

Ms. Coleman asked about what the new building abuts. Ms. Lahens replied that there is a residential area that abuts the east of the new building but there is substantial setback. She noted it is vacant to the south.

Suzanne Dockerty, Attorney, (110 Merrick Way, Coral Gables) introduced herself on behalf of the applicant and introduced Brian Herbert, architect for the project. She confirmed the applicant accepts the staff conditions.

Brian Herbert, Gallo Herbert Architects, (1311 Newport Center Drive, Deerfield Beach) introduced himself on behalf of the applicant. Mr. Herbert reviewed the proposed site plan, landscape plan, existing adjacent buildings, and elevations. He addressed the two (2) conditions from the AAC.

Ms. Kovac asked about the age requirements for senior housing. Mr. Herbert responded 62 years old.

Ms. Kovac asked about the approximate rental amount.

Juana Mejia, Catholic Housing Management, (11410 N. Kendall Drive, Miami) responded that the rent varies but noted they obtained 100 Section VIII housing vouchers for the property. She shared the average rent for Section 8 for their properties is approximately \$225/month but will vary based on the applicant’s income. She added that 49 of the units will be tax-credit rentals and they will be 60% of the varied median income.

Ms. King asked if Pompano Beach residents would have priority. Ms. Mejia stated it will be open to everyone, first-come, first served. She added, in Phase I, approximately 65% of residents who applied were from Pompano Beach.

Ms. King asked if the meeting room on the property will be strictly for the residents. Ms. Mejia replied that it is primary for the residents but there are community events that are held in those rooms occasionally.

Ms. Aycock asked if there is a Phase III. Ms. Mejia replied it is possible based on the number of units that were approved. She said if there is a need, they will consider another phase.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

(29:38)

MOTION by Tundra King and seconded by Joan Kovac that the Board finds that competent, substantial evidence has been presented for the Major Site Plan that satisfies the review criteria, and move approval of the item, subject to the conditions provided by staff. All voted in favor. The motion was approved.

(30:41)

3. [LN-296](#) **GATEWAY LUXURY APARTMENTS FLEX**

Request:	Residential Flexibility Allocation for 128 Dwelling Units
P&Z#	22-05000005
Owner:	Gateway Investments LLC
Project Location:	950 N. Powerline Rd
Folio Number:	484234480010
Land Use Designation:	Commercial3
Zoning District:	B-3 (General Business)
Agent:	Tiffany Crump
Project Planner:	Jean Dolan

Ms. Jean Dolan, Planner, introduced herself to the Board and stated the applicant is requesting approval for a 128-unit project on a 4.2- acre property located at 950 N. Powerline Road on the east side of Powerline, south of Dr. Martin Luther King, Jr. Boulevard and north of NW 9th Street. The project consists of four, 3-story buildings with surface parking. The Land Use designation on the property is commercial and the Zoning is B-3. The property is

within the City’s flex receiving area and is therefore eligible to be considered for the allocation of flex. The proposed density is approximately 30 du/acre which is allowed by the B-3 zoning with an allocation of flex units. She reviewed the adjacent zoning map designation and Resolution 22-185. She noted the proposed project will be providing 19 deed restricted moderate units and thus the density bonus offered by Policy 2.16.3 will provide 6 units for very moderate-income units deed restricted for 30 years. A conceptual site plan has been submitted for this request and a formal Site Plan is currently being reviewed by the Development Review Committee (DRC). The Applicant will be proceeding to the Planning & Zoning Board with their Major Site Plan when it has completed the DRC process.

Given the information provided to the Board, staff provides the following alternative motions, which may be revised or modified at the Board’s discretion:

- Alternative Motion I: Recommend approval of the requested 19 Flex Unit allocation as the Board finds the application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies and the City’s policies and design regulations related to mixed-income housing and the use of Broward County affordable housing bonus density policy 2.16.3 with the following conditions of implementation:
 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, the flex/bonus units must be reduced accordingly
 2. Prior to Building Permit approval, the Applicant shall provide a Declaration of Restrictive Covenants restricting the 19 flex units to moderate income affordable for 30-years.
 3. The final site plan approved 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. If a building permit is not issued within two years from the Resolution’s approval date, the Applicant must request an extension, or the approval of this Flex Allocation will become null and void.
- Alternative Motion II: Table this application for additional information as requested by the Board.
- Alternative Motion III: Recommend denial of the Flex Unit allocation as the Board finds that the allocation of the flex units is not consistent with the goals, objectives, and policies of the Comprehensive Plan, that are stated in this report.

Ms. Dolan stated that staff recommends Alternative Motion I.

Mr. Mike Vonder Meulen, KEITH, (301 E. Atlantic Boulevard, Pompano Beach) introduced himself to the Board on behalf of the applicant. He noted the applicant has no objections to the staff conditions and volunteered to forego his presentation.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

(41:35)

MOTION by Carla Coleman and seconded by Tundra King that the Board finds that competent, substantial evidence has been presented for the Residential Flexibility that satisfies the review criteria, and move approval of the item, subject to the four conditions provided by staff under Alternative Motion I. All voted in favor. The motion was approved.

(43:06)

4. [LN-324](#) BROWARD PARTNERSHIP FOR THE HOMELESS INC LUPA

Request:	Local-Only LUPA from Industrial to Commercial for a Future Proposed Residential Development
P&Z#	22-92000003
Owner:	Broward County Board of County Commissioners