

Legislation Text

File #: 19-400, **Version:** 2

P.H. 2019-71: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LOCATED ON THE NORTHWEST CORNER OF NW 27TH AVENUE AND NW 13TH STREET COMMONLY KNOWN AS 2701 NW 13TH STREET FROM RM-12 (MULTIPLE-FAMILY RESIDENCE 12) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: MAY 14, 2019

(**Staff Contact:** Paola West/David Recor)

Summary Explanation/Background:

The applicant is requesting to rezone the vacant 0.80 acre subject property from RM-12 (Multiple Family Residence 12) to RPUD (Residential Planned Unit Development). The subject property is being developed as a result of a Request for Proposal (RFP) put out to bid by the City of Pompano Beach CRA. The property is located within the Northwest CRA. The rezoning allows for 11 townhouse units to be developed, consistent with the CRA's Property Disposition and Development Agreement with the applicant (Resolution No. 2017-30). RPUDs are required to have a minimum of 5 acres; however, this may be waived by the City Commission on finding that creative site planning is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development would result in more difficult or undesirable development.

Origin of request for this action: Hader Homes LLC

Fiscal impact and source of funding: N/A