

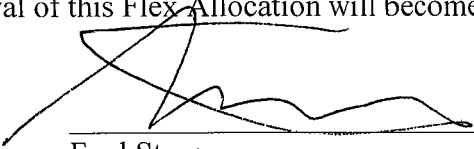
**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #22-041**

DATE: October 26, 2022
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Flex Unit Request – Gateway Investments, LLC.
P&Z #22-05000005 Gateway Luxury Apartment Flex Unit Request

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on October 26, 2022 the Board considered the request by **GATEWAY INVESTMENTS, LLC.** to allocate 19 moderate income affordable flex units to the 4.2 net acres located at 950 North Powerline Road. This will enable the density bonus offered by Broward County Policy 2.16.3 to be applied to generate the entitlements for the proposed 128 unit residential project.

It is the recommendation of the Board that the allocation of **FLEX UNITS** requested be approved as the Board finds the application is consistent with the 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.



Fred Stacer
Chairman

Planning and Zoning Board/ Local Planning Agency



Date