

Legislation Text

File #: 22-555, **Version:** 2

P.H. 2022-84: (PUBLIC HEARING 2ND READING)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, REZONING 9.09 NET ACRES OF VACANT LAND LOCATED BETWEEN NW 18TH AVENUE AND NW 19TH AVENUE, NORTH OF NW 6TH STREET AND SOUTH OF NW 9TH STREET, FROM RS-3 (SINGLE-FAMILY RESIDENTIAL) AND RM-12 (MULTI-FAMILY RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

FIRST READING: SEPTEMBER 13, 2022

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

Summary Explanation/Background:

The applicant is requesting approval to rezone a property from Single-Family Residence (RS-3) and Multiple-Family Residence (RM-12) to Residential Planned Unit Development (RPUD). This property is 9.09 net acres and consists of two parcels. The general location is between NW 18th Avenue and NW 19th Avenue, north of NW 6th Street and south of NW 9th Street. If approved, the Master Plan would allow for the construction of 59 single-family houses, a community amenity in the northwest corner of NW 7 Street and NW 19th Avenue, and a pedestrian connection from the north end of the development to the south end (leading to Hunters Manor Park to the south). The proposed density is 5.75 units per gross acre. The Residential Planned Unit Development (RPUD) is established and intended to encourage the use of innovative and creative design to provide a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space. RPUD districts are appropriate in areas designated on the comprehensive plan's future land use map as Residential.

In addition to establishing the height, setbacks and other dimensional standards, the applicant is requesting consideration of fourteen deviations, as part of this Planned Development. When compared to the adjacent single-family zoning district standards (RS-3), the RPUD standards would: reduce the minimum lot width, reduce the minimum lot area, reduce the yard setbacks and increase the lot coverage. The deviations are more fully described in the PD Narrative and Plans, which are included as Exhibits to the Ordinance, but the remaining deviations generally include: reductions in the access street width and reduction in the minimum width for sidewalks, amendments to the fence and wall standards for residential properties, reducing the minimum width for perimeter landscaping, and locating street trees on private property.

The Planning & Zoning Board recommended approval of the rezoning, with a vote of 6-1 at their 7/27/2022 meeting.

Origin of request for this action: WGI, Inc, on behalf of the Pompano Beach CRA

Fiscal impact and source of funding: N/A

