

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #23-006**

DATE: February 22, 2023
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: Flex Unit Request – 2050 Dr. Martin Luther King Jr. Blvd
P&Z #22-05000008

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on February 22, 2023 the Board considered the request by **MERIJUL LLC & ONE-QUARTER HAM LLC** requesting to allocate 38 flex units which will be used along with County Policy 2.16.3 to create the entitlements for a 261 unit project at 2050 Dr. Martin Luther King Jr., Boulevard.

The Planning & Zoning Board voted to approve the proposed flex unit allocation request with a 6-1 vote with the following conditions that must be met prior to the item being heard by the City Commission:

- Modify the Conceptual Plan to show the billboards to remain and the edge of the ROW/road easements associated with Powerline Road and the distance to the buildings from this line;
Comment acknowledged – see sheet SP-01. The Billboards have been removed from the site plan per the City’s request (subject to final legal approval by all affected parties).
- Reduce the total units shown on the Conceptual Plan to 261 and provide the number of parking spaces based on proposed unit sizes per Table 155.5102.D.1. The unit sizes indicate the target market is larger families that will need adequate parking;
Comment acknowledged – see sheet SP-01.
- Provide a traffic circulation analysis that shows how the ingress/egress will function and how trip generation will be distributed on local streets with particular attention to the intersection of NW 18th Avenue and Dr. MLK Boulevard where the City is attempting to get a signal warrant from Broward County, include projected traffic from the Marquis Apartments, the Senior Center, the Gateway Apartments, Hunter’s Manor RPUD and the Golden Acres expanded project;
Comment acknowledged – see attached Traffic Statement and Traffic Analysis from KBP Consulting, Inc.
- Provide a route and distance traveled analysis for pedestrians travelling from the parking structure to each of the buildings. Explain how handicapped parking and circulation is addressed;
Comment acknowledged – see sheet A-01, the ADA spaces are located nearby to every staircase.
- Amend the Conceptual Plan to show a playground and resident amenity area;
Comment acknowledged – see sheet SP-01.
- Amend the Conceptual Plan to show the leasing office and associated parking;
Comment acknowledged – see sheet SP-01.
- Provide a graphic of the 6’ high painted aluminum perimeter fence
Comment acknowledged – see sheet SP-01.
- Provide a Declaration of Restrictive Covenants ensuring the 38 flex units will be restricted to moderate income for a period of 30-years as required by County Policy 2.16.3 to qualify for the 6 bonus units for every moderate income unit.

Comment acknowledged – DRC will be provided prior to issuance of building permit.

Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency

Date