

Legislation Text

File #: 19-502, **Version:** 2

P.H. 2019-88: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF A1A AND NE 16TH STREET COMMONLY KNOWN AS 1508 N. OCEAN BLVD. FROM RM-45 (MULTIPLE-FAMILY RESIDENCE 45) TO PD-I (PLANNED DEVELOPMENT-INFILL); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: JULY 9, 2019

(Staff Contact: David Recor)

Summary Explanation/Background:

The Applicant is requesting to rezone property at 1508 North Ocean Boulevard from RM-45 (Multiple-Family Residence 45) to PD-I (Planned Development-Infill). The affected property is located on the Southeast corner of the intersection of A1A (Ocean Boulevard) and NE 16 Street. The property is .86 gross acres with a 10' right-of-way dedication requirement along A1A leaving approximately .60 net acres of developable land.

The Applicant is proposing 28 Residential dwelling units along with 1,500 - 3,500 square feet of Commercial development on the ground floor. Please note that the proposed development is subject to the Air Park Overlay District requirements and must obtain an Airpark Obstruction Permit concurrent with Site Plan approval.

At its regular meeting on December 20, 2017, the Planning and Zoning Board (PZB) unanimously recommended Denial of the proposed rezoning. Since that time, the Applicant has modified several key features of the PD-I development including: a) increasing the Mixed-Use/Commercial square footage, b) decreasing the proposed building height approximately 42', and c) responding further to outstanding technical concerns previously raised by City staff.

The Applicant is also proposing the Developer's Agreement, which is also on the Commission agenda (File ID 19-588, Resolution 2019-239). The Agreement contemplates a variety of physical improvements to North Ocean Park which is located adjacent to and immediately east of the subject property. A number of City Departments (Development Services, Parks and Recreation, Utilities, Public Works and Engineering) have provided feedback on the proposed Developers' Agreement which is scheduled to be presented at the Wednesday, July 17, 2019, meeting of the Parks and Recreation Advisory Board prior to Second Reading of the proposed Ordinance to rezone the adjacent property.

UPDATE AFTER FIRST READING:

While testimony presented during First Reading of Ordinance No. 2019-200 on July 9, 2019, indicated the Developer's Agreement would be presented to the Parks and Recreation Advisory Board on July 17, 2019. Please note that the Applicant has requested to postpone that presentation until after Second Reading (approval) of Ordinance No. 2019-200. Please refer to Agenda Item #23 for the Developer's Agreement associated with

this item.

Origin of request for this action: Hope Calhoun, DMB, LLP

Fiscal impact and source of funding: N/A