



Legislation Text

File #: 21-0029, Version: 1

3. **ZC 2019-02**, the purpose of this item is to transmit, at the request of, D.R. Horton, Inc., a recommendation to the City Commission, as recommended by staff a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.(Joseph)

SUMMARY EXPLANATION AND BACKGROUND

Kristin Nowicki, agent for contract purchaser, D.R. Horton, Inc., requests consideration to rezone a +-5 acre parcel from A-1 (Limited Agricultural) to PUD (Planned Unit Development) (Pembroke Shores), for a property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

D.R. Horton is currently under contract to purchase a 23.5 (net) acre property, inclusive of the subject parcel, from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units.

On May 20, 2020, the City Commission passed on first reading a Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The items is tentatively scheduled before the Broward County Board of Commissioner on January 26, 2021. Second reading and possible adoption of this request is tentatively scheduled to be heard by the City Commission on February 17, 2021 after County Commission review.

A related zoning text change application (ZC 2020-04) is being heard concurrently at tonight's meeting. That request is to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North -Planned Unit Development (PUD) / Irregular Residential / Commercial*

East - Planned Unit Development (PUD) / Irregular Residential

South - Planned Unit Development (PUD) / Irregular Residential

West - Planned Unit Development (PUD) / Irregular Residential / Commercial*

*Subject to change to irregular residential via application (PH 2019-02).

The subject property is currently vacant and surrounded in its entirety by the Pembroke Shores PUD. The rezoning of this property into the Pembroke Shores PUD will allow the contract purchaser to contemplate development of townhomes on the subject parcel. Pembroke Shores PUD allows for single family and townhome development and therefore the development of townhomes is compatible with the housing types currently constructed within the community.

Staff has reviewed the proposed zoning change application and finds that the proposal is compatible with the housing types and residential densities existing within the Pembroke Shores PUD. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated Pembroke Shores Planned Unit Development (PUD) design guideline change application (ZC 2020-04) which would be required procedurally to build units on the

designated property.

Enclosures: Unified Development Application
Memo from Zoning Administrator (1/4/2021)
Memo from Planning Administrator (1/4/2021)
Memo from Zoning Administrator (8/25/2020)
Survey and Legal Description of Subject Property
Aerial Map