

Legislation Text

File #: 20-213, **Version:** 2

P.H. 2020-43: (PUBLIC HEARING)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, ALLOCATING A MAXIMUM OF FORTY ONE (41) RESIDENTIAL FLEX UNITS FOR A PROPOSED DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF NW 31ST AVENUE AND NW 7TH STREET; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

POSTPONED FROM JANUARY 28, 2020

(Staff Contact: Jean Dolan/David Recor)

Summary Explanation/Background:

The Applicant, Stephen H. Brandt R.A., on behalf of Hus Group, Inc., is requesting Flex Allocation approval for a maximum of 41 units in order to develop a 41-unit multi-family project. The developer is proposing to deed-restrict the 1.1-acre property for affordable housing. The property is located on the northeast corner of NW 31st Avenue and NW 7th Street, and is currently vacant. The applicant proposes to develop 41 multi-family units on property that has a Commercial land use designation. The zoning designation of B-3 allows the multi-family residential use, as long as Flex allocation is approved to provide the residential entitlements. The applicant has submitted a conceptual site plan (Exhibit B of the Resolution) showing a variation of 2 and 3-story units, and states that they will be providing an agreement consistent with Section 154.61(E) of the Zoning Code to commit to providing affordable moderate and workforce housing units. A site plan has not been submitted for this project as yet. There is a concurrent Plat Application for this property also being considered on this same Commission agenda.

On November 18, 2019, the Planning & Zoning Board unanimously recommended approval of this 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. All three of these conditions have been incorporated into the proposed resolution for this request. Additionally, the applicant agreed to a suggestion from the Planning & Zoning Chairperson to hold a neighborhood meeting prior to this City Commission hearing. The Applicant and Staff will be able to report on the results of that meeting at the City Commission hearing since it will take place on January 22, 2020.

Origin of request for this action: Stephen H. Brandt, RA of SH Brandt & Associates, on behalf of HUS Group, LLC

Fiscal impact and source of funding: N/A

