

## Legislation Text

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**File #:** 21-752, **Version:** 2

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### **P.H. 2021-94: (PUBLIC HEARING 2ND READING)**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, REZONING PROPERTY LYING ON THE SOUTHEAST CORNER OF NORTH OCEAN BOULEVARD AND NE 10TH STREET AND COMMONLY KNOWN AS 900 N. OCEAN BOULEVARD 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: SEPTEMBER 14, 2021**

(Staff Contact: Daniel Keester-O'Mills/David Recor)

#### **Summary Explanation/Background:**

The applicant is requesting approval to rezone a property from RM-45 Multiple-Family Residence (RM-45) to Planned Development - Infill (PD-I). This property is 3.19 gross acres and consists of one parcel. The general location is the southeast corner of N Ocean Boulevard (A1A) and NE 10th Street, 900 N Ocean Blvd. If approved, the proposal would demolish the existing condominium on site (48 units, built in 1979) and construct a 119-unit, 21-story residential development with a small commercial component on the first floor. The proposed density is fewer than 40 units per gross acre. The Planned Development - Infill (PD-I) is established and intended to accommodate a small-site infill development within the city's already developed areas. The PD-I district is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is appropriate in most of the Land Use Plan's land use classifications, consistent with the adopted objectives and policies for the classification.

In addition to establishing the height, setbacks and other dimensional standards, the applicant is requesting consideration of four deviations, as part of this Planned Development. The deviations are more fully described in the PD Narrative and Plans, which are included as Exhibits to the Ordinance, but generally they are: (1) a reduction to the landscape buffer from 10 feet to 9 feet for a portion of the south property line, (2) allow for balconies to extend up to five feet into a required yard instead of be limited to a 3 foot encroachment, (3) allowing trucks to back-out onto NE 10th Street from the loading area.

The Planning & Zoning Board unanimously recommended approval of the rezoning at their 8/25/2021 meeting.

Note: The project was originally heard at the July 28, 2021 Planning & Zoning Board Meeting. Following the meeting, Staff learned there was an error with the mailed notice. The notice was corrected and the project reheard at the August 25th 2021 P&Z meeting. The project received unanimous recommendations for approval at both meetings.

**Origin of request for this action:** PRH 900 North Ocean, LLC

**Fiscal impact and source of funding:** N/A

