

Ms. Janie McIntire (2335 E. Atlantic Boulevard, Pompano Beach) was sworn in. She noted she serves on the Broward Partnership for the Homelessness Board and is proud of the challenges they have addressed.

Mr. Rosenstein responded to the public comments. He asked to see the images distributed by Mr. Slappy which he assumed would be people loitering on the subject with their things on the public sidewalk. He addressed the fact that the Broward Partnership cannot tell people they can't loiter on the public sidewalk in front of the shelter. He clarified they are not within the CRA and are not asking for tax abatements or tax incentives. He stated they expect to pay City and County property taxes.

Mr. Stacer closed the public hearing.

Ms. Coleman acknowledged the outstanding work of the Broward Partnership for Homelessness and Green Mills. However, she noted the Board needs to determine whether the requested change is compatible with the Comprehensive Plan. She asked Assistant City Attorney Saunders what criteria the Board should be looking at when considering the applications.

Assistant City Attorney Saunders noted staff has made it clear the LUPA needs to be decided based upon the Goals, Objectives, and Policies in the Comprehensive Plan.

Ms. Coleman said they have been very intentional about rezoning their industrial to commercial because it would not be compatible as residential. She asked staff about the ten (10) GOPs that do not support the LUPA and the Applicants reinterpretation of some of those GOPs. Ms. Dolan stated that the Staff and the Board know what the City's Comprehensive Plan means and it means that Industrial is not compatible with residential. Ms. Coleman asked if there is another location to site it on City-owned land. Ms. Dolan replied that there has not been an alternatives analysis completed to identify any other location in the City or in the County. She noted Pompano Beach provides more subsidized housing than any other city in Broward County and so the most appropriate location would be in a residential area in one of the 60% of Broward's cities that do not provide any subsidized housing.

Chair Stacer stated they take affordable housing very seriously. He spoke about other projects he has been involved in and argued it is a heavy industrial area. He summarized the recent Florida Department of Transportation's presentation about MLK Boulevard and future plans to redirect truck traffic on Blount Road. He acknowledged the facility is fabulous, but it is not appropriate in the proposed location. He noted he would not support the LUPA.

Ms. Kovac asked about the NHAC. Ms. Dolan stated she does not know the history, but it has been there for a significant amount of time. Ms. Keith-Lazowick provided a brief historical background on NHAC. Ms. Keith-Lazowick defended the location for the project. She said they have been discussing other site location in area cities. She said the future MLK interchange creates opportunities that her team considers beneficial and the project will make the Blount Road area better.

Carla Coleman expressed a desire to make a motion of deny the request, however, the Board attorney noted that the motion had to be made "in the affirmative" and then Board members would have to vote NO if they wanted to deny the project.

(2:27:26)

MOTION by Carla Coleman and seconded by Richard Klosiewicz that the Board recommend approval of the item, subject to conditions contained in the staff report as outlined in Alternative Motion II. All voted in favor, except for Carla Coleman and Fred Stacer, who voted in opposition. The motion was approved 5-2.

(2:34:48)

5. [LN-324](#)

BROWARD PARTNERSHIP FOR THE HOMELESS INC REZONING

Request:

Request to rezone from Community Facility to Commercial for a Future Proposed Residential Development

P&Z#	22-13000009
Owner:	Broward County Board of County Commissioners
Project Location:	1700 NW 30 Avenue (Blount Road)
Folio Number:	484228250050
Land Use Designation:	Industrial
Zoning District:	CF (Community Facility)
Agent:	John Rinaldi
Project Planner:	Jean Dolan

Ms. Jean Dolan, Planner, introduced herself to the Board and advised them that recommending approval of the LUPA now requires approval of the rezoning and the flex allocation unless there are specific issues to be addressed under those two applications. She reiterated the general location/context aerial. She briefly reviewed the Comprehensive Plan Goals, Objectives, and Policies. She stated it would be a concurrent LUPA and rezoning process and displayed the timeline dates.

Ms. Dolan reviewed the following Alternative Motions:

1. Motion to recommend denial of the proposed rezoning as the Board finds the proposed map change incompatible with adjacent uses and the Goals, Objectives and Policies in the Comprehensive Plan that specifically discourage placing residential in the industrial area.
2. Motion to recommend approval of the proposed rezoning as the Board finds it to be consistent with the Goals, Objectives and Policies in the Comprehensive Plan related to providing affordable housing with the following commitments in a Declaration of Restrictive Covenant (or equivalent binding agreement) to be provided prior to City Commission second reading:
 - 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;
 - Broward County will accommodate and permit stormwater management off-site on their property to the south of the subject property;
 - That reasonable recreation and open space amenities will be provided on-site to serve the residents; and
 - 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.
3. Motion to table the proposed rezoning to allow further analysis of any issues raised by the Board, Staff, Applicant or the general public.

Ms. Dolan stated that staff recommends Alternative Motion I.

Chair Stacer asked if Board had any questions for staff. There were none.

(2:32:34)

MOTION by Joan Kovac and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented satisfying the review criteria for the Rezoning, and move approval of the item, subject to conditions contained in the staff report as outlined in Alternative Motion II. All voted in favor, except for Carla Coleman and Fred Stacer, who voted in opposition. The motion was approved 5-2.

6. [LN-323](#) **BROWARD PARTNERSHIP FOR THE HOMELESS INC FLEX**

Request: Residential Flexibility Allocation for 138 Residential Units