Stacer  
Chairman  
Planning and Zoning Board/ Local Planning Agency