

3 **ALLTECH GROUP PARCEL 1 / 2606 PALM AIRE DRIVE**
Planning and Zoning #17-05000004

Consideration of the RESIDENTIAL FLEX REQUEST submitted by **G H JOE USMAN** on behalf of **ALLTECH GROUP PARCEL 1** to request 99 flexibility units for the 2.2 acre property at 2606 North Palm Aire Drive which was previously one of the recreational parcels in Palm Aire. The flex allocation is necessary because the property was not previously allocated residential units in the Palm Aire Stipulated Settlement Agreement (SSA) because the parcel was identified as recreational. Now that the recreational use that was on that site is no longer viable and the units allocated to the Palm Aire Dashed Line land use district have been fully allocated, the allocation of flexibility units is the best method for allowing residential development of the site. The property is within the City's flex receiving area and is eligible for the allocation of flex. The site is zoned RM 45 and can accommodate the requested 99 units under the approved density for the site. The subject site is legally described as follows:

4-49-42 & THE WORLD OF PALM-AIRE PLAT NO 1 114-50 B PT GOV LOT 8 & TR A OF 114-50 B
DESC AS:BEG NE COR TR A,E 366.17 S 123.62,W 140.05,S 196.01,W 78.78,S 14,NWLY 106.88,NWLY
75.48,W 37.47,NW 80.77,SW 21.40 NW 13.82,SW 165.68,NW 38.56,NW 16.19,NLY 37.50,NELY 225.55, E
128 TO POB,LESS POR DESC IN OR 44154/1995,LESS PAR A & B DESC IN OR 45095/200.

AKA: 2606 Palm Aire Drive N
ZONED: RM-45 (Multi-Family Residence 45)
STAFF CONTACT: Jean Dolan (954)786-4045

Ms. Jean Dolan, Principal Planner, introduced herself to the Board. She explained that the flex allocation is being requested because the subject property was previously used for recreation. As such, no residential units had previously been allocated to this property. Since the recreation use is no longer active or viable and all of the residential units in the Palm Aire dashed line area have been completed, the best methodology for allowing additional development is through the award of Flex Units. The property is within the Flex Receiving area and is eligible for Flex allocation. The site is zoned RM-45 and can accommodate the 99 requested units.

Given the information provided to the Board, as the findings of fact, staff provides the following alternative motions, which may be revised or modified at the Board's discretion:

Alternative Motion I

Approval of the requested 99 unit Flex Unit allocation with the following conditions of implementation:

1. The site plan ultimately approved for this site shall be generally consistent in regard to building placement, setbacks and buffering with the Conceptual Plan (Attachment 1). Minor revisions that are necessary to meet the City's Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.
2. Provide a boundary survey with the site plan submittal that is not limited to "mortgage purposes".

3. Prior to site plan approval, abandon all unnecessary utility easements on the site and determine the preferred approach to meeting the affordable housing requirement.

Alternative Motion II

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

Alternative Motion III

Denial of the Residential Flex Allocation. The Board finds that the allocation of the flex units is not consistent with the goals, objectives and policies of the Comprehensive Plan, specifically:

POLICY 01.03.06 Consider density and intensity revisions with an emphasis on minimal negative impacts to existing residential areas, particularly single family areas.

POLICY 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Ms. Kovac asked what impact these 99 flex units would have to the City's pool.

Ms. Dolan stated that there are almost 1000 flex units in the pool. She added that Broward Next created a new kind of unit called Economic Development Units that the City can apply for if and when the Flex Units have been exhausted.

Mr. Gulam Joe Usman (61 NE 1st Street, Pompano Beach, FL) stated that the staff report includes a lot of details but that he's happy to answer any questions. He reiterated that the property is zoned RM-45.

Dr. Mills asked if the site is where the old tennis courts were.

Mr. Usman confirmed that it is.

Mr. Stacer asked if the 99 units would be the equivalent density allowed by the RM-45 district.

Mr. Usman confirmed this.

Mr. Hill asked what the height of the building is. He stated that the plans didn't include this detail.

Mr. Usman explained that they were instructed to not include the details, but stated that it will be a 9-story building. He stated that the normal development review process will be followed.

Mr. Stacer asked if the applicant was in agreement with staff's conditions.

Mr. Usman confirmed that they are.

Mr. Stacer opened the item to the public. Seeing none, the public hearing was closed.

MOTION was made by Jerry Mills and seconded by Tony Hill to recommend approval of Flex Unit request PZ#17-0500003 per staff's Alternative Motion I. All voted in favor of the above motion.

**4. POMPANO FORD LINCOLN, INC. / NE 28TH COURT
Planning and Zoning #17-0500003**

Consideration of the NONRESIDENTIAL FLEX REQUEST submitted by **STEVEN WHERRY** on behalf of **POMPANO FORD LINCOLN, INC** to request Commercial Land Use to be located on property that has a Residential Low (L) Land Use designation. The site is either owned or under purchase contract by Pompano Ford Lincoln, Inc. (aka Holman Ford). The purpose of the Commercial Flex allocation request is to allow the development of a surface parking lot and eventually a parking garage to support business operations at the Ford dealership. The property is a 0.7 acre site which contains six single-family homes located on the south side of NE 28th Court. The subject site is legally described as follows:

LOTS 1, 2, 3, 4, 5, 6 OF BLOCK 1 ACCORDING TO THE PLAT OF CRESTHAVEN NO. 3 AS RECORDED IN PLAT BOOK 37, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 1628 NE 28th Court, 1642 NE 28th Court, 1656 NE 28th Court, 1670 NE 28th Court, 1684 NE 28th Court, 1698 NE 28th Court
ZONED: RS-4 (Single Family Home 4)
STAFF CONTACT: Jean Dolan (954)786-4045

Ms. Dolan, Principal Planner, presented herself to the Board. She explained that the request is to allow a commercial use on a property that has a Residential Low-Density land use designation. The site is either owned or under purchase contract by Pompano Ford Lincoln and the purpose of the request is to allow a surface parking lot and eventually a parking garage to support business operations at the Ford dealership. The applicant design team has submitted a conceptual site plan for both the surface lot and the parking structure.

Given the information provided to the Board as the findings of fact, staff provides the following alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Approval of the Commercial Flex allocation with the following conditions of implementation:

1. The design team shall obtain the B-3 rezoning and subsequently, site plan and building design approvals.
2. The site plan ultimately approved for this site shall be generally consistent in regard to setbacks and buffering with the Conceptual Plan (Attachment 1) for both the Phase 1 surface parking lot and the ultimate parking structure. It must be noted that the parking