

**MOTION** was made by Carla Coleman and seconded by Richard Klosewicz that the Board finds that competent, substantial evidence has been presented for Major Site Plan PZ #20-12000034 that satisfies the review standards and the Board recommend approval of the application, subject to the 4 conditions requested by Staff. All voted in favor of the motion, except Tobi Aycock.

3.            **LN-90**            **COLLIER CITY BSO SUBSTATION PLAT**
- |                              |                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Request:</b>              | Plat                                                                                                     |
| <b>P&amp;Z#</b>              | 20-14000011                                                                                              |
| <b>Owner:</b>                | City of Pompano Beach                                                                                    |
| <b>Project Location:</b>     | 2714 NW 4th Court & 441 NW 27th Avenue                                                                   |
| <b>Folio Number:</b>         | 484233045300 & 484233045310                                                                              |
| <b>Land Use Designation:</b> | L (Low 1-5 DU/AC)                                                                                        |
| <b>Zoning District:</b>      | RS-3 (Single Family Residence 3)                                                                         |
| <b>Commission District:</b>  | 5                                                                                                        |
| <b>Agent:</b>                | Paola West (954-529-9417)                                                                                |
| <b>Project Planner:</b>      | (Maggie (954-786-7921 / <a href="mailto:Maggie.Barszewski@copbfl.com">Maggie.Barszewski@copbfl.com</a> ) |

Ms. McCleod allowed Ms. Maggie Barszewski, Planner, Paola West, and Hector Gandia, Engineering Project Manager, access to the virtual meeting. They were sworn in by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

Ms. Barszewski introduced herself to the Board and provided the board with the aerial map of the property. She stated that this proposed plat is a City-initiated plat. The property is located on the southwest corner of NW 4th Court & NW 27th Avenue. The agent for the proposed plat, Paola West of PlanW3st, LLC is representing the City of Pompano Beach, which is the owner of the property. The proposed Plat totals 0.33 acres of vacant land and will unify two unrecorded parcels of land into one "Parcel A". She stated just to be clear, the staff report referred to three parcels but there are actually only two that will be combined. The Plat restricts the property to 3,200 square feet of Police Substation Facility use. The applicant proposes to build a 2,749 square-foot police substation facility. They anticipate submitting the site plan application next month. The subject property is zoned B-2 (Community Business) and has a land use designation of C (Commercial). The plat was reviewed by the Development Review Committee on September 2, 2020 and found to be in compliance with the City's land development regulations. All comments from the DRC review have been addressed with the exception of the Title Certification, which must be made out to the City. A condition has been made to have this provided prior to City Commission. A Special Exception was approved on January 16, 2020 allowing for a Police Substation use on the subject property. All service provider letters have been received. The review standards for a plat found in Article 5 Part 7 of the code have been met; therefore, staff recommends approval of the plat with one condition which has to be met prior to placement on a City Commission agenda.

1. The applicant shall provide a title certification made out to the City of Pompano Beach.

Ms. Lyons stated that in discussion with Mr. Saunders, he determined that since this is a City initiated project, there is no legal need to have title certification from the City. Mr. Stacer asked how that impacts the condition. Ms. Barszewski stated it would be best to remove the condition and therefore the Board can approve the project with no conditions.

Mr. Stacer asked if there are any questions of staff. There were none. Mr. Stacer stated that the conceptual plan shows the buffer wall on the property line and asked for clarification.

Ms. Paola West (10152 Indiantown Road, Unit 159, Jupiter) introduced herself to the Board and she stated that the site plan is in the process of being finalized for submittal next month. The location of the wall on the property line would need to be approved through a waiver or modification, although the buffer is a requirement of code. She stated she advised the designers to keep the buffer as perfect as possible since this is also a condition of approval for the Special Exception.

Mr. Stacer asked if the applicant had any other presentation. Ms. West responded no and that Ms. Barszewski covered all of the project points very well. He stated the properties that make up the plat include the addresses 2714 NW 4<sup>th</sup> Court and 441 NW 27<sup>th</sup> Avenue. She stated they are most likely keeping the 27<sup>th</sup> Avenue address for the project. She stated the county determined a plat was required. She explained the Special Exception was required because a portion of the property is located on residential land use. She stated they will be submitting the site plan the second week of April. She stated the project narrative makes mention of a right-of-way dedication for NW 27<sup>th</sup> Avenue; however, the City Engineer has determined that this is not required. She also added that the plat note limits the building area to 6,500 sq. Ft., rather than 3,200 sq. ft.

Ms. Coleman asked if the corner is commercial. Ms. West responded yes. Ms. Barszewski added the zoning is commercial B-2.

Mr. Stacer asked if Mr. Gandia wanted to add anything. Mr. Gandia stated Ms. West and Ms. Barszewski covered the project well and asked for support.

Ms. Aycock asked if the applicant looked for other property in the area that would not step into the RS-3 zone. Ms. West deferred to Mr. Gandia. Mr. Gandia stated there was no other property available. Ms. Aycock asked if the applicant agreed that the RS-3 zoned portion of the property was not large enough for a house.

Ms. West responded yes and also deferred to staff as there is a minimum lot area in the RS-3.

Mr. Miller stated this is an excellent location.

Mr. Stacer asked if there were any members of the public wishing to speak. There were none. Mr. Stacer closed the public hearing.

**MOTION** was made by Carla Coleman and seconded by Richard Klosewicz that the Board finds that competent, substantial evidence has been presented for Plat PZ #20-14000011 that satisfies the review standards and that the Board recommend approval of the Plat with no conditions. All voted in favor of the motion.

## **G. AUDIENCE TO BE HEARD**

There was no audience to be heard.

## **H. OTHER BUSINESS**

### **4. REPORTS BY STAFF**

*Broward County Policy 2.16.3 and Policy 2.16.4*

Ms. Jean Dolan, Principal Planner, stated that she would like to acknowledge this Board for their knowledge and interest during Horacio's presentation. She added that NW 31<sup>st</sup> has been in the Strategic Plan for several years and has made it to the CIP this year.

Ms. Dolan provided the Board with a presentation. She stated this presentation is to generate discussion on the housing policies that the County is adopting. They should be adopted by the County Commission sometime in April, they go to the state afterward, and become effective within about a month. She stated that there are 2 policies. Policy 2.16.3 allows additional density in residential land use categories for provision of affordable housing up to 50% of land use density, or 100% of land use density if very low- and low-income units are proposed. The bonus comes in 19 bonus units for every very low-income unit, 9 bonus units for very low-income units, or six bonus units for every moderate-income unit. This is up to 50% if they are in the moderate range and up to 100% if they are in the low and very low-income range. These are deed restricted for 30 years and allowed