

Mr. Matthew Scott (14 SE 4th Street, Boca Raton) presented himself as the applicant's attorney. He stated that he recalls the condition and that it must have been an oversight that he is happy to work out with staff since their intention has always been to comply and install the 18' oak trees. He offered to provide a project presentation to the Board if they wished.

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

MOTION was made by Darlene Smith and seconded by Willie Miller to recommend approval of the Plat PZ# 18-14000012. All voted in favor of the motion.

2. HUS GROUP, LLC/ HUS GROUP PLAT
Planning and Zoning No. 18-14000011
Commission District: 5

Consideration of the PLAT submitted by **JAMES MCLAUGHLIN** on behalf of **HUS GROUP, LLC** that restricts the property to a maximum of 41 dwelling units for parcel A. The subject property consists of 1.0852 acres and is currently vacant and unplatted. 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 this plat application is for the same project as the flex unit allocation that was just heard out of order. She stated that the plat proposes to restrict the property to 41 garden style apartments and has been reviewed by the City DRC.

Development Services staff recommends approval of this Plat with the following conditions to be satisfied prior to the City Commission hearing:

1. The applicant must show how the separate easement instrument requirements will be accommodated for ATT, Comcast and FPL;
2. The Plat cover page must be signed and sealed by the surveyor and signed by all owners; and
3. A Title Certificate must be submitted that is less than 6 months old and is made out to the City of Pompano Beach.

Mr. James McLaughlin (1700 NW 64 Street, Fort Lauderdale) presented himself to the Board. He stated that they have no objections to any conditions for the plat or the flex allocation.

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

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.