

## EXCERPT FROM DRC MEETING 3/22/16 FOR PLANNING & ZONING BOARD MEETING

- 1H) **DRC NO. 03-16-08:** CONSIDERATION OF A **PLAT AMENDMENT** FOR INFANTE II  
**LOCATION:** N.E. CORNER OF NORTH STATE ROAD 7 AND N.W. 31<sup>ST</sup> STREET  
**ZONING:** TOC-G (TRANSIT ORIENTED CORRIDOR-GATEWAY)  
**LEGAL DESCRIPTION:** A PORTION OF PARCEL "A", INFANTE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
**PETITIONER:** NECTARIA M. CHAKAS, ESQ., LOCHRIE & CHAKAS, P.A.

Robert Lochrie III, Lochrie & Chakas, stated that their request was to add 100 mid-rise senior living residential units to the Infante II plat. He said it would be an age restricted community and, as such, Broward County had asked them to add a sentence within it stating that there would be no school age children on the site. He said a site plan would be submitted in the future for consideration.

### DRC Comments:

Mary Langley, Building Department, had no comment.

Kevin Wilson, Fire Department, said a second gate would be needed on U.S. 441 to stabilize sub-grade. He said the location of the Fire Department Connection and hydrants could be discussed in the future.

Diane Colonna, Community Redevelopment Agency, had no comment.

Lt. Paul Fix, Police Department, had no comment.

Dan Topp, Code Compliance, had no comment.

Abraham Stubbins, Utilities, had no comment.

Kelly McAtee, Engineering, had no comment.

Ben Ziskal, Economic Department, asked Mr. Lochrie to explain the state funding that they received in order to maintain it as an affordable senior living facility, as well as the legal mechanisms that would be put in place to ensure that it remained an affordable living project.

Mr. Lochrie said the State required that a deed restriction be placed on the property which would ensure that it would be an affordable project for 50 years, and it would be age restricted for individuals 55 years of age or older.

Mr. Ziskal explained that the property was located within the TOC district and that there was a pool of residential units within the TOC that could be allocated to projects, in addition to reserve and flex units. He said there was a requirement in the TOC whereby the City had to provide 15 percent of the units as affordable housing. He said it was the intent to allocate units out of the TOC affordable pool for this project, and then to work with Broward County to be able to use flex units for any non-affordable units developed in the rest of TOC in the future. He said Staff had been in contact [with the County] regarding the process for getting the TOC units allocated to the project. He said it was an administrative allocation,

however, it required that site plan approval and other approvals given to the project were entitled to the property and if the project did not get built within a certain time period, the project would forfeit the units, noting that it was not an allocation in perpetuity.

Mr. Ziskal said the item would move to the next step which would be to the City Commission. Mr. Ziskal asked for an update on a previous discussion that had taken place with the petitioner about the non-vehicular access line and the possibility of shifting some entrances and changing the sketch to the plat which he said would be a separate item. Mr. Lochrie said they were looking at it and it would be part of the site plan submittal; he said a non-vehicular access line might be needed.