

Legislation Text

File #: 20-569, **Version:** 1

P.H. 2020-91: (PUBLIC HEARING)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA ALLOCATING A MAXIMUM OF TWELVE (12) FLEX UNITS FOR A PROPOSED RESIDENTIAL DEVELOPMENT LOCATED ON THE EAST SIDE OF NW 31ST AVENUE BETWEEN NW 5TH STREET AND NW 6TH STREET; PROVIDING AN EFFECTIVE DATE

(Fiscal Impact: N/A)

(**Staff Contact:** Max Wemyss/David Recor)

Summary Explanation/Background:

The Applicant, Robert Sherman., on behalf of the Pompano Beach Community Redevelopment Agency, is requesting Flex Allocation approval for a maximum of 12 units in order to develop a 12-unit multi-family/townhouse project. The property is located at 500 NW 31st Ave on the northeast corner of NW 31st Avenue and NW 5th Street, and is currently vacant. The applicant proposes to develop 12 multi-family units on property that has a Commercial land use designation. The zoning designation of B-3 allows the multifamily 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 - story units. A site plan has been submitted for this project and was reviewed by the Development Review Committee on April 3, 2019, and by the Architectural Appearance Committee on August 4, 2020. There are three other Flex Requests related to this application on this agenda.

On December 16, 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) Amend the subject plat to move the NVAL in accordance with the conceptual site plans at time of site plan approval. Note on the conceptual plans that the NVAL location is pending plat note amendment; 4) 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 four of these conditions have been incorporated into the proposed resolution for this request.

Additionally, the applicant has held neighborhood meetings prior to this City Commission hearing and received the support of the Greater Collier City Civic Association.

Origin of request for this action: Robert Sherman of MBA Development, LLC, on behalf of the Pompano Beach Community Redevelopment Agency

Fiscal impact and source of funding: N/A

