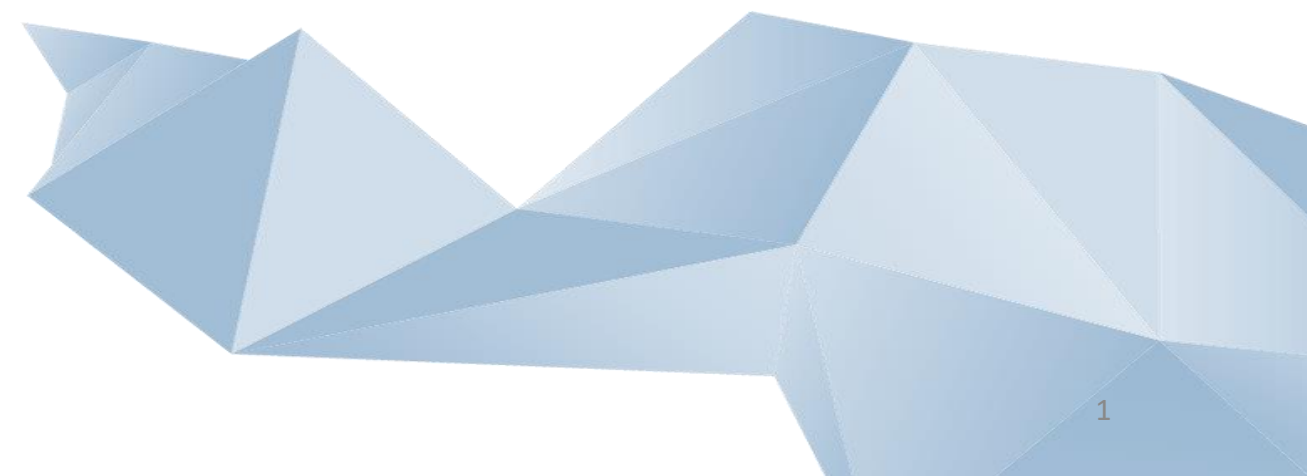


City Commission
August 20, 2025

Department of Sustainable Development (DSD)

EROS Duplexes

Bonus Unit Allocation

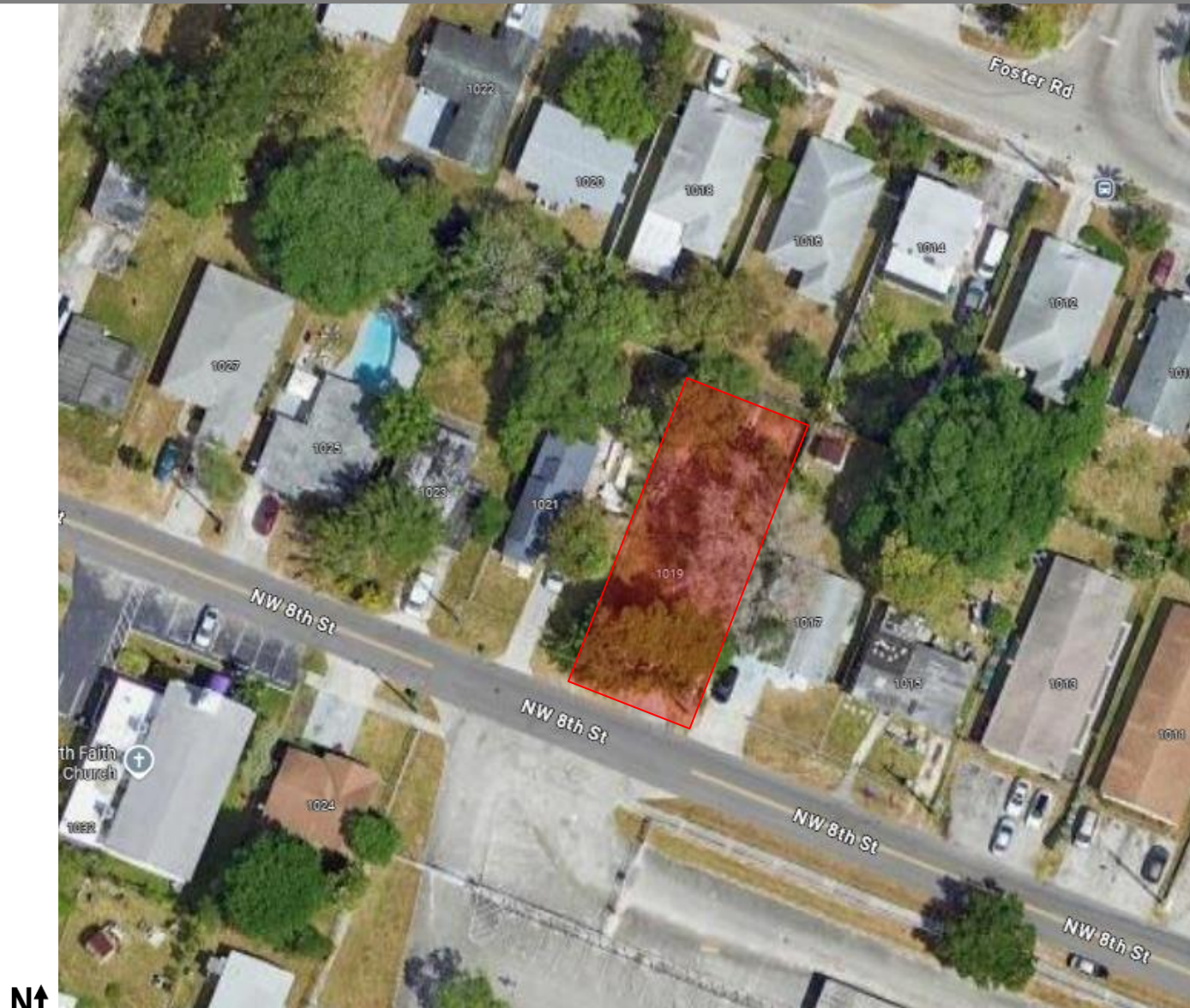


Aerial View

Applicant:
WILFERZ Builders LLC

Project:
EROS Duplexes

Location:
1019 NW 8 Street



N↑

Zoning Map

Applicant:
WILFERZ Builders LLC

Project:
EROS Duplexes

Location:
1019 NW 8 Street

Zoning:
West RAC – Palms Gateway Subdistrict



Request



The Applicant, WILFERZ Builders LLC, request City Commission consideration to allocate bonus residential density for a proposed two-family dwelling located at 1019 NW 8 Street.

Applicant's Proposal



Bonus Units Allocation

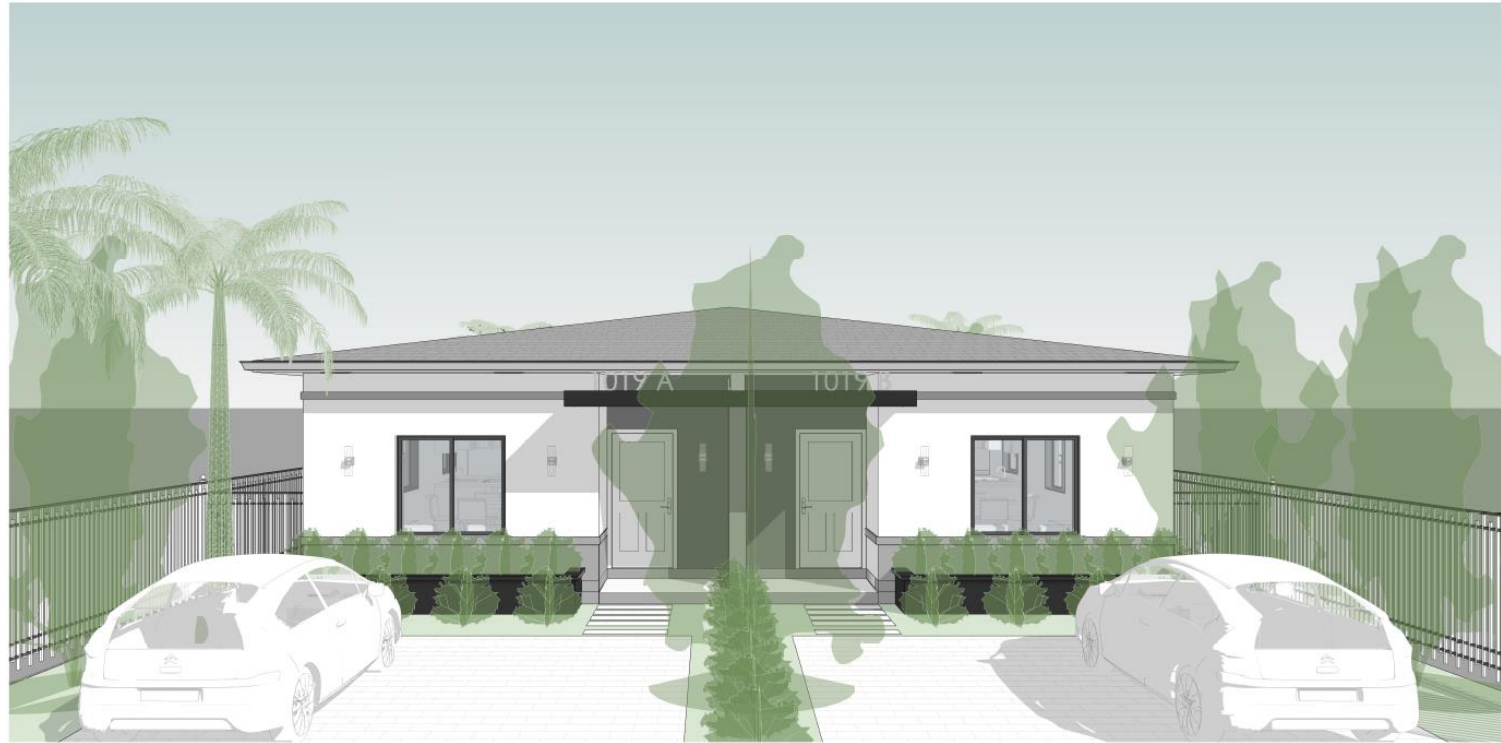
The Palms Gateway Subdistrict permits duplex, however, the density for this property is limited to 1 units based on 14 du/ac. The Applicant's application includes a request for 1 additional unit for a total of 2 units (14.52 du/ac). **At least one unit will be a moderate-income affordable housing unit.**

Broward County Land Use Policy 2.16.3 allows 6 bonus units for every 1 moderate-income affordable housing unit provided. Additionally, the policy allows bonus density to exceed the permitted density upon a finding of adequate facilities and compatibility.

- One moderate-income affordable housing unit is required to be provided on site.
- Restrictive Covenants for a period of 30 years.

Applicant's Proposal

- Each unit is 1,425 square feet and each consists of 3 bedrooms and two bathrooms. The property has two driveways to accommodate the required number of parking spaces for both units.
- The additional unit is intended to be available as an affordable housing unit.
- The proposed two-family dwelling is currently under Minor Development Review.





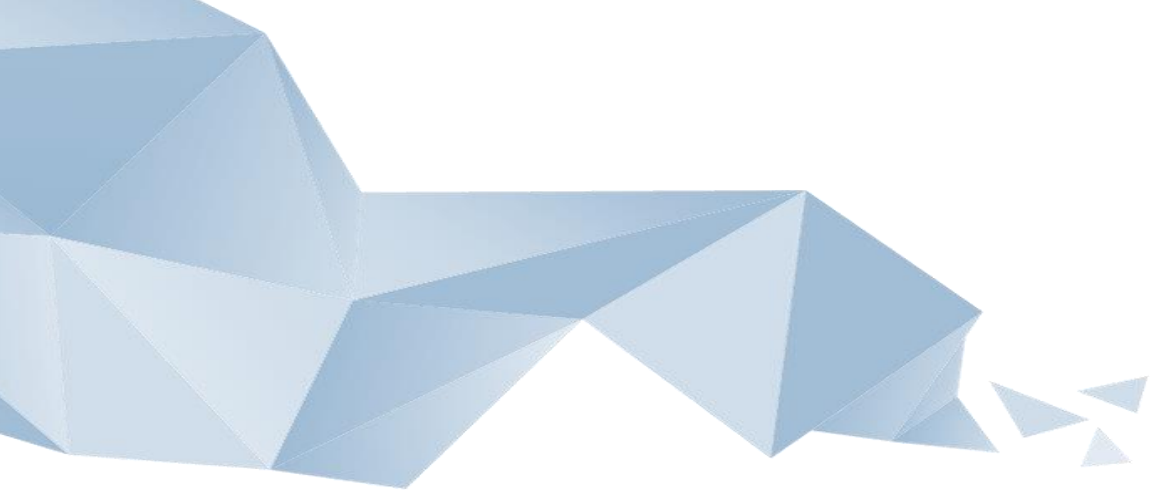
Bonus Unit Allocation

Staff finds that the proposed allocation of a total of 1 bonus and affordable housing unit is compatible with existing and future land uses and other land development regulations, and that there are adequate public facilities and services in place to accommodate the units. As such Staff recommends approval.

Proposed Conditions



1. Prior to issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the City Attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing that the affordability of two bonus units for the moderate-income group described in Policy 2.16.3 of the Broward County Land Use Plan will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner-occupied housing. While occupying a rental unit annual anticipated gross income may increase to an amount not to exceed 120% of the applicable mean income adjusted for family size.
2. Affordable units shall be available before or concurrently with bonus units and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market rate units.



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Bonus Unit Allocation

