

Legislation Text

File #: 21-595, **Version:** 2

P.H. 2021-80: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMpano BEACH, FLORIDA, REZONING PROPERTY LYING ON THE SOUTHWEST CORNER OF N. OCEAN BLVD. AND NE 7TH COURT COMMONLY KNOWN AS 723 N. OCEAN BLVD. FROM RM-20 (MULTIPLE-FAMILY RESIDENCE 20) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: JUNE 22, 2021

(Staff Contact: Daniel Keester/David Recor)

Summary Explanation/Background:

The applicant is requesting to approve the rezoning of a property from RM-20 Multiple-Family Residence (RM-20) to Residential Planned Unit Development (RPUD). This property is 0.72 gross acres and consists of one parcel. The general location is the southwest corner of N Ocean Boulevard (A1A) and NE 7th Court. The request is to demolish the existing structure on site which was used for a sales office for the Sabbia Beach Condominium and construct a 12-unit, 3-story residential development with a proposed density of 17 units per gross acre. RPUD's are required to have a minimum of 5 acres; however, this requirement 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. The Commission would need to consider waiving this requirement if the RPUD application is approved. The Planning & Zoning Board unanimously recommended approval of the rezoning at their 4/28/2021 meeting.

Origin of request for this action: Paola A. West, PlanW3st, LLC

Fiscal impact and source of funding: N/A