




ADMINISTRATIVE MEMORANDUM NO. 18-301

**TO:** Planning and Zoning Board  
**VIA:** David L. Recor, ICMA-CM, Director of Development Services   
**VIA:** Jennifer Gomez, AICP, Assistant Director of Development Services   
**FROM:** Maggie Barszewski, AICP, Planner   
**SUBJECT:** Aloha 1  
Rezoning Request P&Z #18-13000002/ August 22, 2018 P&Z Meeting  
**DATE:** July 27, 2018

The Applicant is requesting to rezone the subject property from RM-20 (Multiple-Family Residence) to RM-45 (Multiple-Family Residence) in order to develop a mixed-use project with up to 129 units that is deed-restricted for affordable workforce housing. The property is currently vacant. This approximate 1.17-acre property is located west of South Dixie Highway, on the north & south sides of SW 11th Street. The applicant has concurrently submitted an application requesting Flexibility Units (P&Z: 18-05000002) and an Abandonment Application (P&Z: 18-18000003) for SW 11th Street. This rezoning request was reviewed by the Development Review Committee (DRC) on June 20, 2018.

## LEGEND

### FOR LAND USE PLAN

Symbol      Classification Units/ Acre

Gross Residential Density

Residential

E      Estate  
L      Low  
LM      Low- Medium  
M      Medium  
MH      Medium-High  
H      High

C      Commercial

CR      Commercial Recreation

I      Industrial

T      Transportation

U      Utilities

CF      Community Facilities

OR      Recreation & Open Space

W      Water

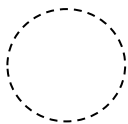
LAC      Local Activity Center

RAC      Regional Activity Center

Boundaries

City of Pompano Beach

Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

### FOR ZONING MAP

Symbol      District

RS-1      One-Family Residence

RS-2      One-Family Residence

RS-3      One-Family Residence

RS-4      One-Family Residence

RD-1      Two- Family Residence

RM-12      Multi-Family Residence

\*      RM-20      Multi-Family Residence

RM-30      Multi-Family Residence

>      RM-45      Multi-Family Residence

RM-45/HR      Overlay

RPUD      Residential Planned Unit Dev.

AOD      Atlantic Boulevard Overlay District

MH-12      Mobile Home Park

B-1      Limited Business

B-2      Neighborhood Business

B-3      General Business

B-4      Heavy Business

M-1      Marina Business

M-2      Marina Industrial

LAC      Local Activity Center

I-1      General Industrial

I-1X      Special Industrial

O-IP      Office Industrial Park

BP      Business Parking

BSC      Planned Shopping Center

PCI      Planned Commercial / Industrial Overlay

PR      Parks & Recreation

CR      Commerical Recreation

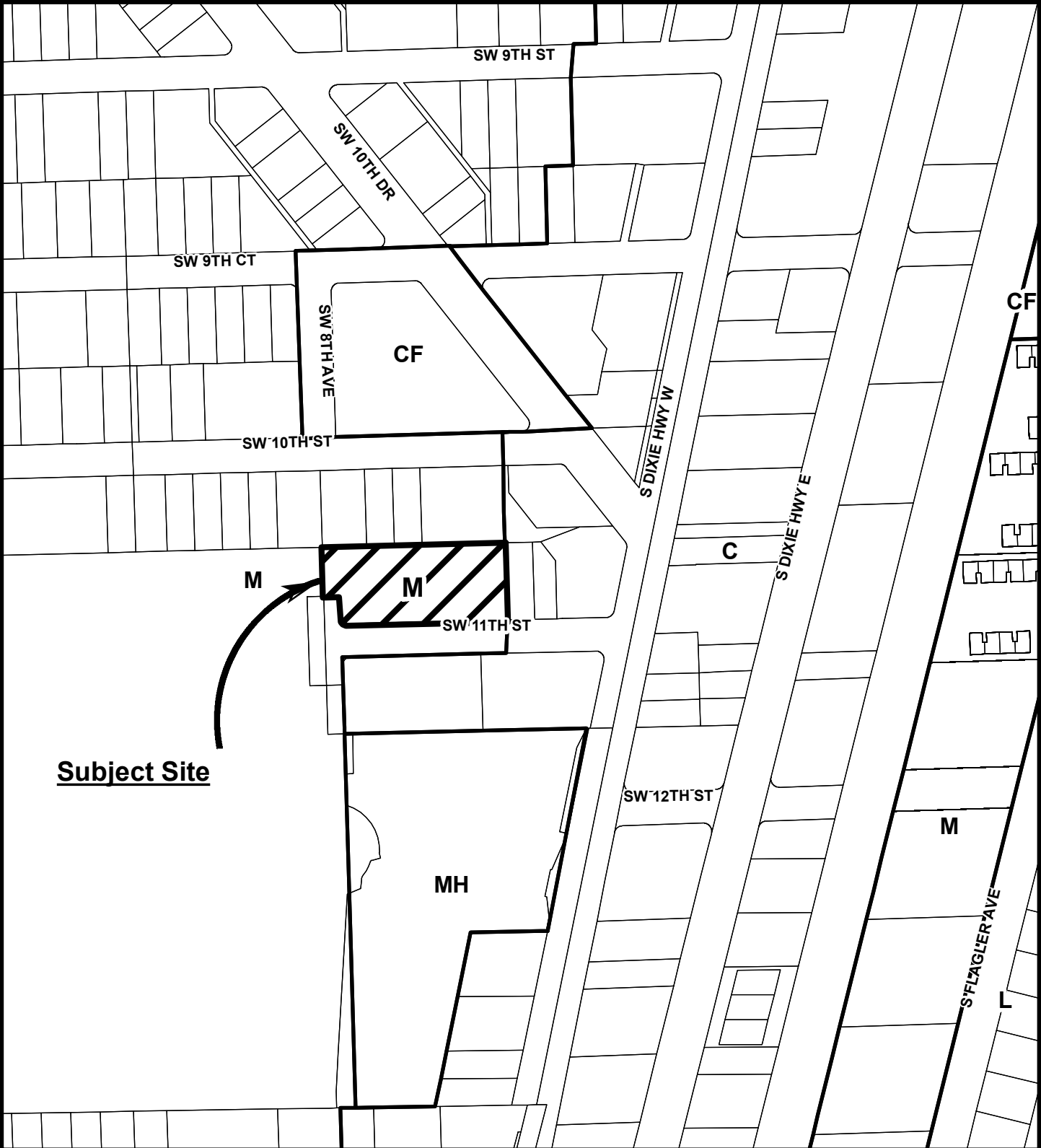
CF      Community Facilities

T      Transportation

PU      Public Utility

*      Existing
>      Proposed

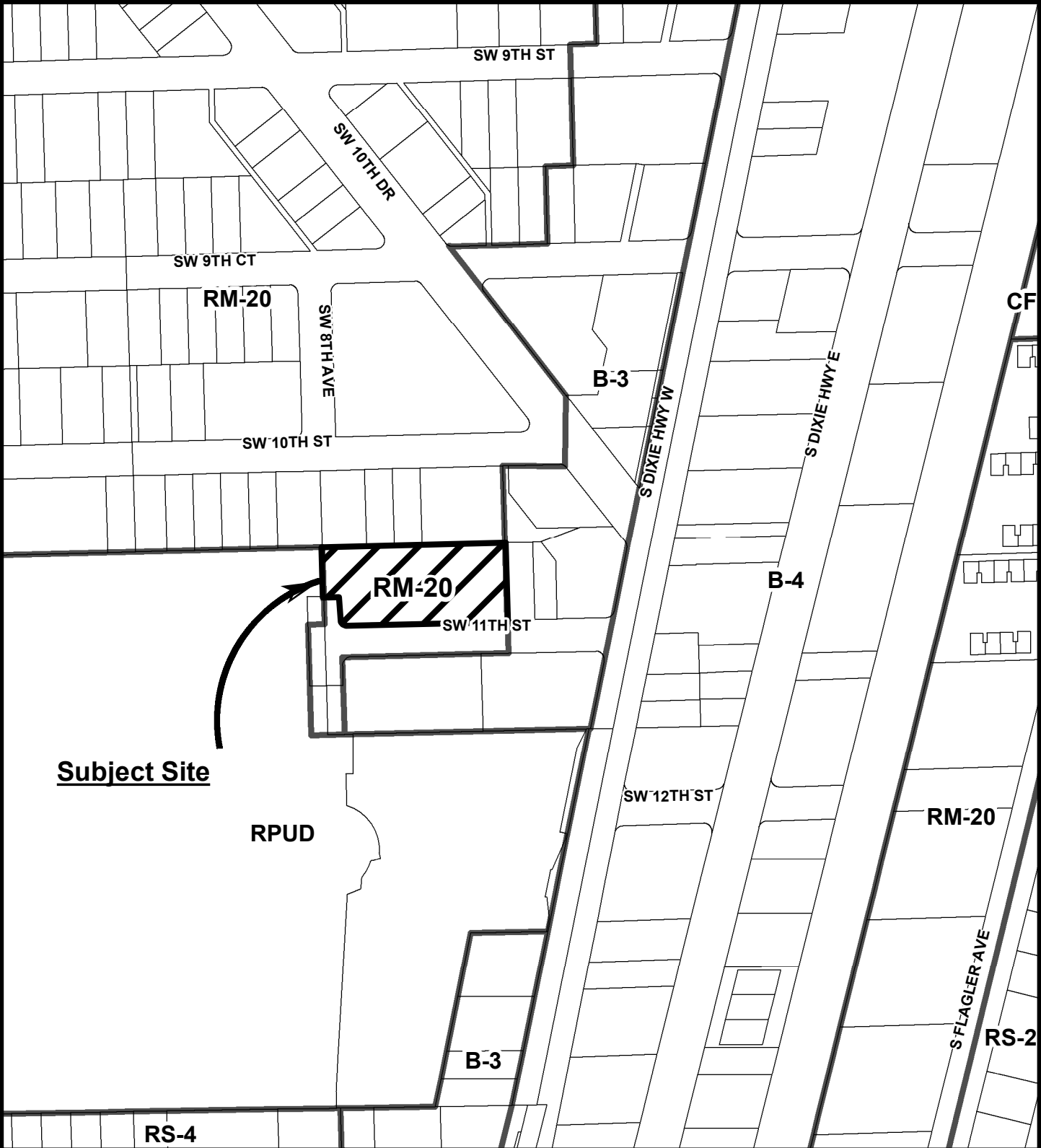
# CITY OF POMPANO BEACH OFFICIAL LAND USE MAP



1 in = 250 ft

PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH OFFICIAL ZONING MAP



Subject Site

RPUD

RM-20

SW 11TH ST

B-3

S DIXIE HWY W

B-4

S DIXIE HWY E

SW 12TH ST

RM-20

S FLAGLER AVE

RS-2

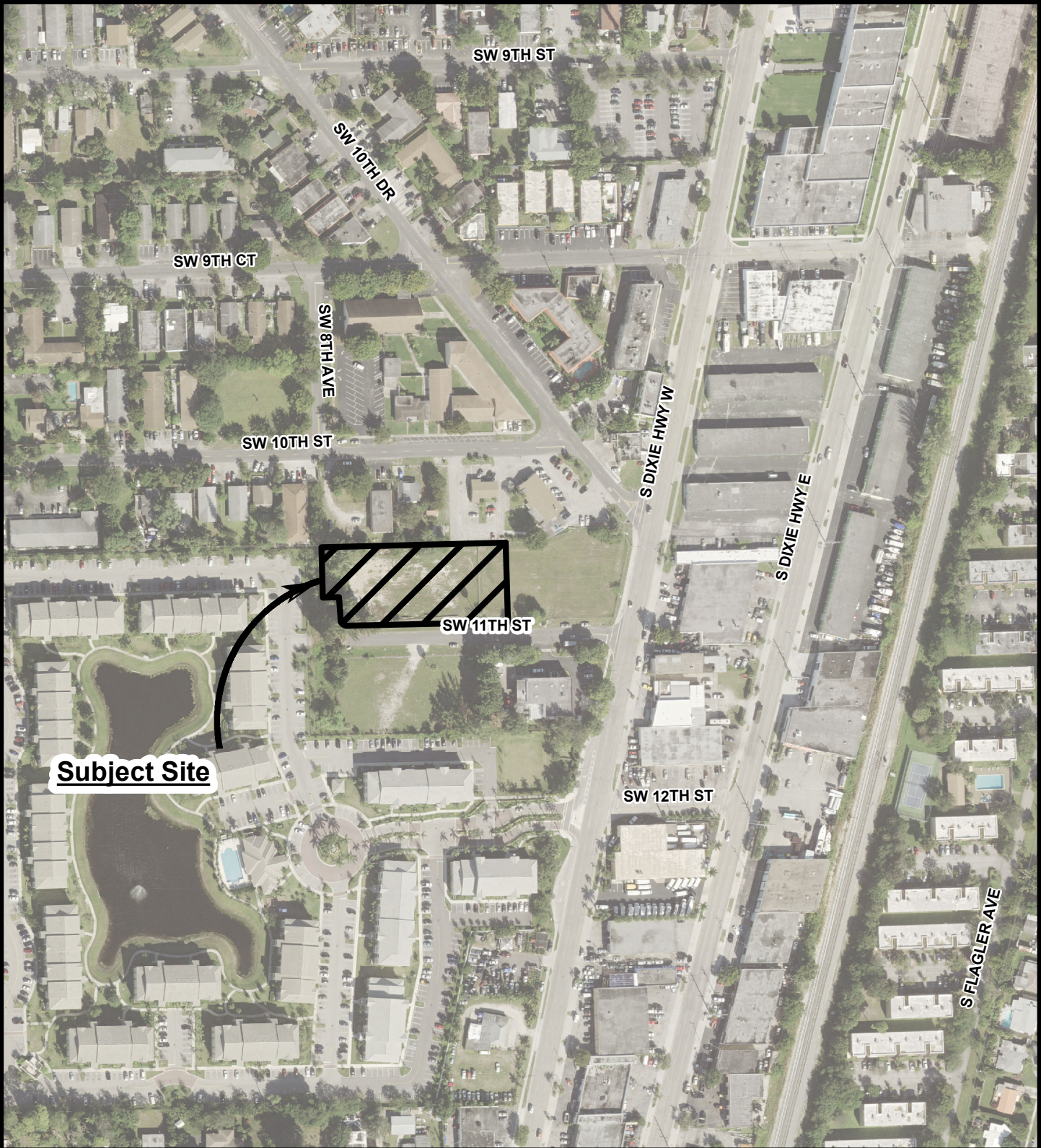
B-3

RS-4

1 in = 250 ft

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DEPARTMENT OF  
DEVELOPMENT SERVICES

# CITY OF POMPANO BEACH AERIAL MAP

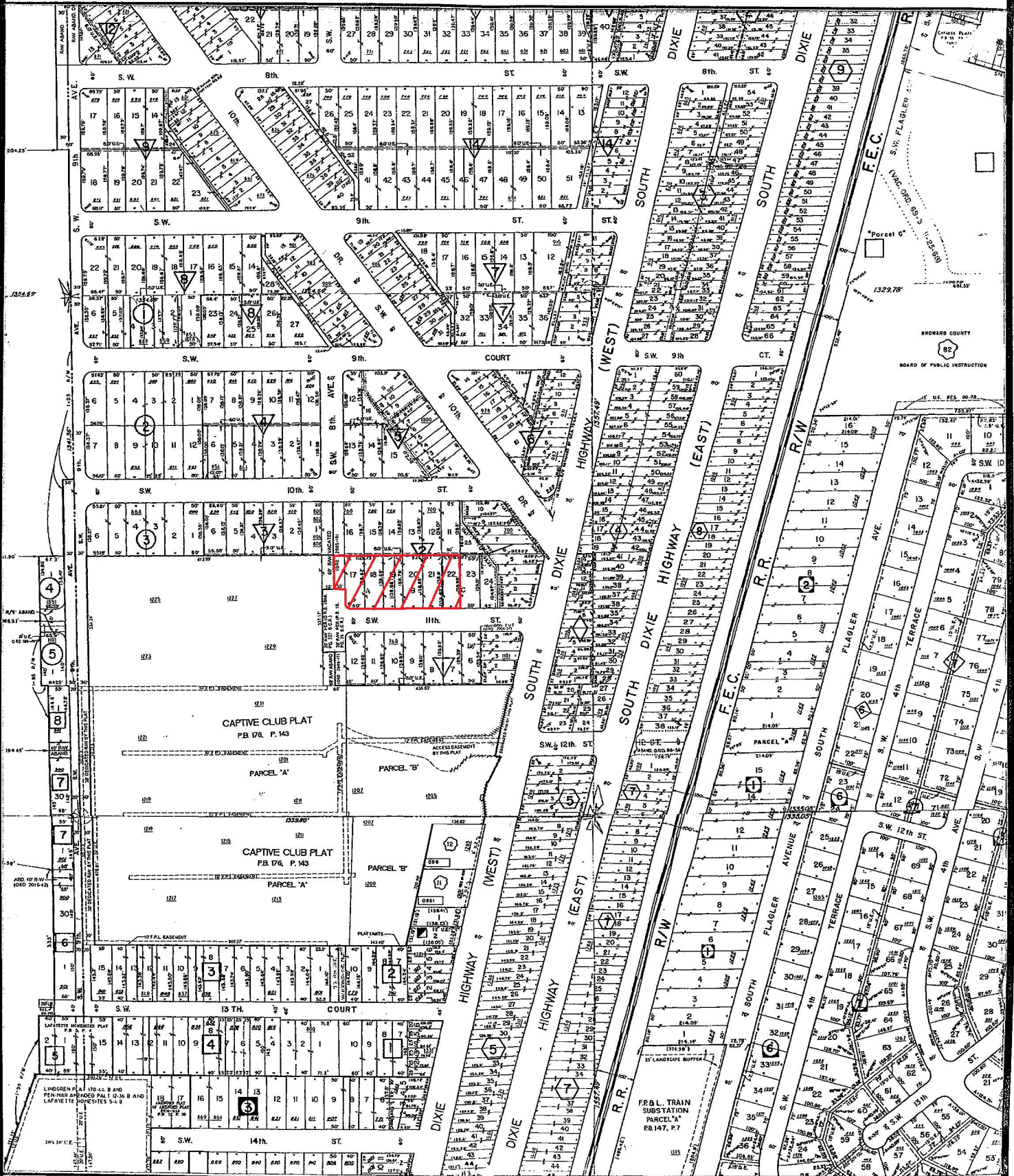


**Subject Site**

1 in = 250 ft

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DEVELOPMENT SERVICES

# EXCERPT FROM THE CITY OF POMPANO BEACH PLAT MAP



SCALE: NTS

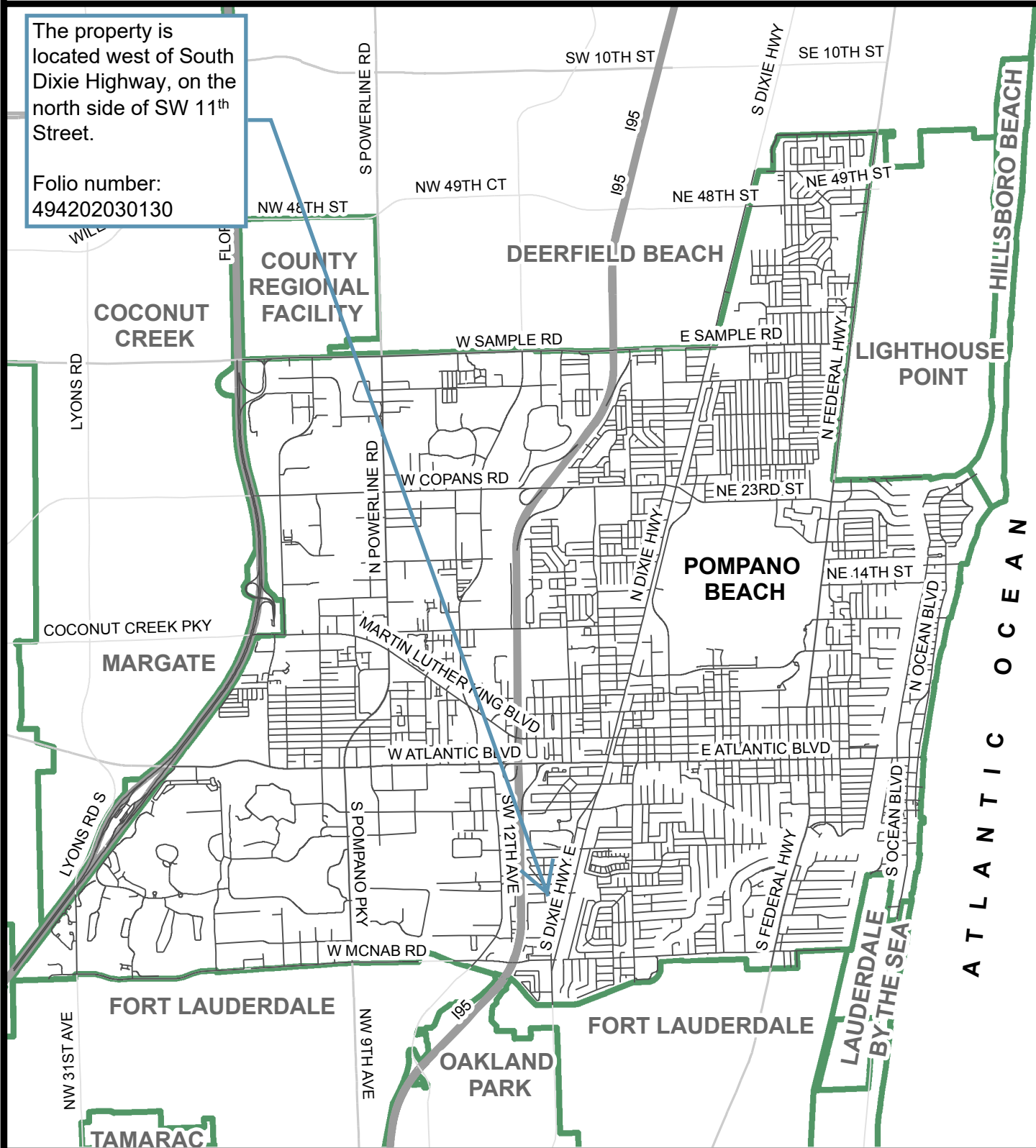
NORTH

# CITY OF POMPANO BEACH LOCATION MAP



The property is located west of South Dixie Highway, on the north side of SW 11<sup>th</sup> Street.

Folio number:  
494202030130



1 in = 1 miles

PREPARED BY:  
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## **SITE-SPECIFIC ZONING MAP AMENDMENT (REZONING) REVIEW STANDARDS**

In determining whether to adopt or deny a proposed General Zoning Map Amendment, the City shall weigh the relevance of and consider whether and the extent to which the proposed amendment is consistent with the Future Land Use Category and any applicable goals, objectives and policies of the Comprehensive Plan.

### **A. The following policies of the City's Comprehensive Plan Land Use Element have been identified as pertinent to this rezoning:**

**Goal 01.00.00** The attainment of a living environment which provides the maximum physical, economic and social well being for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.

**Policy 01.03.06** Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

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

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

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

**Objective 01.04.00** Support and promote the intermix of residential and commercial uses along major traffic corridors.

**Policy 01.04.01** The Planning Department shall support and promote the intermix of residential and commercial uses along major traffic corridors, where mass transit is available, through the allocation of flex and reserve units and approval of land use plan map amendments allowing for residential developments

**Policy 01.12.02** Continue to support the allowance of mixed use land at strategic locations within Urban Infill, Urban Redevelopment and Downtown Revitalization Areas.

**Policy 01.12.03** Utilize the existing flexibility provisions to facilitate proposed mixed use developments in urban infill areas provided that the proposed developments are compatible with the community character.

**Objective 1.21.00** Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories.

**B. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:**

1. The rezoning was reviewed by the DRC on June 20, 2018.
2. The property is located west of S. Dixie Hwy., on the north & south sides of SW 11th St.
3. The subject property to be rezoned is 1.17 acres and is currently vacant.
4. The property is Platted.
5. The existing zoning and uses of adjacent properties are as follows:

Direction	Zoning/Land Use Designation	Use
North	RM-20/M & B-3/C	Residential units & Church-owned AA Meeting facility
East	B-3/C	Auto Repair Shops & Retail Store
South	RPUD/MH	Captiva Cove 3-Story Rental Units
West	RPUD/M	Captiva Cove 3-Story Rental Units

6. The Land Use Designation is M (Medium) and C (Commercial).
7. The review criteria for a Site Specific Rezoning Application is as follows:
  - **Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards**
    1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
      - a. 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.

**C. Analysis**

In the review criteria it states that the Applicant must provide competent substantial evidence that the proposed amendment 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.

There is one Goal, two Objectives and six Policies listed in Section 'A' of this report, as being relevant in the consideration of this rezoning request. Policies 01.03.06, 01.03.11 and 01.03.12 of the Future Land Use Element require minimal negative impacts to existing residential and compatibility with adjacent properties. The applicant states in the narrative, "to address compatibility issues as it relates to height, Aloha 1 proposes a maximum height of four-stories. Along with the maximum height, the owner proposes a type "B" buffer along the north, west and south sides along with increased setbacks of approximate 65 feet." It is Staff's opinion that with such offered restrictions, the rezoning to RM-45 would be compatible with the RPUD project to the South and West, as well as with the residential to the north. These restrictions have been reflected on the concurrent Flexibility Units conceptual site plan; however since the rezoning must stand independent of the Flexibility Unit request, the

applicant will need to provide these restrictions in Voluntary Declaration of Restrictive Covenants prior to being placed on a City Commission agenda.

Regarding compatibility with the adjacent commercial, the integration of residential into the Commercially-Zoned South Dixie Corridor is called for in the 2013 Transportation Corridor Study. The overall proposed mixed-use project precipitating this rezoning will support the area's "transitioning to an urban mix of housing" and retail, as well as fostering pedestrian uses within the area.

Staff is therefore of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the surrounding existing uses and is consistent with other applicable city-adopted plans.

## Department Recommendation

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

### Alternative Motion I

Recommend approval of the rezoning request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies, with the submittal of a Voluntary Declaration of Restrictive Covenants that addresses the following conditions to be submitted prior to placement on a City Commission agenda.

- 1) Establishing a maximum density on the subject property to be 32 units per acre;
- 2) Restricting the height of four-stories;
- 3) Maintaining a Type "B" buffer along the north, west and south sides along with increased setbacks of approximate 65 feet.

### Alternative Motion II

Table this application for additional information as requested by the Board.

### Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.