

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY  
MEMORANDUM #22-040**

**DATE:** October 26, 2022  
**TO:** City Commission  
**FROM:** Planning and Zoning Board/ Local Planning Agency  
**SUBJECT:** Flex Unit Request – Broward County  
P&Z #22-05000007 BPHI Flex Unit Request

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At the meeting of the Planning and Zoning Board/ Local Planning Agency held on October 26, 2022 the Board considered the request by **BROWARD COUNTY & THE BROWARD PARTNERSHIP FOR THE HOMELESS, INC.** requesting to allocate 7 flex units to the 3.0 net acres generally on the east side of the property located at 1700 Blount 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 138 unit residential project.

MOTION by Tundra King and seconded by Richard Klosiewicz that the Board recommends approval of the proposed flex unit allocation request to the City Commission for their consideration as the Board finds it to be compatible with the Goals, Objectives and Policies in the Comprehensive Plan related to providing affordable housing with the following four commitments in a Declaration of Restrictive Covenant (or equivalent binding agreement) to be provided prior to City Commission second reading:

1. Broward Transit will provide adequate bus routes along Blount Road to service the project and the Apartment management will provide transportation services to residents until such time as Broward County mass transit is adequate to serve their daily needs;
2. Broward County will accommodate and permit stormwater management off-site on their property to the south of the subject property;
3. Reasonable recreation and open space amenities will be provided on-site to serve the residents;  
and
4. The 7 flex units will be deed restricted to very low income for a period of 30-years as required by County Policy 2.16.3 to qualify for the 19 bonus units for every very low income unit.

In addition, the 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. During the final site plan, revise the plan to show a reasonable set aside for a play area and open space for residents.

The Planning & Zoning Board voted to approve the proposed flex unit allocation request with a 6-1 vote.

DocuSigned by:

*Fred Stacer*

October 27, 2022

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Fred Stacer

Date

Chairman

Planning and Zoning Board/ Local Planning Agency