

Given the information provided to the Board, staff provides the following alternative motions for the Board's review.

Alternative Motion I

Recommend approval to the City Commission as the Board finds that the easement abandonment meets the standards of Section 155.2431.D.1. & 2. With the following condition:

- 1. That the Ordinance retain a utility easement located on the area to be abandoned.

Alternative Motion II

Table this abandonment request to allow time for the Applicant to address any objections raised by the Board.

Staff recommends alternative motion number I.

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

The applicant was available for questions.

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

(42:12)

MOTION by Derek Lewis and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for the alley abandonment that satisfies the review criteria, and move approval of the item, subject to the one (1) condition provided by staff. All voted in favor. The motion was approved.

3. [LN-426](#)

POMPANO TOWNHOMES FLEX

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| Request: | Flex |
| P&Z# | 23-05000001 |
| Owner: | Pompano Beach Community Redevelopment Agency |
| Project Location: | 1531 - 1537 N Dixie Highway |
| Folio Number: | 484226470010 |
| Land Use Designation: | C (Commercial) |
| Zoning District: | B-3 (General Business) |
| Agent: | John Rinaldi |
| Project Planner: | Jean Dolan |

Ms. Jean Dolan, Principal Planner, introduced herself to the Board and stated the applicant is requesting allocation of 10 residential flexibility units for development of a townhouse project. The Property is designated Commercial on the City's Future Land Use Map and zoned B-3, General Business. The site is currently vacant. Multi-family residential development is a permitted use under the land use (C) and zoning (B-3), subject to allocation of residential flexibility units. Due to the small size of this project and its location on Dixie Highway, 100% flex units can be used to generate the residential entitlements and no deed restricted affordable housing is required.

The project consists of two, 2-story buildings one with 6 townhomes the other with 4 townhomes. The proposed density is approximately 18 du/acre which is less than the 46 du/ac allowed by the B-3 zoning with an allocation of flex units. 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 for the Board's review.

Alternative Motion I

Recommend approval of the requested 10 Flex Unit allocation as the Board finds the application is consistent with the aforementioned pertinent Future Land Use goals, objectives, and policies, with the following conditions:

1. 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;
2. 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.

Staff recommends alternative motion number I.

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

Mr. Mike Vonder Meulen, Keith & Associates Inc., (301 E. Atlantic Boulevard, Pompano Beach) introduced himself to the Board on behalf of the applicant. He said they agreed to the staff conditions. He began the presentation by reviewing the general location, request, and the site plan.

Vice Chair Coleman asked about the backyards on Dixie Highway and fencing. Mr. Vonder Meulen said you will still be able to see the building visually.

Chair Stacer opened the public hearing.

Sarahca Petersen (103 NW 7th Avenue) said she is happy to see residential rather than commercial in the location. She said it is a project that is more palatable for the community.

Chair Stacer closed the public hearing.

(51:53)

MOTION by Joan Kovac and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Flex that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.

4. [LN-384](#) **OLD TOWN II: PARCELS B & D**

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| Request: | Major Site Plan and Building Design |
| P&Z# | 22-12000044 |
| Owner: | Christ Church United Methodist INC |
| Project Location: | 210 NE 3 St & 290 NE 2 St |
| Folio Number: | 484235170130 & 484235170320 |
| Land Use Designation: | DPTOC (Downtown Pompano Transit Oriented Corridor) |
| Zoning District: | TO-DPOD (Transit Oriented Downtown Pompano Overlay District) |
| Agent: | Brandon Holcomb |
| Project Planner: | Pamela Stanton |