

Legislation Text

File #: 20-184, **Version:** 2

P.H. 2020-27: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING PROPERTY LYING ON NW 1ST STREET, EAST OF NW 30TH AVENUE AND WEST OF NW 28TH AVENUE AND COMMONLY KNOWN AS 2955 NW 1ST STREET, FROM B-3 (GENERAL BUSINESS) TO B-2 (COMMUNITY BUSINESS); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: JANUARY 14, 2020

(**Staff Contact:** David Recor/Jean E. Dolan)

Summary Explanation/Background:

The City is acting as the applicant for this rezoning of a vacant single family lot from B-3 to B-2 to allow the allocation of one flex unit for construction of a single-family home. As shown on the Future Land Use and Zoning maps attached, this single-family lot is part of an entire block face of single-family homes that has a Commercial land use and B-3 Zoning up to their back yards. This is not ideal and is likely a mistake in the maps, however, the County also has the same Commercial land use designation so the City can't correct the land use map to enable the entire block to be rezoned for single family use without doing both a City and County land use plan amendment. The current owner has owned this lot since 2004 and has not been able to build a single family home on it due to the land use and zoning designations and it is too small to meet minimum lot standards for a commercial use. For this reason, the City is facilitating this rezoning to give the lot a reasonable, single-family use with the administrative allocation of one flex unit. The Planning and Zoning Board unanimously recommended approval of this rezoning on December 16, 2019 with no conditions of approval.

Origin of request for this action: Development Services

Fiscal impact and source of funding: N/A