
P&Z#	22-13000009
Owner:	Broward County Board of County Commissioners
Project Location:	1700 NW 30 Avenue (Blount Road)
Folio Number:	484228250050
Land Use Designation:	Industrial
Zoning District:	CF (Community Facility)
Agent:	John Rinaldi
Project Planner:	Jean Dolan

Ms. Jean Dolan, Planner, introduced herself to the Board and advised them that recommending approval of the LUPA now requires approval of the rezoning and the flex allocation unless there are specific issues to be addressed under those two applications. She reiterated the general location/context aerial. She briefly reviewed the Comprehensive Plan Goals, Objectives, and Policies. She stated it would be a concurrent LUPA and rezoning process and displayed the timeline dates.

Ms. Dolan reviewed the following Alternative Motions:

1. Motion to recommend denial of the proposed rezoning as the Board finds the proposed map change incompatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan that specifically discourage placing residential in the industrial area.
2. Motion to recommend approval of the proposed rezoning as the Board finds it to be consistent with the Goals, Objectives and Policies in the Comprehensive Plan related to providing affordable housing with the following commitments in a Declaration of Restrictive Covenant (or equivalent binding agreement) to be provided prior to City Commission second reading:
 - Broward Transit will provide adequate bus routes along Blount Road to service the project and the Apartment management will provide transportation services to residents until such time as Broward County mass transit is adequate to serve their daily needs;
 - Broward County will accommodate and permit stormwater management off-site on their property to the south of the subject property;
 - That reasonable recreation and open space amenities will be provided on-site to serve the residents; and
 - The 7 flex units will be deed restricted to very low income for a period of 30-years as required by County Policy 2.16.3 to qualify for the 19 bonus units for every very low-income unit.
3. Motion to table the proposed rezoning to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

Ms. Dolan stated that staff recommends Alternative Motion I.

Chair Stacer asked if Board had any questions for staff. There were none.

(2:32:34)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented satisfying the review criteria for the Rezoning, and move approval of the item, subject to conditions contained in the staff report as outlined in Alternative Motion II. All voted in favor, except for Carla Coleman and Fred Stacer, who voted in opposition. The motion was approved 5-2.

6. [LN-323](#) **BROWARD PARTNERSHIP FOR THE HOMELESS INC FLEX**

Request: Residential Flexibility Allocation for 138 Residential Units

P&Z#	22-05000007
Owner:	Broward County Board of County Commissioners
Project Location:	1700 NW 30 Avenue (Blount Road)
Folio Number:	484228250050
Land Use Designation:	Industrial
Zoning District:	CF (Community Facility)
Agent:	John Rinaldi
Project Planner:	Jean Dolan

Ms. Jean Dolan, Planner, introduced herself to the Board and iterated the general location/context aerial. She reviewed the applicant's conceptual plan.

Ms. Dolan reviewed the following Alternative Motions:

1. Motion to recommend denial of the proposed flex unit allocation as the Board finds the proposed map change incompatible with adjacent uses and the Goals, Objectives, and Policies in the Comprehensive Plan.
2. Motion to recommend approval of the proposed flex unit allocation as the Board finds it to be compatible with the Goals, Objectives and Policies in the Comprehensive Plan related to providing Affordable housing with the following commitments in a Declaration of Restrictive Covenant (or equivalent binding agreement) to be provided prior to City Commission second reading:
 - Broward Transit will provide adequate bus routes along Blount Road to service the project and the Apartment management will provide transportation services to residents until such time as Broward County mass transit is adequate to serve their daily needs;
 - Broward County will accommodate and permit stormwater management off-site on their property to the south of the subject property;
 - That reasonable recreation and open space amenities will be provided on-site to serve the residents; and
 - The 7 flex units will be deed restricted to very low income for a period of 30-years as required by County Policy 2.16.3 to qualify for the 19 bonus units for every very low-income unit.

In addition, prior to first reading by the City Commission, amend the Conceptual Plan to show the correct bedroom mix and parking counts that more realistically reflects the intended project to ensure the requested density can fit on the site without variances. Revise the conceptual plan to show a reasonable set aside for a play area and open space for residents. Make the revisions on the conceptual plan requested in the DRC comments provided for the project.

3. Motion to table the proposed Future Land Use Map Amendment to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

Ms. Dolan stated that staff recommends Alternative Motion I.

Ms. Loda confirmed they will be coming back with the Site Plan and the ultimate mix will be dependent upon the award by the State. She reiterated they are seeking seven (7) flex units to allow for development of up to 138 units. She stated that will allow for flexibility. She requested the removal of the condition to amend the Conceptual Plan prior to first reading by the City Commission.

Assistant City Attorney Saunders reiterated a condition from the Gateway Luxury Apartments Flex since it was called into question by the current applicant.

Ms. Keith-Lazowick stated they will not have an amended Conceptual Plan prior to first reading by the City Commission.

Ms. Coleman asked for clarification on their objection. Ms. Keith-Lazowick confirmed agreed to provide a play area and open space for residents and it will be a part of their final Site Plan.

(2:45:51)

MOTION by Tundra King and seconded by Richard Klosiewicz that the Board recommend approval of the item, subject to conditions contained in the staff report as outlined in Alternative Motion II less the requirements to update their conceptual plan. All voted in favor, except for Carla Coleman, who voted in opposition. The motion was approved 6-1.

G. AUDIENCE TO BE HEARD

Ms. Lauren Mower (520 SE 16th Avenue, Pompano Beach) was sworn in. She asked about the City's plans to deal with the infrastructure of rapid development. Ms. Dolan replied that she will send Ms. Mower a link to the Comprehensive Plan.

H. OTHER BUSINESS

1. REPORTS BY STAFF

None.

2. BOARD MEMBERS DISCUSSION

Chair Stacer stated he started discussions about the traffic light on MLK Boulevard and the process. He spoke on permitting revenue to date.

H. ADJOURNMENT

There being no further business before the Committee, **MOTION** by all to adjourn the meeting adjourned at 8:55 PM.