

process and it is not proposed at this point in time. Director Robin Bird stated that this is a possibility that the applicant is considering.

Mr. Stacer closed the public hearing.

Joan Kovac asked Staff if Exhibit C will go to the City Commission and Planner Maggie Barszewski responded that it will go to the City Commission.

Mr. Syrek asked if the diagram of the proposed height limits shows that anything that can be built in the green area is limited to three stories in height. Mr. Penn responded that any new development would be restricted to that maximum height limit (it preserves the existing building). Mr. Syrek asked if this piece of land (green) is restricted to no residential development and Mr. Penn agreed. Mr. Penn stated that a structure erected in this area would be limited to a marine use. Mr. Syrek asked if the small piece of land north of 16th Street will have a ten story building on it. Mr. Penn stated that this is not designed to show any buildings, just height limits. Mr. Syrek asked if these height limitations were included in the declaration of restrictive covenants and Mr. Penn confirmed.

Assistant City Attorney Carrie Sarver asked if the Restrictive Covenants have been given to the City Attorney's office to review and Mr. Penn answered that it has and Mr. Berman made some comments.

Mr. Syrek asked a question of clarification on the covenant and Mr. Penn provided clarification.

Mr. Stacer asked Staff if there was an impact fee for the increase on water/sewer and Planner Maggie Barszewski confirmed. Mr. Stacer commented that he would be looking, at time of rezoning, for a more restrictive height next to the townhomes.

MOTION was made by Walter Syrek and seconded by Richard Klosiewicz to recommend approval of the Future Land Use Map Amendment subject to the four (4) conditions including the amended condition number three (3) which should read: "The Applicant must provide a commitment of how the affordable housing requirements will be met." All voted in favor of the above motion; therefore, the motion passed.

G. PROPOSED PLATS

→ **4. HABITAT FOR HUMANITY OF BROWARD, INC. / HABITAT COLLIER**
Planning and Zoning #15-14000020

Consideration of the proposed PLAT, submitted by **DONNA WEST** on behalf of the **HABITAT FOR HUMANITY OF BROWARD, INC.** The proposed plat is restricted to four (4) single family detached units on a site area of approximately 27,266 square feet or .63 acres. The proposed

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plat is located on the northwest corner of NW 6th Street and 27th Avenue, more specifically described as follows:

THE NORTH 2/3 OF THE SOUTH 3/5 OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, EXCEPT THE WEST 510 FEET; AND LESS THE NORTH 25 FEET, THE EAST 25 FEET AND THE SOUTH 25 FEET THEREOF.

LESS THEREFROM THAT PORTION LYING NORTHEASTERLY OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE NORTH AND EAST LINES OF THE ABOVE-DESCRIBED PARCEL.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

AKA: Northwest corner of NW 6th Street and 27th Avenue

ZONED: Single-Family Residence (RS-3)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Maggie Barszewski introduced herself to the Board and stated that the subject property is .63 of an acre and it is located on the northwest corner of NW 6th Street and 27th Avenue. The applicant is Habitat for Humanity and they wish to develop four single family homes on this vacant lot (this is also what they will be restricted to build).

This plat was reviewed at a DRC meeting held on May 4th, 2016 and found to be in compliance with Land Development regulations. The applicant knows that a Title Opinion made out to the City must be submitted prior to City Commission agenda placement.

Development Services staff recommends approval of this plat with the following conditions to be met prior to the City Commission hearing:

1. Provide Title Opinion made out to the City as required per plat application;
2. All Utility Letters must be submitted stating "no objection;
3. Plat cover page must be signed and sealed by the surveyor and signed by all owners.

Mr. Stacer asked the Board if there were questions of Staff and received no answer. Mr. Stacer invited the applicant to speak. Donna West of HSQ Group introduced herself to the Board on behalf of the applicant and stated that she did not have anything to present. The Board had no questions of the applicant. No one in the audience had questions for the applicant.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz to recommend approval of the proposed Plat subject to the three (3) conditions of Staff. All voted in favor of the above motion; therefore, the motion passed.

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