

## PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY MEMORANDUM #19-038

**DATE:** September 9, 2019

**TO:** City Commission

**FROM:** Planning and Zoning Board/ Local Planning Agency

**SUBJECT:** FLEXIBILITY UNITS – Aviara East Pompano Flex Request  
1621 S. Dixie Highway  
P & Z #19-05000004

---

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 28, 2019, the Board considered the request by **1621 S DIXIE HWY, LLC** requesting an approval of one hundred eighty eight (188) 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 19-239, and therefore it is the recommendation of the Board that the FLEXIBILITY UNIT request be approved, subject to the following conditions of staff:

1. The parcel with B-4 zoning must be rezoned to B-3.
2. 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 unit that will not fit on the site must be returned to the flex pool.
3. Prior to site plan approval the Applicant shall determine the preferred approach to meeting the affordable housing requirement pursuant to Section 154.61(E) Planning by either: providing an agreement to provide affordable housing units or by providing an in lieu of fee in accordance with Section 154.80.
4. 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;
5. In order to ensure compatibility with adjacent properties, the conceptual plan shall illustrate the following three restrictions:
  - a. An increased setback of no less than 80 feet from the residential property to the south.
  - b. A Type “B” buffer along the southern property line, where the property abuts the residential community.
6. If a building permit is not issued by two years from the Resolution’s approval date, then the approval of this Flex Allocation shall become null and void.

DocuSigned by:



5C071CDDE1944A7...

Fred Stacer

Chairman

Planning and Zoning Board/ Local Planning Agency

PM

\\cityhall\groups\Zoning 2009\Miscellaneous Zoning Cases\Flex Unit Request\2019\19-05000004 Aviara East Pompano Flex\2. PZB\19-05000004\_Approval Memo 19-038.docx