

## PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY MEMORANDUM #19-044

**DATE:** September 25, 2019  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** FLEXIBILITY ALLOCATION – Dixie & 8<sup>th</sup> Flex  
NW & SW Corner of Dixie Highway and NW 8 Street  
P & Z #19-05000005

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on September 25, 2019, the Board considered the request by **WTLG, LLC, PAOLA FLORIDA, LLC, & CITY OF POMPANO BEACH** requesting an allocation of one hundred (100) flex units for the above referenced property.

With a unanimous vote, the Board finds that the proposed allocation of flex units is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-283, and therefore it is the recommendation of the Board that the FLEXIBILITY ALLOCATION request be approved, subject to the following conditions of staff:

1. The conceptual and final site plan must be able to meet all code requirements with no variances. If the requested density cannot be accommodated on the site based on all applicable code requirements, any flex units that will not fit on the site must be returned to the flex pool;
2. Prior to site plan approval, the Applicant shall provide a signed agreement documenting the that forty five units will be leased at 70% AMI and 15 units will be market rate units (above 120% of AMI) and how the affordability requirements will be met, pursuant to Section 154.61(E) Planning;
3. Any future site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan with any amendments needed to comply with the zoning code and other relevant city codes;
4. In order to ensure compatibility with adjacent properties, the conceptual plan shall illustrate a type C perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers, shall screen off-street surface parking areas located adjacent to single-family residential development.
5. Prior to site plan approval, the applicant shall receive approval of an abandonment for the right-of-way that exists in the southwestern corner of the south parcel.
6. Prior to the building permit approval, the dedication for additional right-of-way along Dixie Hwy, NW 8<sup>th</sup> Court, and NW 3<sup>rd</sup> Avenue shall be made.
7. Prior to the building permit approval, the applicant shall provide a Unity of Title or its equivalent.
8. Prior to the building permit approval, the applicant shall submit a platting determination letter.

DocuSigned by:

*Fred Stacer*

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Chairman

Planning and Zoning Board/ Local Planning Agency

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