

**MOTION** was made by Anne Marie Groblewski and seconded by Darlene Smith to recommend approval of the Plat PZ# 18-14000011 per the 3 conditions as described in the staff report. All voted in favor of the motion.

**G. FLEX**

**3. HUS GROUP, LLC/ HUS GROUP FLEX  
Planning and Zoning No. 18-05000008  
Commission District: 5**

Consideration of the FLEXIBILITY UNIT request submitted by **STEPHEN H. BRANDT** on behalf of **HUS GROUP, LLC**, requesting Flex allocation approval for a 41-unit affordable rental apartment community to be located on a 1.1-acre property that has a Commercial Land Use designation. All parcels are legally defined as follows:

AKA: 700 NW 31 Avenue  
ZONED: B-3 (General Business)  
STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski explained that 41 flex units are being requested in order to develop the property and that a conceptual site plan was submitted showing a variation of 3 and 4-story buildings. She stated that the applicant intends to meet the affordable housing requirement. She stated that the city has 750 unallocated flex units and one 58-unit request pending. Should this request and the other pending request be granted, 651 flex units would remain.

Given the information provided to the Board, as the finders 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 Flex Allocation request subject to the following conditions:

1. Prior to site plan approval the Applicant shall determine the preferred approach to meeting the affordable housing requirement pursuant to Section 154.61(E) Planning by either: providing an agreement to provide affordable housing units or by providing an in lieu of fee in accordance with Section 154.80.
2. 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;
3. If a building permit is not issued within two years from the Resolution's approval date, then the approval of this Flex allocation shall become null and void.

**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.

Staff recommends Alternative Motion I.

Ms. Smith asked if there has been any community outreach, particularly to Collier City.

Ms. Barszewski responded that the applicant can respond to that.

Ms. Aycock asked if the applicant will seek to change the B-3 zoning.

Ms. Barszewski responded that the zoning allows the proposed use.

Ms. Aycock asked if there is any commercial component to the project.

Ms. Barszewski responded that the project is strictly residential.

Mr. Steve Brant (5010 N. Federal Highway, Lighthouse Point) presented himself to the Board as the project architect. He stated that they are committed to providing workforce housing. He clarified that this is only a 2 and 3 story project with lower heights and buffers towards the existing single-family homes to the east.

Ms. Smith asked if there has been any community outreach.

Mr. Brant responded that they have not yet because they wanted to be sure to get flex unit approval, but that they will meet with the community during the site plan process.

Mr. Stacer suggested that the applicant either meet with the neighborhood or discuss this application with the Vice Mayor before the Commission hearing.

Mr. Brant responded that they can meet with the neighborhood.

Mr. Stacer asked if there is a lot between their site and the single-family homes.

Mr. Brant responded that they own all the way abutting homes. He pointed out that the B-3 zoning, however, extends to cover those first single-family homes that are adjacent.

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

**MOTION** was made by Carla Coleman and seconded by Willie Miller to recommend approval of the Flex PZ# 18-05000008 subject to the 5 conditions as described in the staff report. All voted in favor of the motion.