

Legislation Details (With Text)

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File created:	6/20/2019	In control:		City Commission	
On agenda:	7/9/2019	Final action:		7/9/2019	
Title:	P.H. 2019-94: (PUBLIC HEARING) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF ONE HUNDRED EIGHT (108) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED WEST OF SOUTH DIXIE HIGHWAY ON THE NORTH AND SOUTH SIDES OF SW 11TH STREET; PROVIDING AN EFFECTIVE DATE. (Fiscal Impact: N/A)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. P&Z Board Approval Memo 18-029, 2. City Attorney Memo, 3. Resolution for Flex, 4. Exhibit A - Flex Property Legal, 5. Exhibit B - Conceptual Plan, 6. PZ STAFF REPORT, 7. Flex Application, 8. P&Z Board Minutes Excerpt				

Date	Ver.	Action By	Action	Result
7/9/2019	1	City Commission	ADOPTED	Pass

P.H. 2019-94: (PUBLIC HEARING)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF ONE HUNDRED EIGHT (108) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED WEST OF SOUTH DIXIE HIGHWAY ON THE NORTH AND SOUTH SIDES OF SW 11TH STREET; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

(Staff Contact: Jennifer Gomez/David Recor)

Summary Explanation/Background:

The Applicant, Michael Vonder Meulen of Keith, Inc. on behalf of Aloha 1, LLC is requesting Flex Allocation approval for a maximum of 108-units in order to develop a 129 unit multi-family project. The developer is proposing to deed-restrict the 3.05-acre property for affordable workforce housing. The property is located west of South Dixie Highway, on the north and south side of SW 11th Street and is currently vacant. There are four parcels in total, three are zoned Commercial and one is zoned RM-20. The applicant has submitted a conceptual site plan (Exhibit B of the Resolution) and a condition of approval is suggested to include an agreement be submitted prior to Site Plan approval that will be consistent with Section 154.61(E) of the Zoning Code to commit to providing affordable housing units. Section 154.61(D) of the City Code provides the following Review Standards for Flex Allocation - An application shall only be approved on a finding that there is competent substantial evidence in the record that all of the following standards are met: (1) consistency with applicable goals, objectives and policies of the City's Comprehensive Plan and this chapter; and (2) the use of the reserve and flexibility units will produce a reasonable development pattern. The criteria for reasonableness shall include compatibility of adjacent land uses and suitability of the parcel for various development patterns. Staff confirms that the criteria have been met.

This Flex Unit Application requests two types of Flex Allocation; both for the development of residential on

Commercially-designated land, and for increased density on the property. The first is to allow residential development on a property with a Land Use designation of Commercial (86 allocated units). The second is to allow an increase in density for property with a Medium Residential Land Use designation (22 allocated units). The Applicant is also submitting a concurrent rezoning (P&Z: 18-13000002) requesting to amend the RM-20 parcel to RM-45 (with a voluntary declaration of restrictive covenants) which, if approved, would ensure that the zoning of the property corresponded to the appropriate density granted by the combination of the Land Use designation and Flexibility Units. Also concurrently requested is an Abandonment Application for a portion of SW 11th Street (P&Z: 18-18000003). The proposed application was recommended for approval at the August 22, 2018 Planning and Zoning Board meeting with seven conditions of approval, which are included in Sections 3 through 8 of the Resolution.

Origin of request for this action: Michael Vonder Meulen of Keith, Inc. on behalf of Aloha 1, LLC

Fiscal impact and source of funding: N/A