

**OWNERS:** KARAM FAMILY, LLC AND ROYAL QUALITY HOMES OF  
FLORIDA, LLC (“Applicant”)  
**LOCATION:** 117 SOUTH RIVERSIDE DRIVE (“Property”)  
**APPLICATION:** REZONING FROM RS-2 TO RM-45

August 31, 2018  
Revised August 21, 2019

**NARRATIVE TO ACCOMPANY APPLICATION  
FOR REZONING**

The Applicant is requesting to rezone the Property from RS-2 to RM-45. The Property, which is approximately 0.241 acres, has a future land use designation of High Residential under the City of Pompano Beach comprehensive plan and a future land use designation of High (50) Residential under the Broward County comprehensive plan. The Applicant owns the parcel to the north of the Property which is zoned RM-45 and is proposing to construct an 8-unit townhome development comprised of both parcels. This rezoning request is being initiated to change the zoning of the Property to be consistent with the City’s comprehensive plan, the County’s comprehensive plan, and the proposed project. The review standards for a site-specific rezoning are outlined below.

**Rezoning Criteria.**

*City of Pompano Beach Zoning Code Section 155.2454*

*“Site-specific amendments to the Official Zoning Map (Rezoning) are a matter subject to quasi-judicial review by the City Commission and constitute the implementation of the general land use policies established in this Code and the comprehensive plan. In determining whether to adopt or deny a proposed Site-Specific Zoning Map Amendment, the city shall find that:*

*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.”*

***RESPONSE: The Property has a future land use designation of High Residential under the City’s comprehensive plan. This future land use category allows for up to forty-six (46) dwelling units per acre. As the Property stands today, the zoning of the Property only permits up to two (2) dwelling units per acre, which is inconsistent with the comprehensive plan. Rezoning the Property from RS-2 to RM-45 will make the Property more consistent with the comprehensive plan than it is today.***

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*The Property is the only parcel in the Atlantic Boulevard Overlay District that is zoned for single-family uses. The Atlantic Boulevard Overlay District is designed to encourage moderate to high-intensity development and redevelopment that improves walkability within the district and provides a critical mass of housing.<sup>1</sup> The Atlantic Boulevard Overlay District was also implemented to encourage development designs that provide a compatible transition between the higher-intensity developments in the core of the district with lower-intensity residential neighborhoods. The proposed rezoning, which is being proposed for the construction of an 8-unit townhome development, furthers the objective of creating a moderate-intensity district that provides a compatible transition between the adjacent lower-intensity developments.*

**Policy 01.03.12 – Criteria for Evaluating Rezoning Requests.**

**(1) Density**

*RESPONSE: The Property has a future land use designation of High Residential, which permits up to 46 dwelling units per gross acre. The proposed rezoning of the Property to RM-45, which would permit up to 45 units per acre, is consistent with the density limitations in the City's comprehensive plan.*

**(2) Design**

*RESPONSE: Any site plan proposed for the Property will meet the design requirements in the AOD, RM-45 regulations, and other regulations as may be applicable to a project on the Property.*

**(3) Distance to similar development**

*RESPONSE: The Property is adjacent to multifamily residential uses to the north of the Property.*

**(4) Existing adjoining uses**

*RESPONSE: The adjoining use to the north of the Property is a multifamily residential development. The adjoining use to the east of the Property is a hotel. The adjoining uses to the south of the Property are single family homes. Any development on the Property will be consistent with the City's zoning regulations and will be compatible with the single family uses to the south of the Property.*

**(5) Proposed adjoining uses**

*RESPONSE: The parcels at the southeast and southwest corners of S. Riverside Drive and Atlantic Boulevard are currently under construction. The Property is located in close proximity to these parcels, and additional multifamily uses in this area will compliment these*

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<sup>1</sup> City of Pompano Beach Zoning Code Section 155.3703.A.2

*uses, increasing the “walkability” on the barrier island and allowing residents to frequent these future commercial developments without the need for vehicular transit.*

**(6) Readiness for redevelopment of surrounding areas**

*RESPONSE: There are multiple parcels to the north and northeast of the Property that are currently under construction for future commercial developments. Those parcels are zoned B-3 and will be developed under the dimensional and intensity standards allowed in the B-3 zoning district and AOD overlay district.*

**(7) Proximity to mass transit**

*RESPONSE: The Property is located approximately 1,450 feet from a stop on Broward County Bus Route 42 on Atlantic Boulevard.*

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