

4. Prior to site plan approval, the Applicant shall provide a signed agreement documenting how the affordability requirements will be met, pursuant to Section 154.61(E) Planning;
5. Any future site plan submitted 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;
6. In order to ensure compatibility with adjacent properties, the conceptual plan shall illustrate the following three restrictions:
 - a. A maximum density on the subject property to be 32 units per acre;
 - b. A height of four-stories for structures not adjacent to Dixie Hwy.;
 - c. A Type "B" buffer along the north, west and south sides along with increased setbacks of approximate 65 feet.;
7. During the site plan approval process, resolve issues related to ingress/egress and landscape areas.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the use of the reserve and flexibility units will not be consistent with Section 154.61(D) of the Code.

Mr. Stacer asked the applicant if they had any objections to staff's conditions.

Mr. Vonder Meulen responded that they do not.

MOTION was made by Jerry Mills and seconded by Richard Klosiewicz to recommend approval of the Flexibility & Redevelopment Units application PZ #18-05000002 per Alternative Motion # I as described in the staff report. All those voted in favor with the exception of Tony Hill; therefore the motion passed.

H.

REZONING

3. ALOHA 1 LLC / SITE-SPECIFIC ZONING MAP AMENDMENT
Planning and Zoning #18-13000002
Commission: 3

Consideration of the REZONING submitted by **MICHAEL VONDER MEULEN** on behalf of **ALOHA 1, LLC** to rezone the property from RM-20 (Multiple-Family Residence) to RM-45 (Multiple-Family Residence 45) in order to develop a mixed-use project with up to 129 units that is deed-restricted for affordable workforce housing. The property is currently vacant. This approximate 1.17-acre property is located west of South Dixie Highway, on the north & south sides of SW 11th Street. The

applicant has concurrently submitted an application requesting Flexibility Units (P&Z: 18-05000002) and an Abandonment Application (P&Z: 18-18000003) for SW 11th Street. The parcels are legally defined as follows:

ALL OF THE LOTS 17, 18, 19, 20, 21 and 22 BLOCK 2, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED RIGHT-OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 38974 AT PAGE 372, SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA.

AKA: West of South Dixie Highway, on the north and south sides of SW 11th Street.

ZONED: RM-20 (Multiple-Family Residence 20)

PROPOSED: RM-45 (Multiple-Family Residence 45)

STAFF CONTACT: Maggie Barszewski (954) 786-7921

NOTE: The presentation and discussion for this item can be found under agenda item #2

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the rezoning request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies, with the submittal of a Voluntary Declaration of Restrictive Covenants that addresses the following conditions to be submitted prior to placement on a City Commission agenda.

- 1) Establishing a maximum density on the subject property to be 32 units per acre;
- 2) Restricting the height of four-stories;
- 3) Maintaining a Type "B" buffer along the north, west and south sides along with increased setbacks of approximate 65 feet.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

Mr. Stacer asked the applicant if they had any objections to staff's conditions.

Mr. Vonder Meulen responded that they do not.

MOTION was made by Rhonda Eaton and seconded by Jerry Mills to recommend approval of the rezoning PZ #17-13000002 per Alternative Motion I as described in the staff report. All those voted in favor with the exception of Tony Hill; therefore, the motion passed.

I.

VACATION

4. ALOHA 1 LLC / SW 11TH STREET VACATION
Planning and Zoning #18-18000003
Commission District: 3

Consideration of the RIGHT-OF-WAY VACATION submitted by **MICHAEL VONDER MEULEN** on behalf of **ALOHA 1 LLC** of a portion of the SW 11th Street Right-of-Way located west of South Dixie Highway by Michael Vonder Meulen of Keith & Associates Inc., on behalf of Aloha 1, LLC. The Applicant is requesting this abandonment in order to develop a 129 unit mixed-use project with affordable workforce housing. The right-of-way is legally defined as follows:

A PORTION OF THE WEST 30 FEET OF PALM TERRACE (NOW KNOWN AS SW 8TH AVENUE) AND MAGNOLIA DRIVE (NOW KNOWN AS SW 11TH STREET) AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 8 BLOCK 1 AS SHOWN ON SAID AMENDED PLAT OF FAIRVIEW; THENCE N89°38'46"W ALONG THE NORTH LINE OF SAID BLOCK 1 BEING THE SOUTH RIGHT-OF- WAY LINE OF SAID MAGNOLIA DRIVE FOR 234.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE CONCAVE TO THE SOUTHEAST) HAVING A RADIUS OF 15 FEET AND A CENTRAL ANGLE OF 90°21'14" FOR AN ARC DISTANCE OF 23.65 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W ALONG THE WEST LINE OF SAID BLOCK 1 BEING THE EAST RIGHT-OF-WAY LINE OF SAID PALM TERRACE FOR 34.91 FEET; THENCE N89°38'46"W ALONG A LINE 50.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 1 EXTENDED WEST FOR 30.00 FEET TO A POINT ON THE CENTERLINE OF SAID PALM TERRACE; THENCE N00°00'00"E ALONG THE CENTERLINE OF SAID PALM TERRACE FOR 160.00 FEET; THENCE S89°35'29"E FOR 30.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 2 AS SHOWN ON SAID AMENDED PLAT OF FAIRVIEW BEING THE EAST RIGHT-OF-WAY LINE OF SAID PALM TERRACE; THENCE S00°00'00"W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 35.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE CONCAVE TO THE NORTHEAST) HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°39'51" FOR AN ARC DISTANCE OF 23.47 FEET TO A POINT OF TANGENCY; THENCE S89°38'46"E ALONG THE SOUTH LINE OF SAID BLOCK 2 BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA DRIVE FOR 464.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE CONCAVE TO THE NORTHWEST) HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 77°13'40" FOR AN ARC DISTANCE