

## Legislation Text

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**File #:** 18-191, **Version:** 3

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**P.H. 2018-45: (PUBLIC HEARING)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ALLOCATING A MAXIMUM OF NINETY-NINE (99) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED IN PALM AIRE, WEST OF POWERLINE ROAD AND SOUTH OF PALM AIRE DRIVE NORTH ON PROPERTY COMMONLY KNOWN AS 2606 PALM AIRE DRIVE NORTH; PROVIDING AN EFFECTIVE DATE.

(Fiscal Impact: N/A)

**TABLED FROM FEBRUARY 27, 2018**

(Staff Contact: Jean Dolan/David Recor)

**Summary Explanation/Background:**

The Alltech Group is acting as the Applicant for the request for 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 flex units. The site is zoned RM 45 and can accommodate the requested 99 units under the approved density for the site. The Planning and Zoning Board unanimously recommended approval of this request at their meeting on January 24, 2018. The P&Z Board approval conditions will be met at the time of site plan approval.

**Origin of request for this action:** Alltech Group/Development Services

**Fiscal impact and source of funding:** N/A