

(07:56)

3. [LN-214](#)

COVENT GARDENS FLEX APPLICATION

Request:	Flex
P&Z#	21-05000013
Owner:	ICG CGP 58, LLC.
Project Location:	90-140 NW 27 th Avenue
Folio Number:	484233650010, 484233053810
Land Use Designation:	Commercial
Zoning District:	B-3 (General Business)
Commission District:	5 (Barry Moss)
Agent:	Andrea Harper / Carlos Ushdi
Project Planner:	Maggie Barszewski

Ms. Maggie Barszewski, Project Planner, introduced herself to the Board and stated the applicant, Keith, Inc., on behalf of ICG CGP 58, LLC, is requesting 40 residential flex units to develop a multifamily residential project on a 2.67-acre parcel located at 90 NW 27 Avenue and 140 NW 27 Avenue. The Property is designated Commercial on the City's Future Land Use Map and zoned B-3, General Business. The project is 100% non-income restricted and consists of a total of 40 units within ten 2-story Garden-style apartment buildings. No deed restricted affordable housing is required since this subject property is within close proximity to income-restricted housing. She reviewed the surrounding properties and land uses. 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). She summarized the review standards and stated the applicant is consistent with the Comprehensive Plan. The proposed density is approximately 15 du/acre which is less than the 46 du/ac allowed by the B-3 zoning with an allocation of flex units. She said it is staff's opinion that the addition of proposed residential proposed by the conceptual plan would produce a reasonable development matter. She said the City has 340 flex units available and would be reduced to 300 flex units with this application.

Given the information provided to the Board, as the finder of fact, staff provides the following alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion 1:

Recommend approval of the requested 40 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;
1. 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 2:

Sept. 27, 2023
P&Z Minutes Excerpt

Table this application for additional information as requested by the Board.

Staff recommends Alternative Motion #1.

Chair Coleman asked the Board if there were any questions for staff.

Ms. Smith asked if any flex units are about to come back.

Ms. Jean Dolan, Development Services, said that most flex units are renewed. She said no units have returned recently and they do not anticipate any.

Mr. Lewis asked about the traffic impact. Ms. Barszewski noted this would be a reduction since it is residential and flexing out the commercial.

Mr. Mike Amodio, Keith & Associates, (301 E. Atlantic Blvd., Pompano Beach) introduced himself to the Board on behalf of the applicant. He stated the applicant accepts the staff conditions. He reviewed the site location, proposed development, and renderings.

Chair Coleman asked about amenities. Mr. Amodio said it will be addressed at site plan. Chair Coleman noted, if approved, and the site plan substantially changes, the applicant will need to return to the Board for flex approval again. Chair Coleman expressed concern about approval with no amenities.

Ms. Kovac agreed with Chair Coleman.

Mr. Amodio said the team may be able to look at alternates for the retention area to proposed amenities.

Assistant City Attorney Saunders noted the condition is driving it but may not be required at this point.

Ms. Barszewski noted it is a conceptual site plan.

Assistant City Attorney Saunders stated the flex is not tied to the site plan.

Discussion ensued about the conceptual site plan and flex. Ms. Dolan further explained flex and number of units.

Chair Coleman reiterated her concern about not having enough amenities to make it a livable community. She has no problem voting yes on the flex units, as long as the applicant considers the Board's concerns.

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

Ms. King asked about the community meeting. Mr. Amodio said the applicant met with Collier City Civic Association in May 2023. Ms. King asked how many people were in attendance. Mr. Amodio said he does not know. Ms. King would like to know the number of attendees.

(26:50)

MOTION by Tundra King 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.